OMB Approval No: 2577-0226
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

LMHA's Amended Annual Plan for Fiscal Year 2009

Physical Address:

Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, OH 43604-8539

Mailing Address:

Lucas Metropolitan Housing Authority
PO Box 477
Toledo, OH 43697-0477

* Amendment No.1

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

PHA Plan
Agency Identification

PHA Name: Lucas Metropolitan Housing Authority PHA Number: OH-006

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

PHA Programs Administered:

☒ **Public Housing and Section 8**
Number of public housing units: **3100**
Number of S8 units: **3707**

☐ **Section 8 Only**
Number of S8 units:

☐ **Public Housing Only**
Number of public housing units:

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

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

Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☒ PHA website **<www.lucasmha.org>**
☐ Other (list below)

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

☒ Main business office of the PHA
☐ PHA development management offices
☒ Other (list below) **<www.lucasmha.org>**

Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**
☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

During the 2009 fiscal year the LMHA must position itself to successfully overcome the numerous challenges to our daily operations.

HUD Designation Status

Currently the LMHA is designated as a Standard Performer under the Public Housing Assessment Status (PHAS), and in the Section 8 Management Assessment Program (SEMAP). As a result, we will strive to achieve high performing status in both programs. It is our opinion that the LMHA residents and the Lucas County community are deserving of such recognition.

Asset Management

The LMHA will continue to review and where necessary, make appropriate changes to our operations to assure compliance in asset/project-based management. This will include providing training to staff, and all required updates that would allow them to efficiently and effectively manage their respective operations in the areas of staff supervision, project-based budgeting, procurement, capital expenditures, etc.

Physical Improvements

Utilizing the most recent Physical Needs Analysis, the Authority will develop a strategic plan to implement necessary improvements to assure the continued availability of decent, safe, affordable housing. We will also complete the construction of six new public housing units.

Other initiatives are as follows:

- Maintain occupancy levels in the Low Income Public Housing and Housing Choice Voucher Programs at 98%.
- Continue to apply for grant opportunities to support the LIPH and Housing Choice Voucher Family Self-Sufficiency and Homeownership Programs.
- Continue to improve customer service/customer relations in all areas of operation.
- Continue to improve information technology, to include data collection and accurate reports for use by staff.

- Continue to work with residents to improve the livability of their respective areas, to include physical needs and the overall security perceptions.
- Assure that staff very quickly becomes proficient in the new "PHAS" upon full implementation by HUD.
- Determine the process for disposal of housing units that have been deemed no longer viable and worthy of continued financial investment. * LMHA has determined to demolish 400 units in AMP 132 and 7 scattered site units in various AMPS. Six units will be disposed of from scattered site portfolio in the AMP 133.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ **Attachment A** Admissions Policy for Deconcentration

☒ **Attachment B** FY 2009 Capital Fund Program Annual Statement

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

☒ **Attachment C** List of Resident Advisory Board Members
☒ **Attachment D** List of Resident Board Member, Mrs. Barbara J. Fuqua
☒ **Attachment E** Community Service Description of Implementation
☒ **Attachment F** Information on Pet Policy
☒ **Attachment G** Section 8 Homeownership Capacity Statement, if applicable
☒ **Attachment H** Description of Homeownership Programs, if applicable

Optional Attachments:
☐ PHA Management Organizational Chart
☒ **Attachment B** FY 2009 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ **Attachment I** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name) **Attachment J** Deconcentration Analysis; **Attachment K** Admissions and Continued Occupancy Policy; **Attachment L** 501-05 Grant; **Attachment M 5**01-06 Grant; **Attachment N** 501-07 Grant; **Attachment O** 501-08 Grant; **Attachment P** Ceiling Rent Schedule; **Attachment Q** Lease; and **Attachment R** Record Retention Policy.

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Housing Choice Voucher Program Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (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) See "Pest Control Procedures" and "Preventative Maintenance and Periodic Work Orders."	Annual Plan: Operations and Maintenance
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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837)	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	for the active grant year	
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

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	16,256	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	9,734	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	10,416	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	6,225	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Caucasian	20,045	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity African American	12,975	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic	1,765	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Other	654	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s City of Toledo
Indicate year: 2005-2010
☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
☐ American Housing Survey data
Indicate year:
☐ Other housing market study
Indicate year:
☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s**. Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ 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	1399		
Extremely low income <=30% AMI	1322	94.5	
Very low income (>30% but <=50% AMI)	67	4.8	
Low income (>50% but <80% AMI)	10	.70	
Families with children	788	56.30	
Singles	442	31.60	
Elderly families	21	3.30	
Families with Disabilities	148	8.80	

Housing Needs of Families on the Waiting List			
African American	842	60.20	
Not Assigned	389	27.80	
Caucasian	160	11.40	
Asian	2	.60	
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 ☒ Yes

If yes:

How long has it been closed (# of months)? 1

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

Housing Needs of Families on the Waiting List

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	127		
Extremely low income <=30% AMI	104	81.89	
Very low income (>30% but <=50% AMI)	18	14.17	
Low income (>50% but <80% AMI)	5	3.94	

Housing Needs of Families on the Waiting List			
Families with children	55	43.31	
Singles	12	9.45	
Elderly families	12	9.45	
Families with Disabilities	33	25.98	
Race/ethnicity Caucasian	47	37.01	
Race/ethnicity African American	80	62.99	
Race/ethnicity Hispanic	7	5.51	
Race/ethnicity Other	0	0.00	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	55	43.31	
2 BR	45	35.43	
3 BR	22	17.32	
4 BR	4	3.15	
5 BR	1	.079	
5+ BR	N/A	N/A	

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

☒ Apply for additional section 8 units should they become available
☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing- The LMHA is in the process of master planning the redevelopment of the Brand Whitlock and Albertus Brown Homes. Such redevelopment may include mixed-finance development.

☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance. The LMHA continuously evaluates market rate and privately assisted Section 8 developments for acquisition as developments become available on the open market.
☒ Other: (list below) Pursue purchase and rehabilitation of foreclosed properties.

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☐ Employ admissions preferences aimed at families with economic hardships
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working
☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing **LMHA will update in Fiscal Year 2009 the Section 504 Report From EMG Corp.**
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ Funding constraints
☒ Staffing constraints
☐ Limited availability of sites for assisted housing-
☐ Extent to which particular housing needs are met by other organizations in the community
☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]
List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2009 grants)**		
a) Public Housing Operating Fund	9,500,000	
b) Public Housing Capital Fund	5,122,200	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,021,090	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	907,462	
h) Community Development Block Grant	-0-	
i) HOME		
Other Federal Grants (list below)	499,864	PH supportive services
Byrne Memorial Grant		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOME	125,000	Down Payment Assistance
3. Public Housing Dwelling Rental Income	4,550,000	public housing operations
4. Other income (list below)		
Investment Income	60,000	public housing operations
Total resources	39,785,616	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe) **Income and family composition information may be no more than 120 days old at the time of admission.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (describe) **To care for and avoid damaging property**
To create no health or safety hazards
Not to interfere with the rights and peaceful enjoyment of others
To comply with all rules

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists **LMHA will explore feasibility in Fiscal Year 2009**
☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below) **211 South Byrne Road**

Faith-based organizations/entities and community service agencies.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

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

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☐ One
☒ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:
☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)
Integrative Transfers per Jaimes Decision
Category 1 Administrative Transfers: witness to crimes who face reprisals; victims of hate crimes or extreme harassment; demolition; and accessible unit to alleviate disability problem of non-life threatening nature

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or

through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list) House Rules

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

☐ At an annual reexamination and lease renewal

☒ Any time family composition changes
☐ At family request for revision
☒ Other (list) at annual reexamination

(6) Deconcentration and Income Mixing

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

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

c. If the answer to b was yes, what changes were adopted? (select all that apply)
☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

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

☒ Other (list policies and developments targeted below)
According to LMHA's Admissions and Continued Occupancy Policy, which is quoted in pertinent part:

" 5. Method of Applying Preferences

To ensure that LMHA admits the statutorily required 40% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income at any of its properties, LMHA will rank applicants within both income tiers as Natural Disaster/Displacement, Upward Mobility, *Veteran* 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/Displacement *or Veteran's* 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. [See 24 CFR § 1.4 (b) (2) (ii)] The remaining six out of every ten applicants admitted, will be from Tier II, subject to the same ranking preferences, sorted by application date and time."

Note: Tier I = 0% and 30% of AMI; and Tier II = 31% and 80% AMI.

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

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

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☒ Other (list below) LMHA now permits a "one person per bedroom" rule for applicants who will agree to lease at Birmingham Terrace, OH006-006 (AMP #122); Brand Whitlock Homes, OH006-008 (AMP #132); Brand Whitlock Homes Extension, OH006-002 (AMP #132); McClinton Nunn Family, OH006-011 (AMP #131); Pulley Homes, OH006-010 (AMP #123); Ravine Park Village, OH006-003 (AMP # 122); and Weiler Homes, OH006-001 (AMP# 121).

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:

OH006000121 - East 1
OH006000122 - East 2
OH006000131 - Central 1
OH006000132 - Central 2

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:

OH006000111 - West 1
OH006000112 - West 2
OH006000113 - West 3
OH006000133 - Central 3

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☐ Criminal or drug-related activity only to the extent required by law or regulation
☒ Criminal and drug-related activity, more extensively than required by law or regulation
All members of applicant family
☐ More general screening than criminal and drug-related activity (list factors below)
☒ Other (list below)
Past debts to LMHA or other federally funded housing programs
Eligible citizenship status
Violations of family obligations under the Program
Evictions from federally funded housing
Fraud, bribery or other criminal act in connection with federally funded housing
Alcohol abuse that threatens other residents' health, safety, or peaceful enjoyment of premises
Landlord references

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☒ Criminal or drug-related activity **– only to owners of federally assisted housing**
☒ Other (describe below) **– Current and former address, if known, and name(s) and address(es) of landlord(s)**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☐ None
☐ Federal public housing
☒ Federal moderate rehabilitation
☐ Federal project-based certificate program
☒ Other federal or local program (list below)
Mainstream Housing **Road to Recovery**

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☐ PHA main administrative office
☒ Other (list below)
Upon the re-opening of the waiting list, applications will be received by mail.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

a. **Illness or hospitalization during initial 60 days**
b. **Difficulty in locating a large unit**
c. **Difficulty in locating an accessible unit**
d. **Difficulty in locating unit in areas with low concentrations of poverty and minority households**
e. **Other good cause**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Elderly, disabled or displaced singles (over other singles)
Applicants without income-based rent (over applicants paying income-based rent)
LMHA plans to add a preference for victims of natural disasters in its HCVP Administrative Plan

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

Prior to 10/1/97 ☒ Date and Time **After 10/1/97 – random number**
Former Federal preferences: **Prior to 10/1/97**
1☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1☐ Victims of domestic violence
1☐ Substandard housing
1☐ Homelessness
1☐ High rent burden

Other preferences (select all that apply) **After 10/1/97**
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
Elderly, disabled or displaced singles (over other singles)
Applicants without income-based rent (over applicants paying income-based rent)
LMHA plans to add a preference for victims of natural disasters in its HCVP Administrative Plan

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
☒ Through published notices
☒ Other (list below)
Direct targeting to various community organizations

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☒ $1-$25
☐ $26-$50

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

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

Minimum Hardship Rent Exemption is found at Section XII.E., <u>Rent Computation</u>, LMHA's ACOP. Examples of qualifying events are: family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program; the family would be evicted as a result of the imposition of the minimum rent requirements; the income of the family has decreased because of changed circumstances, including loss of employment; and a death in the family has occurred.

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

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

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

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

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

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

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

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one) LMHA plans to seek HUD approval for reinstatement of ceiling rents.

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☒ Other (list below)
Any time the family experiences an income increase following an income decrease and when a family experiences unearned income following a report of zero income

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☒ To increase housing options for families

☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)
Dispersion throughout metropolitan area

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☒ $1-$25
☐ $26-$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Section 8 Administrative Plan, Chapter 6-III.B. FINANCIAL HARDSHIPS AFFECTING MINIMUM RENT [24 CFR 5.630]
"LMHA Policy

The financial hardship rules described below do apply in this jurisdiction because the LMHA has established a minimum rent of $25.00.

Overview
If the LMHA establishes a minimum rent greater than zero, the LMHA must grant an exemption from the minimum rent if a family is unable to pay the minimum rent because of financial hardship.
The financial hardship exemption applies only to families required to pay the minimum rent. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. If the LMHA determines that a hardship exists, the family's share is the highest of the remaining components of the family's calculated TTP.

HUD-Defined Financial Hardship
Financial hardship includes the following situations:
(1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and

Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

LMHA Policy

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

(2) The family would be evicted because it is unable to pay the minimum rent.

LMHA Policy

For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.

(3) Family income has decreased because of changed family circumstances, including the loss of employment.

(4) A death has occurred in the family.

LMHA Policy

In order to qualify under this provision, a family must describe and verify how the death has created a financial hardship (e.g., because of burial-related expenses or the loss of the family member's income).

(5) The family has experienced other circumstances determined by the LMHA.

LMHA Policy

The LMHA has not established any additional hardship criteria."

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3088	601
Section 8 Vouchers	3543	430
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	42	10
Special Purpose Section 8 Certificates/Vouchers (list individually) Mainstream	150	24
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs(list individually)	NA	NA

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

a. LMHA's Proposed Admissions and Continued Occupancy Policy
b. LMHA's Pest Control Procedures
c. LMHA's Preventative Maintenance and Periodic Work Orders
d. LMHA's Operating Supplements:
   1. Eviction Procedure
   2. Community Room Policy
   3. Statement of Procurement
   4. Maximum Income Levels for Admission to Public Housing & Section 8 Programs
   5. Bulletin Board Items for Management Offices

6. Vacancy Procedures
7. Public Records Requests
8. Resident Charges & Cost of Repairs & Replacements
9. Unit Preparation & Assignment Procedures
10. Pet Ownership Policy
11. Non-Expendable Equipment & Fixed Asset Control
12. Security Deposit/Additional Security Deposit Collection Procedures
13. Paint Issuance Procedure
14. Curb Appeal Enforcement Procedures
15. Transfer Procedures
16. Fire Safety Violation Procedures
17. Postal Check Procedure
18. EBL Reporting & Testing Procedures
19. Utility Verification Procedure
20. Key Card Issuance Policy
21. Disposition of Records
22. Annual HQS Inspections
23. Lease and House Rules
24. Mediated Conflict Resolution
25. Housekeeping Referrals/Peer Counselor Program
26. Emergency/Fire First Response Plan
27. Vehicle Registration Program
28. Resident Grievance Procedure
29. Referrals & Leasing Procedures
30. Request for Screening Reports/Adult Members Added to Household Composition and for live-in aide
31. Rent Collection Procedure (for Site Management Offices)
32. Rent Escrows
33. Audit Report Policy/Finance
34. Move-Out Survey
35. Issuance of "No Trespass" Letters
36. Disaster Plan
37. Domestic Violence Relocation Policy
38. Truancy Procedure
39. Procedure for the Required Thirty (30) Day Comment Period on Proposed Changes to Policies, Lease & Rules
40. Dissemination of Police Reports & Security Notices
41. Treatment of Residual Members of Household
42. Resident Repayment/Collection Policy
43. Vacated Collection Policy
44. Office Supply Orders
45. Internet User Policy/Procedures **(Finance was issued number, policy pending)**
46. Washers and dryers installed by residents
47. Vacated Account Collection Policy with Court Action
48. Dependency / Neglect and Abuse Procedure
49. Satellite Dishes
50. Interim Review Procedures and Minimum Rents and Hardship Exemption
51. Community Service/Self Sufficiency Supplement
52. Cable TV & Telephone Installation
53. Deceased Tenant Procedure

54. Work Order Charges
55. Second Chance Program
56. Flat Rent
57. Anti-Discrimination Complaint Procedure
58. Reasonable Accommodation Processing
59. Earned Income Disallowance
60. Quality Control Audits
61. Resident Files
62. Up-Front Income Verification (UIV)
63. Resident Scattered Site Incentive Transfer

(2) Section 8 Management: (list below)

a. LMHA's Housing Choice Voucher Administrative Plan
b. HCVP Standard Operating Procedure for Re-Certification Process
c. Landlord's Guidebook
d. FSS/Homeownership Guide Book, which is Attachment H.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? LMHA plans to update LMHA's Tenant Grievance Procedure in 2009.

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office

☒ Other (list below) **211 S. Byrne Road Office**

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) Attachment B

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

* If yes, list development name/s below: AMP 132 Brand Whitlock, Brand Whitlock Extension and Albertus Brown Homes,

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

* If yes, list development name/s below: AMP 132 Brand Whitlock, Brand Whitlock Extension and Albertus Brown Homes, including Tax Credit Equity and Home funds.

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? **The LMHA will develop 6-units on Kincora Road in North Toledo using RHF, CFP and Scattered Site sale proceeds**

If yes, list developments or activities below: OH06-049 Kincora

8. Demolition and Disposition * Amendment No.1

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.) The LMHA is currently evaluating its entire scattered site portfolio to determine which units to request disposition of.

2. Activity Description

☐ Yes * X No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites, **2242 Auburn** 1b. Development (project) number: OH006040 * AMP 113
2. Activity type: Demolition* X Disposition
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: *(09/01/09)
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: *03/01/10 b. Projected end date of activity: *09/01/10

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites, **226-228 Floyd Street** 1b. Development (project) number: OH006040 * AMP 133
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: * (09/01/09)

5. Number of units affected: *2 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity:* 03/01/10 b. Projected end date of activity: *09/01/10

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites, **3235 Kimball** 1b. Development (project) number: OH006045 * AMP 133
2. Activity type: Demolition *X Disposition
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: * (09/01/09)
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: *03/01/10 b. Projected end date of activity: *09/01/10

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites, **1332 Prouty** 1b. Development (project) number: OH006037 * AMP 131
2. Activity type: Demolition *X Disposition
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: * (09/01/09)
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: *03/01/10 b. Projected end date of activity: * 09/01/10

Demolition/Disposition Activity Description
1a. Development name: *Brand Whitlock Homes, Brand Whitlock Extension, Albertus Brown Homes: 400 units 1b. Development (project) number: * OH006002, OH006008, OH 006004 AMP 132
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: *(09/01/09)
5. Number of units affected: *400 6. Coverage of action (select one) Part of the development *X Total development
7. Timeline for activity: a. Actual or projected start date of activity:* 03/01/10 b. Projected end date of activity: *09/01/11

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites, 4120 Asbury 1b. Development (project) number: OH006040 *AMP 113
2. Activity type: Demolition *X Disposition
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: * (09/01/09)
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: * 03/01/10 b. Projected end date of activity: * 09/01/10

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites,* 1934 Loxley 1b. Development (project) number: OH0060037 *AMP 113
2. Activity type: Demolition *X Disposition
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: * (09/01/09)
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: *03/01/10 b. Projected end date of activity: *09/01/10
Demolition/Disposition Activity Description
1a. Development name: Scattered Sites,* 220 Floyd Street, Apt 1,2,3,4,5 and 6. 1b. Development (project) number: OH0060040 *AMP 133
2. Activity type: Demolition Disposition *X
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: * (09/01/09)
5. Number of units affected: 6 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: *03/01/10 b. Projected end date of activity: *09/01/10

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: **Glendale Terrace** 1b. Development (project) number: **OH006013**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: **(03/01/09)**
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **100** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: **Richmar Manor** 1b. Development (project) number: **OH006015**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: **(03/01/09)**
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **45** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: **Parqwood Apartments** 1b. Development (project) number: **OH006020**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: **(03/01/09)**
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **141** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: **Dorrell Manor** 1b. Development (project) number: **OH006032**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: **(03/01/09)**
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **102** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: **Ashley Arms** 1b. Development (project) number: **OH006038**
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: **(03/01/09)**
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **40** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan

(date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description **LMHA is not doing any of the HO programs mentioned below.**
☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/11/03

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

☐ Client referrals
☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

☐ Public housing rent determination policies
☐ Public housing admissions policies
☐ Section 8 admissions policies
☒ Preference in admission to section 8 for certain public housing families - Public Housing families, who and are enrolled in the Home Ownership component and who apply for and receive the HCV, go to the top the waiting list.

Preference in admission to section 8 for certain public housing families

☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation

☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
GED program at Port Lawrence	180 contacts per month	walk-in	Owens Community College at Port Lawrence Community Center	both
GED program at Weiler Homes Hope House	50 contacts per month	walk-in	Penta Career Center at Hope House	PH
Life Skills training at Weiler Hope House	40 contacts per month	walk-in and referral from housing management	East Toledo Family Center at Hope House	PH
Neighborhood Networks- 6 computer labs at various sites for residents to learn computer skills	300+ contacts	walk-in	Hope House, Vistula Manor, Brand Whitlock, Ashley Arms, Parqwood Apartments, TenEyck Towers	PH
ASSETS Toledo- small business development program	60+ participants	waiting list and FSS participation	ASSETS Toledo 2200 Jefferson Ave Toledo, OH 43604	both
Site-based Beauty Salons for self employment/business owner opportunity	3 participants	specific criteria- resident or participant and Managing	Glendale Terrace, Parqwood Apartments, TenEyck Towers	both

		Cosmetologist		
Money Management	50 + contacts	random selection	St Vincent's Community Health Partners at Vistula Manor Huntington Bank at Hope House	PH
IDA program to assist with financial independence	35+ participants	waiting list and FSS participation	NODA 432 N. Superior St Toledo, OH 43604	
Getting Ahead in a Just Getting By World- building resources to move out of poverty	70+ participants	FSS participation	various sites throughout LMHA	PH
Job Development and Placement at The Source- the local one stop employment assistance agency	250+ contacts	walk-in and specific criteria for certain programs	The Source, 1301 Monroe St., Toledo, OH 43604	
After School tutoring programs	150+ contacts	specific criteria- student must attend a Title 1 school	Victory Equipping Center at Brand Whitlock, Mc Clinton Nunn, Weiler Homes, Ravine Park and Birmingham Terrace Scholars for the 21st Century at Port Lawrence and Northern Heights	Both
Experience Works- job training program for participants 55 and older	30+ participants	waiting list	various participants throughout many LMHA offices	PH
LMHA -Development of Individual Training Service Plans(ITSP's) for all program participants.	304	All Homeownership/FSS Participants	211 S. Byrne Road Toledo, Ohio	Section 8
LMHA -Educational assessments.	140	All Homeownership/FSS Participants	211 S. Byrne Road Toledo, Ohio	Section 8

Various Locations-G.E.D. classes	23	On an as needed basis for G.E.D. obtainment	1. Toledo Public Schools 2. EOPA 3. Women Blessing Women	Section 8
LMHA-Credit Repair Counseling	7	All Homeownership Participants	211 S. Byrne Road Toledo, Ohio	Section 8
The Source-Employment Training	2	On an as needed basis for skills assessment, development, and leads to potential employers.	The Source, 1301 Monroe Resume Writing/Interviewing Skills	Section 8
Neighborhood Housing Services-Pre-purchase Homeownership education/counseling and financial management counseling	94	All Homeownership Participants	Neighborhood Housing Services-704 2nd St, Toledo, Ohio Neighborhood Housing Services-704 2nd St, Toledo, Ohio	Section 8
Neighborhood Housing Services-Post-purchase Homeownership Education/counseling	91	All Homeownership Participants	Neighborhood Housing Services-704 2nd St, Toledo, Ohio	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25 mandatory + 75 voluntary	83 as of 09/26/08
Section 8	157 mandatory	304 as of 09/26/08

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☒ Residents fearful for their safety and/or the safety of their children
☒ Observed lower-level crime, vandalism and/or graffiti
☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☒ Other (describe below) Resident Satisfaction Survey and LMHA's Security Analysis

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐ Safety and security survey of residents
☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
☒ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

2. Which developments are most affected? (list below)
Birmingham Terrace, Brand Whitlock Homes, Oak Grove Estates (family), Ravine Park Village, TenEyck Towers, and Weiler Homes

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
☐ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☒ Volunteer Resident Patrol/Block Watchers Program
☐ Other (describe below)

3. Which developments are most affected? (list below)
Birmingham Terrace, Brand Whitlock Homes, Oak Grove Estates (family), Ravine Park Village, TenEyck Towers, and Weiler Homes

C. Coordination between PHA and the police

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

☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☐ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)
Birmingham Terrace, Brand Whitlock Homes, Oak Grove Estates (family), Ravine Park Village, TenEyck Towers, and Weiler Homes

D. Additional information as required by PHDEP/PHDEP Plan N/A

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management
☒ Development-based accounting
☒ Comprehensive stock assessment
☒ Other: (list below) LMHA plans to review option of leveraging of capital funds.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name) **Attachment I**
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☒ Other (list) **Appointed by the Lucas County Probate Judge**

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) City of Toledo

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

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

☐ Other: (list below)

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

D. <u>Information Required by HUD</u>

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

1. Use of Capital Funds for Central Office Costs: LMHA will choose the method that is most advantageous to it and will be able to make that determination when all budgets are completed.

E. Miscellaneous:

1. Violence Against Women Act ("VAWA"):

(A) Describe any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking: **LMHA has partnered with the YWCA**

for an application to HUD for the Shelter Plus Care Program for domestic violence victims, which was awarded. LMHA will administer the Housing Choice Vouchers for the Shelter Plus Care Program. LMHA has one-page flyers in the management offices. The flyer lists all of Lucas County's Domestic Violence Resources along with phone numbers and the Collaborative VAWA Team membership.

(B) Describe any activities, services, or programs provided or offered by a public housing agency that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing: **LMHA amended its Admission and Continued Occupancy Policy ("ACOP") to add Domestic Violence as preference. LMHA will amend its ACOP to comply with VAWA requirements. LMHA has updated its packet of information for interested landlords for the Section 8 Housing Choice Voucher Program. LMHA updated its Section 8 Administrative Plan to comply with VAWA requirements.**

(C) Describe any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families: **LMHA's packet of information advises landlords of VAWA requirements. And, please see answer to (A) above.**

(E) LMHA is updating its dwelling lease to reflect the VAWA changes as well as other changes for asset-based management.

2. LMHA will initiate and implement taking applications to its Low Income Housing Program at locations other than 211 S. Byrne Road, Toledo, OH, to increase outreach to those least likely to apply and to become more accessible to the greater community.
3. LMHA prepared and is implementing a Plan to increase participation by Section 3 eligible individuals in appropriate programs.
4. LMHA will continue to initiate and implement methods to increase participation by minority owned business enterprises and women owned business enterprises.
5. LMHA plans to update its Admissions and Continued Occupancy Policy (ACOP).
6. LMHA plans to request that HUD allow it to reinstate ceiling rents.
7. LMHA plans to evaluate the feasibility of site-based waiting lists.
8. LMHA plans to request reinstatement of Elderly Only Designation for several of its sites: Ashley Arms; Dorrell Manor; Glendale Terrace; Parqwood Apartments; Richmar Apartments.
9. LMHA plans to update its Public Records Policy
10. LMHA plans to update its Record Retention Policy
11. LMHA plans to post contracts on its website to enhance the public's access to public records
12. LMHA plans to evaluate posting all of its addresses on its website to enhance the public's confidence in LMHA's LIPH
13. LMHA plans to update its transfer policy
14. LMHA plans to evaluate a streamlined process of income verification
15. LMHA plans to evaluate its definition of family
16. LMHA plans to evaluate utility allowances.
17. LMHA plans to evaluate placing Board Reports, Minutes, and Resolutions on LMHA's website.

18. LMHA plans to evaluate expanded use of GCCIP workers for office work and to rename GCCIP to “Resident Opportunity Program.”
19. Install grab bars at all elderly sites.
20. LMHA plans to evaluate marketing LMHA and increasing access to LMHA’s programs by utilizing the website by posting:
    A. Board packets
    B. Agendas
    C. Contractor Registration
21. LMHA will secure legal and financial advisors to assist in revitalization plans.
22. LMHA will explore energy performance contracting.
23. LMHA plans to update its Housing Choice Voucher Program Administrative Plan to stay current with equal opportunity changes and to add preferences for victims of natural disasters.
24. LMHA will explore options to resolve mold units, including sealing, renovating or other measures.
25. LMHA plans to update the Operating Supplements as applicable.
26. LMHA plans to develop a non profit with 501(c)3 tax status to apply for grants that LMHA is ineligible for in order to provide more services to LMHA’s residents.
27. In the event that special/emergency funding assistance is provided to the local jurisdictions, LMHA may access such funding which would be designated/targeted for special purposes.

Attachment A

LMHA's Deconcentration Policy is set forth below and is excerpted from page 8 of LMHA's Admission and Continued Occupancy Policy (ACOP).

5) Method of Applying Preferences

To ensure that LMHA admits the statutorily required 40% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income at any of its developments, LMHA will rank applicants within both income tiers as Natural Disaster/Displacement, Upward Mobility, Veteran 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/Displacement or Veteran's 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. (See 24 CFR §960.206(e)(1)(i)) The remaining six out of every ten applicants admitted will be from Tier II, subject to the same ranking preferences, sorted by application date and time.

(a) LMHA will house applicants from Tiers I and II on the waiting list by selecting first from the Natural Disaster and Veteran's Preference applicants, then from Upward Mobility applicants within each Tier, and then, if the Upward Mobility applications are exhausted, by selecting from the No-Preference applicants within each Tier.

(b) LMHA will also offer units to existing tenants 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 TSAP. Transfers do not count toward the 40% Tier I requirement.

(c) LMHA will neither hold vacant units for prospective applicants with preferences, nor relax eligibility or screening requirements to admit otherwise unqualified applicants with preferences.

Attachment B

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No. OH12P00650109 Replacement Housing Factor Grant No:	2009

[X] 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	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations	$750,000.00	$0.00	$0.00	$0.00
3	1408	Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410	Administration	$510,000.00	$0.00	$0.00	$0.00
5	1411	Audit	$0.00	$0.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Fees and Costs	$100,000.00	$0.00	$0.00	$0.00
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$444,250.00	$0.00	$0.00	$0.00
10	1460	Dwelling Structures	$2,966,050.00	$0.00	$0.00	$0.00
11	1465.1	Dwelling Equipment-Nonexpendable	$89,200.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures	$212,500.00	$0.00	$0.00	$0.00
13	1475	Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485	Demolition	$0.00	$0.00	$0.00	$0.00
15	1490	Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492	Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1	Relocation Cost	$50,000.00	$0.00	$0.00	$0.00
18	1499	Development Activities	$0.00	$0.00	$0.00	$0.00
19	1501	Collateralization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502	Contingency	$0.00	$0.00	$0.00	$0.00
21	**Amount of Annual Grant: (sum of lines 2-20)**		$5,122,000.00	$0.00	$0.00	$0.00
22	Amount of line 21 Related to LBP Activities		$1,000.00	$0.00	$0.00	$0.00
23	Amount of line 21 Related to Section 504 Compliance		$105,000.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security -- Soft Costs		$35,000.00	$0.00	$0.00	$0.00
25	Amount of line 21 Related to Security -- Hard Costs		$125,000.00	$0.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures		$900,000.00	$0.00	$0.00	$0.00

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance & Evaluation Report or a Revised A
2 To be completed for the Performance & Evaluation Report

facsimile form HUD-52837 (10/96)
ref Handbook 7485.3

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated	Funds Expended	Status of Work	
Operations		1406		$750,000.00	$0.00	$0.00	$0.00		
			Total 1406	$750,000.00	$0.00	$0.00	$0.00		
HA-Wide Mgmt. Improvmts	IS software	1408		$0.00	$0.00	$0.00	$0.00		
	Security			$0.00					
			Total 1408	$0.00	$0.00	$0.00	$0.00		
HA-Wide Admin	Modernization Staff Salaries	1410		$510,000.00	$0.00	$0.00	$0.00		
HA-Wide Fees and Costs	A & E Services	1430		$100,000.00	$0.00	$0.00	$0.00		
HA-Wide									
"									
"					$0.00	$0.00	$0.00		
"									
"									
	Development (KincoraPH units)	1499		$0.00					
"	Relocation (Brand Whitlock)	1495.1		$50,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Oak Terrace OH 6-14	**Site:**								
	Tree triming	1450		$1,500	$0.00	$0.00	$0.00		
			Total Site:	$1,500	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00		
	Building Exterior:								
	Balconey re-work	1460		$35,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$35,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Kitchen & bathroom upgrades & wa	1460		$23,600	$0.00	$0.00	$0.00		
	floor finish								
	Total DUs:		Total DUs:	$23,600	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliances-range & refrigerator repl	1465.1		$2,400	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$2,400	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Oak**		Project Total:	$62,500.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Dorrell Manor OH 6-32	**Site:**								
		1450		$0	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Roof top air handler replacement	1460		$20,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$20,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Carpet replacement, interior finishes	1460		$92,000	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$92,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Community room upgrades	1470		$15,000	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$15,000	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
		1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Dorrell**		Project Total:	$127,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 111 Oak Grove Estates OH 6-36	**Site:**							
	Asphalt paving	1450		$16,500	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$16,500	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Boiler room reconfiguration Phase I	1460		$35,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$35,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Exterior upgrades III and Removal of attached sheds and balconeys	1460		$45,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$45,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	Management office improvements	1470		$4,500	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$4,500	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$101,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 111 Jade Estates OH 6-41	**Site:**								
	Tree triming and landscaping	1450		$15,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$15,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, HW heaters	1460		$45,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$45,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Windows, storm doors, Roofs	1460		$65,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$65,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Major rehab	1460		$90,000	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$90,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Refrigerators	1465.1		$5,000	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$5,000	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Jade**		Project Total:	$220,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2009

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
AMP 111 Devonshire Olander OH 6-42	**Site:**							
	Drive replacements	1450		$25,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$25,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Phase I funding for utility conversion electric to gas	1460		$70,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$70,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Reroofing installations & garage door replacement	1460		$45,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$45,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Kitchens & floor finishes	1460		$50,000	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$50,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	Ranges/refrigerators	1465.1		$6,000	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$6,000	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Devonshire**		Project Total:	$196,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Marsrow Estates OH 6-43	**Site:**								
		1450		$0	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Water heater conversions	1460		$5,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$5,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Strom doors, garage doors	1460		$10,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$10,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Damp proof basements	1460		$35,000	$0.00	$0.00	$0.00		
	Window installation								
	Total DUs:		Total DUs:	$35,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliances	1465.1		$3,000	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$3,000	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Marsrow**		Project Total:	$53,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Willow Bend Estates OH 6-44	**Site:**								
	Concrete, paving, grading, landscap tree work.	1450		$0	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$5,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$5,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$4,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$4,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$20,000	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$20,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliance replacement	1465.1		$2,500	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$2,500	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Willow**		Project Total:	$31,500.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 111 Scattered Sites OH 6-22,37,40	**Site:**							
	Concrete, paving, grading, landscap tree work, sheds	1450		$30,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$30,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$42,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$42,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$60,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$60,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$125,000	$0.00	$0.00	$0.00	
			Total DUs:	$125,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$257,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 112 Glendale Terrace OH 6-13	**Site:**								
	None	1450		$0	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Boiler replacement	1460		$30,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$30,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Update baths and kitchens I	1460		$125,000	$0.00	$0.00	$0.00		
	Interior finishes, carpet								
	Total DUs:		Total DUs:	$125,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliances	1465.1		$5,000	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$5,000	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Painting	1470		$50,000	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$50,000	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Glendale**		Project Total:	$210,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 112 Flory Gardens OH 6-21	**Site:**							
	Lighting	1450		$3,500	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$3,500	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
		1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00	
	Dwelling Units:							
		1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	Appliance replacement	1465.1		$1,000	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$1,000	$0.00	$0.00	$0.00	
	Interior Common Areas:							
		1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Flory**		Project Total:	$4,500.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 112 Elmdale Mercer Court OH 6-23	**Site:**							
	Concrete walks, asphalt sealing an stripeing	1450		$15,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$15,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Smoke detectors	1460		$15,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$15,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding replacements/cleaning	1460		$27,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$27,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Elmdale**		Project Total:	$57,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 112 Scattered Sites OH 6-22,37,45	**Site:**								
	Concrete, paving, grading, landscap tree work, sheds	1450		$12,500	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$12,500	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$13,200	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$13,200	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$35,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$35,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$55,000	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$55,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliance replacement	1465.1		$3,500	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$3,500	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$119,200.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 113 Richmar Manor OH 6-15	**Site:**								
	lighting	1450		$7,500	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$7,500	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Fixtures	1460		$20,000	$0.00	$0.00	$0.00		
			Total M&E:	$20,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Masonry sealing, repair & fixtures	1460		$19,200	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$19,200	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Range & refrigerators	1465.1		$6,600	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$6,600	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Richmar**		Project Total:	$53,300.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 113 John Holland Estates OH 6-31	**Site:**							
	asphalt sealing and striping	1450		$10,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$10,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
	Exterior finishes	1460		$5,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$5,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Iterior finishes, carpet	1460		$5,000	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$5,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**John**		Project Total:	$20,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 113 Ashley Arms OH 6-38	**Site:**								
	Tree triming	1450		$2,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$2,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00		
	Building Exterior:								
	Insulated glass replacement	1460		$9,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$9,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Floor finishes	1460		$11,000	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$11,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Refrigerators	1465.1		$3,600	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$3,600	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Entry door upgrad	1470		$25,000	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$25,000	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Ashley**		Project Total:	$50,600.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 113 Urban Renewal Scattered OH 6-22,28, 37,40,45	**Site:**							
	Concrete, paving, grading, landscap tree work, sheds	1450		$20,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$20,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$25,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$25,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$35,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$35,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$65,000	$0.00	$0.00	$0.00	
			Total DUs:	$65,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475			$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Urban**		Project Total:	$145,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 121 Weiler Homes OH 6-1	**Site:**								
	Landscaping, drives & walks	1450		$35,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$35,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Smoke detection syst replcment	1460		$50,000	$0.00	$0.00	$0.00		
	Domestic water heater replacement								
	Total M&E:		Total M&E:	$50,000	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Interior finishes	1460		$50,000	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$50,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Ranges & Refrigerators	1465.1		$5,000	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$5,000	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Weiler**		Project Total:	$140,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 121 Spieker Terrace OH 6-9	**Site:**								
	None	1450		$0	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces & water heaters	1460		$25,000	$0.00	$0.00	$0.00		
			Total M&E:	$25,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Windows, roofs, entry doors & storm	1460		$10,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$10,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Unit rehab, Kit. & baths	1460		$25,000	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$25,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Ranges & refrigerators	1465.1		$5,000	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$5,000	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Community finishes flooring/wall.	1470		$5,000	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$5,000	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Spieker**		Project Total:	$70,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 122 Ravine Park OH 6-3	**Site:**								
	Walks and drives	1450		$35,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$35,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Interior finishes	1460		$25,000	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$25,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Ravine**		Project Total:	$60,000.00	$0.00	$0.00	$0.00		

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 122 Birmingham Terrace OH 6-6	**Site:**							
	Concrete/Landscape	1450		$25,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$25,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding	1460		$80,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$80,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Birmingham**		Project Total:	$105,000.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 122 Hansen Terrace OH 6-7	**Site:**								
	Driveway improvements	1450		$35,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$35,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Heating lines replacement	1460		$40,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$40,000	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Interior finishes	1470		$13,000	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$13,000	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Hansen**		Project Total:	$88,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 122 Scattered Sites OH 6-22,37,45	**Site:**								
	Concrete, paving, grading, landscap tree work, sheds	1450		$20,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$20,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$35,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$35,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$40,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$40,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$45,000	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$45,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$140,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 123 Pulley Homes OH 6-10	**Site:**							
	None	1450		$0	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
		1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
	Roofing replacement and painting	1460		$40,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$40,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	Appliance replacement	1465.1		$8,100	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$8,100	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Pulley**		Project Total:	$48,100.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 123 Vistula Manor OH 6-12	Site:								
		1450		$0	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00		
	Building Exterior:								
	Window replacement	1460		$50,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$50,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0	$0.00	$0.00	$0.00		
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0	$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Floor finishes	1470		$25,000	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$25,000	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	Vistula		Project Total:	$75,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 123 Northern Heights OH 6-17/19	**Site:**							
	Shed upgrades	1450		$30,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$30,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
	Roofing replacement, entry & storm	1460		$40,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$40,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Northern**		Project Total:	$70,000.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 123 Scattered Sites OH 6-22,37,40	**Site:**								
	Concrete, paving, grading, landscap tree work, sheds	1450		$20,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$20,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$30,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$30,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$25,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$25,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace- ments, kitchen & bath updates	1460		$80,000	$0.00	$0.00	$0.00		
			Total DUs:	$80,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
		1465.1			$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$155,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 131 Port Lawrence OH 6-5	**Site:**							
	Tree triming	1450		$5,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$5,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
	Tuck pointing	1460		$50,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$50,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Port**		Project Total:	$55,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 131 McClinton Nunn OH 6-11	**Site:**							
	Walks and site improvements	1450		$50,000	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$50,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Boiler replacement	1460		$25,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$25,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Masonry sealing & tuckpoint	1460		$60,000	$0.00	$0.00	$0.00	
	Roofing and windows							
	Total B.E.:		Total B.E.:	$60,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Unit re-hab	1460		$50,000	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$50,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	Appliances	1465.1		$2,500	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$2,500	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**McClinton**		Project Total:	$187,500.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650109					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 131 Scattered Sites OH 6-22,37, 40,45	**Site:**								
	Concrete, paving, grading, landscap tree work, sheds	1450		$20,000	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$20,000	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$30,000	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$30,000	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$25,000	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$25,000	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$80,000	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$80,000	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
		1465.1			$0.00	$0.00	$0.00		
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0	$0.00	$0.00	$0.00		
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0	$0.00	$0.00	$0.00		
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$155,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 132 OH6-2/8 Brand Whitlock OH6-2/8	Site:							
		1450		$0	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Domestic water heater replacement	1460		$50,000	$0.00	$0.00	$0.00	
	Smoke detector replacement							
	Boiler & distribution system replacement		Total M&E:	$50,000	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0	$0.00	$0.00	$0.00	
	Masonry sealing							
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Major Interior Re-hab Phase	1460		$222,550	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$222,550	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	Appliances	1465.1		$30,000	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$30,000	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	Office improvements	1470		$15,000	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$15,000	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	OH6-2/8 Brand		Project Total:	$317,550.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 132	**Site:**							
Albertus	Walks, drivs	1450		$10,000	$0.00	$0.00	$0.00	
Brown								
OH 6-4	Total Site:		Total Site:	$10,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Boiler replacement	1460		$30,000	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$30,000	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$0	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**Albertus**		Project Total:	$40,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 133 Parqwood Apts. OH 6-20	Site:							
		1450		$0	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$0	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Fixtures	1460		$7,500	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$7,500	$0.00	$0.00	$0.00	
	Building Exterior:							
	Tuckpointing and façade improveme	1460		$45,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$45,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	Interior Finishes	1470		$35,000	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$35,000	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	Maintenance shop	1470		$25,000	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$25,000	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	Parqwood		Project Total:	$112,500.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 133 TenEyck Towers OH 6-30	**Site:**							
	Tree triming	1450		$750	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$750	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0	$0.00	$0.00	$0.00	
	Building Exterior:							
	Roof replacement	1460		$135,000	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$135,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Interior finishes	1460		$50,000	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$50,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0	$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	**TenEyck**		Project Total:	$185,750.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 133	Site:							
Scattered	Concrete, paving, grading, landscap	1450		$20,000	$0.00	$0.00	$0.00	
Sites	tree work, sheds							
OH 6-37,40,45	Total Site:		Total Site:	$20,000	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical	1460		$30,000	$0.00	$0.00	$0.00	
	fixtures & devices included.							
	Total M&E:		Total M&E:	$30,000	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d	1460		$25,000	$0.00	$0.00	$0.00	
	& window installations							
	Total B.E.:		Total B.E.:	$25,000	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in	1460		$80,000	$0.00	$0.00	$0.00	
	finishes for floors & walls, door replace-							
	ments, kitchen & bath updates		Total DUs:	$80,000	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
		1465.1			$0.00	$0.00	$0.00	
	Total D.E.:		Total D.E.:	$0	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total ICAs:		Total ICAs:	$0	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0	$0.00	$0.00	$0.00	
	Total SWFs:		Total SWFs:	$0	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0	$0.00	$0.00	$0.00	
	Total NDE:		Total NDE:	$0	$0.00	$0.00	$0.00	
Total,	Scattered		Project Total:	$155,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650109	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	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	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
HA Wide	Site:							
Fixtures		1450		$0.00	$0.00	$0.00	$0.00	
Equipment				---	---	---	---	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	C.O. upgrades	1470		$15,000.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total SWFs:	$15,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	Maint. Equipment	1475		$50,000.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total NDE:	$50,000.00	$0.00	$0.00	$0.00	
Total,	Fixtures		Project Total:	$65,000.00	$0.00	$0.00	$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650109 Replacement Housing Factor Grant No:	2009

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IS software	06/30/11			06/30/13			
	06/30/11			06/30/13			
0	06/30/11			06/30/13			
	06/30/11			06/30/13			
	06/30/11			06/30/13			
HA-Wide	06/30/11			06/30/13			
"	06/30/11			06/30/13			
"	06/30/11			06/30/13			
"	06/30/11			06/30/13			
"	06/30/11			06/30/13			
AMP 111 Oak Terrace OH 6-14	06/30/11			06/30/13			
AMP 111 Robert Dorrell Manor OH 6-32	06/30/11			06/30/13			
AMP 111 Oak Grove Estates OH 6-36	06/30/11			06/30/13			
AMP 111 Jade Estates OH 6-41	06/30/11			06/30/13			
AMP 111 Devonshire & Olander OH 6-42	06/30/11			06/30/13			
AMP 111 Marsrow Acres OH 6-43	06/30/11			06/30/13			
AMP 111 Willow Bend Estates OH 6-44	06/30/11			06/30/13			
AMP 111 Scattered Sites OH 6-22,37,40	06/30/11			06/30/13			
AMP 112 Glendale Terrace OH 6-13	06/30/11			06/30/13			
AMP 112 Flory Gardens OH 6-21	06/30/11			06/30/13			
AMP 112 Elmdale/Mercer Cts. OH 6-23	06/30/11			06/30/13			
AMP 112 Scattered Sites OH 6-22,37,45	06/30/11			06/30/13			
AMP 113 Richmar Manor OH 6-15	06/30/11			06/30/13			
AMP 113 John Holland OH 6-31	06/30/11			06/30/13			
AMP 113 Ashley Arms OH 6-38	06/30/11			06/30/13			
AMP 113 Scattered Sites OH 6-22,28,37,40,45	06/30/11			06/30/13			
AMP 121 Weiler Homes OH 6-1	06/30/11			06/30/13			
AMP 121 Spieker Terrace OH 6-9	06/30/11			06/30/13			

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule (Continuation)

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650109 Replacement Housing Factor Grant No:	2009

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP 122 Ravine Park Village OH 6-3	06/30/11			06/30/13			
AMP 122 Birmingham Terrace OH 6-6	06/30/11			06/30/13			
AMP 122 Hansen Terrace OH 6-7	06/30/11			06/30/13			
AMP 122 Scattered Sites OH6-22,37,45	06/30/11			06/30/13			
AMP 123 Pulley Homes OH 6-10	06/30/11			06/30/13			
AMP 123 Vistula Manor OH 6-12	06/30/11			06/30/13			
AMP 123 Northern Heights OH 6-17/19	06/30/11			06/30/13			
AMP 123 Scattered Sites OH6-22,37,40	06/30/11			06/30/13			
AMP 131 Port Lawrence Homes OH 6-5	06/30/11			06/30/13			
AMP 131 McClinton Nunn Homes OH 6-11	06/30/11			06/30/13			
AMP 131 Scattered Sites OH6-22,37,40,45	06/30/11			06/30/13			
AMP 132 Brand Whitlock Homes OH 6-2/8	06/30/11			06/30/13			
AMP 132 Albertus Brown OH 6-4	06/30/11			06/30/13			
AMP 133 Parqwood Apartments OH 6-20	06/30/11			06/30/13			
AMP 133 TenEyck Tower OH 6-30	06/30/11			06/30/13			
AMP 133 Scattered Sites OH6-37,40,45	06/30/11			06/30/13			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name:
Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2009**	Work Statement for Year 2 FFY Grant: **2010** PHA FY:	Work Statement for Year 3 FFY Grant: **2011** PHA FY:	Work Statement for Year 4 FFY Grant: **2012** PHA FY:	Work Statement for Year 5 FFY Grant: **2013** PHA FY:
AMP 111 Oak Terrace OH 6-14		$62,500	$59,500	$47,400	$48,400
AMP 111 Robert Dorrell Manor OH 6-32		$512,000	$513,500	$557,000	$513,000
AMP 111 Oak Grove Estates OH 6-36		$101,000	$100,000	$114,500	$119,000
AMP 111 Jade Estates OH 6-41		$220,000	$127,000	$95,000	$100,000
AMP 111 Devonshire & Olander OH 6-42	**Annual**	$196,000	$197,000	$211,000	$184,000
AMP 111 Marsrow Acres OH 6-43		$53,000	$47,000	$65,500	$76,500
AMP 111 Willow Bend Estates OH 6-44	**Statement**	$31,500	$33,000	$21,500	$19,500
AMP 111 Scattered Sites OH 6-22,37,40		$257,000	$215,000	$225,000	$225,000
HA-Wide Physical Activities		$427,500	$357,500	$362,500	$367,500
HA-Wide Non-Physical Activities		$0	$0	$0	$0
HA-Wide Contingency @ X%		$0	$0	$0	$0
CFP Funds Listed for 5-year planning		$10,955,650	$12,344,800	$11,358,500	##########
Replacement Housing Factor Funds		$0	$0	$0	$0

Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)

HA Name:

Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2009**	Work Statement for Year 2 FFY Grant: **2010** PHA FY:	Work Statement for Year 3 FFY Grant: **2011** PHA FY:	Work Statement for Year 4 FFY Grant: **2012** PHA FY:	Work Statement for Year 5 FFY Grant: **2013** PHA FY:
AMP 112 Glendale Terrace OH 6-13		$210,000	$420,000	$285,000	$225,000
AMP 112 Flory Gardens OH 6-21		$808,200	$850,000	$885,000	$850,000
AMP 112 Elmdale/Mercer Cts. OH 6-23		$57,000	$65,000	$69,000	$85,000
AMP 112 Scattered Sites OH 6-22,37,45	**See**	$119,200	$128,000	$140,500	$150,500
AMP 113 Richmar Manor OH 6-15		$53,300	$201,100	$275,100	$163,600
AMP 113 John Holland OH 6-31	**Annual**	$50,000	$85,000	$88,000	$45,500
AMP 113 Ashley Arms OH 6-38		$50,600	$478,600	$134,000	$107,000
AMP 113 Scattered Sites OH 6-22,28,37,40,4	**Statement**	$145,000	$275,000	$195,000	$195,000
AMP 121 Weiler Homes OH 6-1		$380,000	$375,000	$387,500	$357,500
AMP 121 Spieker Terrace OH 6-9		$415,000	$306,500	$390,000	$485,000
AMP 122 Ravine Park Village OH 6-3		$60,000	$170,000	$185,000	$200,000
AMP 122 Birmingham Terrace OH 6-6		$105,000	$177,500	$285,000	$200,000
AMP 122 Hansen Terrace OH 6-7		$153,000	$163,500	$238,000	$157,500
AMP 122 Scattered Sites OH6-22,37,45		$185,000	$187,000	$205,000	$225,000
AMP 123 Pulley Homes OH 6-10		$93,100	$129,100	$100,000	$67,500
AMP 123 Vistula Manor OH 6-12		$275,000	$437,000	$260,000	$310,000
AMP 123 Northern Heights OH 6-17/19		$125,000	$220,000	$230,000	$257,500
AMP 123 Scattered Sites OH6-22,37,40		$155,000	$155,000	$120,000	$120,000
AMP 131 Port Lawrence Homes OH 6-5		$130,000	$155,000	$200,000	$232,500
AMP 131 McClinton Nunn Homes OH 6-11		$662,500	$634,500	$647,500	$697,500
AMP 131 Scattered Sites OH6-22,37,40,45		$155,000	$155,000	$120,000	$120,000
AMP 132 Brand Whitlock Homes OH 6-2/8		$4,090,000	$4,355,000	$3,633,000	$3,593,000
AMP 132 Albertus Brown OH 6-4		$125,000	$130,000	$150,000	$160,000
AMP 133 Parqwood Apartments OH 6-20		$152,500	$136,500	$145,000	$150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000
		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000
		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		**ON-DEMAND Mech. and Electrical:** Master HVAC Controller Upgrade	$7,500		**ON-DEMAND Mech. and Electrical:** Master HVAC Controller Upgrade	$7,500		**ON-DEMAND Mech. and Electrical:** Master HVAC Controller Upgrade	$7,500
		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500
		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		**ON-DEMAND Building Exterior:** Roofing Replacements	$50,000		**ON-DEMAND Building Exterior:** Roofing Replacements	$50,000		**ON-DEMAND Building Exterior:** Roofing Replacements	$50,000
		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		ON-DEMAND Dwelling Units: Interior finishes	$20,000		**ON-DEMAND Dwelling Units:** None	$0		**ON-DEMAND Dwelling Units:** None	$0		**ON-DEMAND Dwelling Units:** None	$0
		Total DUs:	$20,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		**HA-WIDE Dwelling Equipment:** Appliances-Ranges & Refrigerators	$130,000		**HA-WIDE Dwelling Equipment:** Appliances-Ranges & Refrigerators	$135,000		**HA-WIDE Dwelling Equipment:** Appliances-Ranges & Refrigerators	$140,000
		Total D.E.:	$130,000		Total D.E.:	$130,000		Total D.E.:	$135,000		Total D.E.:	$140,000
		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$175,000		**HA-WIDE Interior Common Areas:** Resident Common Area Improvements	$125,000		**HA-WIDE Interior Common Areas:** Resident Common Area Improvements	$125,000		**HA-WIDE Interior Common Areas:** Resident Common Area Improvements	$125,000
		Total ICAs:	$175,000		Total ICAs:	$125,000		Total ICAs:	$125,000		Total ICAs:	$125,000
		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		**HA-WIDE Site-Wide Facilities:** PUCO Gas Line Regulatory Compliance	$10,000		**HA-WIDE Site-Wide Facilities:** PUCO Gas Line Regulatory Compliance	$10,000		**HA-WIDE Site-Wide Facilities:** PUCO Gas Line Regulatory Compliance	$10,000
		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000
		HA-WIDE Nondwelling Equipment:			**HA-WIDE Nondwelling Equipment:**			**HA-WIDE Nondwelling Equipment:**			**HA-WIDE Nondwelling Equipment:**	
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$427,500	Estimated Cost		$357,500	Estimated Cost		$362,500	Estimated Cost		$367,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 111 Oak Terrace OH 6-14**			**AMP 111 Oak Terrace OH 6-14**			**AMP 111 Oak Terrace OH 6-14**			**AMP 111 Oak Terrace OH 6-14**		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming	$1,500		Parking area replacement, sidewalk improvements, landscaping, lighting & site grading	$9,500		None	$0		None	$0
			$1,500			$9,500		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Furnace & water heater replacement	$16,000		None	$0		Smoke detectors	$6,000
		Total M&E:	$0		Total M&E:	$16,000		Total M&E:	$0		Total M&E:	$6,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Balconey re-work	$35,000		Roofing replacement	$8,000		Windows	$17,000		Gutters and storm doors	$12,000
		Total B.E.:	$35,000		Total B.E.:	$8,000		Total B.E.:	$17,000		Total B.E.:	$12,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchen & bathroom upgrades & wall and floor finish	$23,600		Kitchens, bathrooms, wall & floor finishes	$23,600		Kitchens, bathrooms, wall & floor finishes	$25,000		Kitchens, bathrooms, wall & floor finishes	$25,000
		Total DUs:	$23,600		Total DUs:	$23,600		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances-range & refrigerator replcmts	$2,400		Ranges & refrigerator units	$2,400		Range & refrigerator units	$2,400		Range & refrigerator units	$2,400
		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Interior finishes	$3,000		Interior finishes	$3,000
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$3,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$62,500	**Estimated Cost**		$59,500	**Estimated Cost**		$47,400	**Estimated Cost**		$48,400

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Robert Dorrell Manor OH 6-32			**AMP 111 Robert Dorrell Manor OH 6-32**			**AMP 111 Robert Dorrell Manor OH 6-32**			**AMP 111 Robert Dorrell Manor OH 6-32**		
		Site:			**Site:**			**Site:**			**Site:**	
			$0		parking lot re-paving	$55,000		Parking lot sealing and striping	$0		Tree triming	$3,000
See		Total Site:	$0		Total Site:	$55,000		Total Site:	$0		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Roof top air handler replacement	$20,000		Smoke detectors	$3,500		Fire pump replacement/upgrade	$17,000		HVAC and HW upgrades	$85,000
		Total M&E:	$20,000		Total M&E:	$3,500		Total M&E:	$17,000		Total M&E:	$85,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Window replacements	$120,000		Masonry tuckpoint & sealing	$75,000		Roof replacement	$90,000
		Total B.E.:	$0		Total B.E.:	$120,000		Total B.E.:	$75,000		Total B.E.:	$90,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Carpet replacement, interior finishes	$92,000		Unit renovations Phase I	$335,000		Unit renovations Phase II	$335,000		Unit renovations Phase III	$335,000
		Total DUs:	$92,000		Total DUs:	$335,000		Total DUs:	$335,000		Total DUs:	$335,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community room upgrades	$15,000		None	$0		Corridor floor & wall finishes	$95,000		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$95,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		Elevator upgrade	$385,000		None	$0		Trash compactor	$35,000		None	$0
		Total NDE:	$385,000		Total NDE:	$0		Total NDE:	$35,000		Total NDE:	$0
ubtotal of Estimated Cost			$512,000	**Estimated Cost**		$513,500	**Estimated Cost**		$557,000	**Estimated Cost**		$513,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 111 Oak Grove Estates OH 6-36**			**AMP 111 Oak Grove Estates OH 6-36**			**AMP 111 Oak Grove Estates OH 6-36**			**AMP 111 Oak Grove Estates OH 6-36**		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt paving	$16,500		dumpster enclosure	$7,500		Pavement sealing & striping	$4,500		Sheds	$15,000
		Total Site:	$16,500		Total Site:	$7,500		Total Site:	$4,500		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler room reconfiguration Phase I	$35,000		Boiler room reconfiguration Phase II	$35,000		Furance and HW replacements	$20,000		Smoke detectors	$4,000
		Total M&E:	$35,000		Total M&E:	$35,000		Total M&E:	$20,000		Total M&E:	$4,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior upgrades III and	$45,000		Exterior upgrades IV and	$50,000		Exterior upgrades V and	$55,000		Window replacements Phase I	$65,000
		Removal of attached sheds and balconey			Removal of attached sheds and balconey			Removal of attached sheds and balconeys			Roof replacements	
		Total B.E.:	$45,000		Total B.E.:	$50,000		Total B.E.:	$55,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		Elderly unit re-hab	$35,000		Elderly unit re-hab	$35,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Interior finishes	$7,500		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$7,500		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Management office improvements	$4,500		None	$0		None	$0		None	$0
		Total SWFs:	$4,500		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$101,000	**Estimated Cost**		$100,000	**Estimated Cost**		$114,500	**Estimated Cost**		$119,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Jade Estates OH 6-41			AMP 111 Jade Estates OH 6-41			AMP 111 Jade Estates OH 6-41			AMP 111 Jade Estates OH 6-41		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming and landscaping	$15,000		Sidewalk / drive replacements	$15,000		Site recovery & landscaping	$5,000		Site recovery & landscaping	$5,000
		Total Site:	$15,000		Total Site:	$15,000		Total Site:	$5,000		Total Site:	$5,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, HW heaters	$45,000		Furnace & water heater installatior	$65,000		Furnaces & water heaters	$35,000		Furnaces & water heaters	$35,000
		Total M&E:	$45,000		Total M&E:	$65,000		Total M&E:	$35,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, storm doors, Roofs	$65,000		Garage door replacements	$17,000		Exterior painting/ power washing	$25,000		Roof replacements	$30,000
		Total B.E.:	$65,000		Total B.E.:	$17,000		Total B.E.:	$25,000		Total B.E.:	$30,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major rehab	$90,000		Kitchen replacements & floor coverings	$25,000		Kitchen replacements & floor covering	$25,000		Kitchen replacements & floor covering	$25,000
		Total DUs:	$90,000		Total DUs:	$25,000		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$220,000	**Estimated Cost**		$127,000	**Estimated Cost**		$95,000	**Estimated Cost**		$100,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Devonshire & Olander OH 6-42			AMP 111 Devonshire & Olander OH 6-42			AMP 111 Devonshire & Olander OH 6-42			AMP 111 Devonshire & Olander OH 6-42		
		Site:			**Site:**			**Site:**			**Site:**	
		Drive replacements	$25,000		Asphalt sealing	$6,000		Sidewalk replacements	$20,000		tree triming	$3,000
		Total Site:	$25,000		Total Site:	$6,000		Total Site:	$20,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Phase I funding for utility conversior electric to gas	$70,000		Phase II funding for utility conversior	$75,000		Furnaces, HW heaters	$60,000		Furnaces, HW heaters	$60,000
		Total M&E:	$70,000		Total M&E:	$75,000		Total M&E:	$60,000		Total M&E:	$60,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Reroofing installations & garage door replacement	$45,000		Exterior painting/ power washing Tuchpointing, garage doors and siding	$25,000		Exterior painting/ power washing Storm doors, siding replacements	$35,000		Unit Reroofings	$25,000
		Total B.E.:	$45,000		Total B.E.:	$25,000		Total B.E.:	$35,000		Total B.E.:	$25,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchens & floor finishes	$50,000		Continued rehab	$85,000		Continued rehab	$90,000		Continued rehab	$90,000
		Total DUs:	$50,000		Total DUs:	$85,000		Total DUs:	$90,000		Total DUs:	$90,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000
		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$196,000	Estimated Cost		$197,000	Estimated Cost		$211,000	Estimated Cost		$184,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 111 Marsrow Acres OH 6-43**			**AMP 111 Marsrow Acres OH 6-43**			**AMP 111 Marsrow Acres OH 6-43**			**AMP 111 Marsrow Acres OH 6-43**		
		Site:	$0		**Site:** asphalt sealing	$1,500		**Site:** None	$0		**Site:** Tree triming	$1,000
		Total Site:	$0		Total Site:	$1,500		Total Site:	$0		Total Site:	$1,000
		Mechanical and Electrical: Water heater conversions	$5,000		**Mechanical and Electrical:** None	$0		**Mechanical and Electrical:** HW heaters	$15,000		**Mechanical and Electrical:** Furnace replacements	$25,000
		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$15,000		Total M&E:	$25,000
		Building Exterior: Strom doors, garage doors	$10,000		**Building Exterior:** Siding replacements	$12,500		**Building Exterior:** Exterior painting and power washing	$12,500		**Building Exterior:** Roofs	$12,500
		Total B.E.:	$10,000		Total B.E.:	$12,500		Total B.E.:	$12,500		Total B.E.:	$12,500
		Dwelling Units: Damp proof basements Window installation	$35,000		**Dwelling Units:** Damp proof basements Window installation	$30,000		**Dwelling Units:** Damp proof basements Window installations	$35,000		**Dwelling Units:** Damp proof basements Window installations	$35,000
		Total DUs:	$35,000		Total DUs:	$30,000		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment: Appliances	$3,000		**Dwelling Equipment:** Appliances	$3,000		**Dwelling Equipment:** Appliances	$3,000		**Dwelling Equipment:** Appliances	$3,000
		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000
		Interior Common Areas: None	$0		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$53,000	**Estimated Cost**		$47,000	**Estimated Cost**		$65,500	**Estimated Cost**		$76,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 111 Willow Bend Estates OH 6-44	**Site:** Concrete, paving, grading, landscaping & tree work.	$0	AMP 111 Willow Bend Estates OH 6-44	**Site:** Asphalt sealing	$1,500	AMP 111 Willow Bend Estates OH 6-44	**Site:** Tree triming	$2,000	AMP 111 Willow Bend Estates OH 6-44	**Site:** None	$0
		Total Site:	$0		Total Site:	$1,500		Total Site:	$2,000		Total Site:	$0
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included.	$5,000		**Mechanical and Electrical:** Furnaces	$5,000		**Mechanical and Electrical:** Furnaces	$5,000		**Mechanical and Electrical:** Furnaces	$5,000
		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations	$4,000		**Building Exterior:** Overhead & service door replacement	$4,000		**Building Exterior:** Painging			**Building Exterior:** None	
		Total B.E.:	$4,000		Total B.E.:	$4,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$20,000		**Dwelling Units:** Kitchen update & floor finishes	$20,000		**Dwelling Units:** Kitchen upgrade & floor finishes	$12,000		**Dwelling Units:** Kitchen upgrade & floor finishes	$12,000
		Total DUs:	$20,000		Total DUs:	$20,000		Total DUs:	$12,000		Total DUs:	$12,000
		Dwelling Equipment: Appliance replacement	$2,500		**Dwelling Equipment:** Appliances	$2,500		**Dwelling Equipment:** Appliances	$2,500		**Dwelling Equipment:** Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas: None	$0		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$31,500	Estimated Cost		$33,000	Estimated Cost		$21,500	Estimated Cost		$19,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Scattered Sites OH 6-22,37,40			AMP 111 Scattered Sites OH 6-22,37,40			AMP 111 Scattered Sites OH 6-22,37,40			AMP 111 Scattered Sites OH 6-22,37,40		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$30,000		Concrete, paving, grading, landscaping & tree work, sheds	$30,000		Concrete, paving, grading, landscaping & tree work, sheds	$50,000		Concrete, paving, grading, landscaping & tree work, sheds	$50,000
		Total Site:	$30,000		Total Site:	$30,000		Total Site:	$50,000		Total Site:	$50,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$42,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$35,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$75,000
		Total M&E:	$42,000		Total M&E:	$35,000		Total M&E:	$75,000		Total M&E:	$75,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$60,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000
		Total B.E.:	$60,000		Total B.E.:	$75,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$125,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$75,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$50,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$50,000
		ments, kitchen & bath updates	$125,000		ments, kitchen & bath updates	$75,000		ments, kitchen & bath updates	$50,000		ments, kitchen & bath updates	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$257,000	Estimated Cost		$215,000	Estimated Cost		$225,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 112 Glendale Terrace OH 6-13**			**AMP 112 Glendale Terrace OH 6-13**			**AMP 112 Glendale Terrace OH 6-13**			**AMP 112 Glendale Terrace OH 6-13**		
		Site:			**Site:**			**Site:**			**Site:**	
		None	$0		Site drainage regrading	$225,000		Asphalt paving and patios	$85,000		Sidewalks and lighting	$40,000
		Total Site:	$0		Total Site:	$225,000		Total Site:	$85,000		Total Site:	$40,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$30,000		Boiler replacement	$35,000		None	$0		None	$0
		Total M&E:	$30,000		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Tuckpointing	$35,000		Entry door and storm replacements	$175,000		Clad wood trim & window replacements	$185,000
		Total B.E.:	$0		Total B.E.:	$35,000		Total B.E.:	$175,000		Total B.E.:	$185,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Update baths and kitchens I	$125,000		Update baths and kitchens II	$125,000		None	$0		None	$0
		Interior finishes, carpet										
		Total DUs:	$125,000		Total DUs:	$125,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$5,000		None	$0		None	$0		None	$0
		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Painting	$50,000		None	$0		Floors	$25,000		None	$0
		Total ICAs:	$50,000		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$210,000	**Estimated Cost**		$420,000	**Estimated Cost**		$285,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 112 Flory Gardens OH 6-21**			**AMP 112 Flory Gardens OH 6-21**			**AMP 112 Flory Gardens OH 6-21**			**AMP 112 Flory Gardens OH 6-21**		
		Site:			**Site:**			**Site:**			**Site:**	
		Lighting	$3,500		None	$0		None	$0		None	$0
		Total Site:	$3,500		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Fixtures	$250,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000
		Total M&E:	$250,000		Total M&E:	$350,000		Total M&E:	$350,000		Total M&E:	$350,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000
		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Substantial renovation Phase	$400,000		Substantial renovation Phase I	$400,000		Substantial renovation Phase II	$400,000		Substantial renovation Phase IV	$400,000
		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$14,700		None	$0		None	$0		None	$0
		Total D.E.:	$14,700		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Assisted living office area	$15,000		None	$0		Community Room improvements	$35,000		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Patio improvements	$25,000		None	$0		None	$0		None	$0
		Total SWFs:	$25,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$808,200	**Estimated Cost**		$850,000	**Estimated Cost**		$885,000	**Estimated Cost**		$850,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 112 Elmdale/Mercer Cts. OH 6-23			AMP 112 Elmdale/Mercer Cts. OH 6-23			AMP 112 Elmdale/Mercer Cts. OH 6-23			AMP 112 Elmdale/Mercer Cts. OH 6-23		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete walks, asphalt sealing and stripeing	$15,000		Site lighting upgrade	$20,000		Tree triming	$2,000		Playground improvements/replacements	$20,000
		Total Site:	$15,000		Total Site:	$20,000		Total Site:	$2,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detectors	$15,000		None	$0		Furnace and HW replacements	$50,000		Furnace and HW replacements	$50,000
		Total M&E:	$15,000		Total M&E:	$0		Total M&E:	$50,000		Total M&E:	$50,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding replacements/cleaning	$27,000		Storm doors	$15,000		Shed improvements	$17,000		Roof replacements	$15,000
		Total B.E.:	$27,000		Total B.E.:	$15,000		Total B.E.:	$17,000		Total B.E.:	$15,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Carpet replacements , interior finishes	$30,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$30,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$57,000	**Estimated Cost**		$65,000	**Estimated Cost**		$69,000	**Estimated Cost**		$85,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal	**Site:**		**AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal**	**Site:**		**AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal**	**Site:**		**AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal**	**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$12,500		Concrete, paving, grading, landscaping & tree work, sheds	$12,500		Concrete, paving, grading, landscaping & tree work, sheds	$15,000		Concrete, paving, grading, landscaping & tree work, sheds	$16,000
		Total Site:	$12,500		Total Site:	$12,500		Total Site:	$15,000		Total Site:	$16,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$13,200		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$15,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$17,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$19,000
		Total M&E:	$13,200		Total M&E:	$15,000		Total M&E:	$17,000		Total M&E:	$19,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$37,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$40,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$42,000
		Total B.E.:	$35,000		Total B.E.:	$37,000		Total B.E.:	$40,000		Total B.E.:	$42,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$55,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000
			$55,000			$60,000			$65,000			$70,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500
		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$119,200	**Estimated Cost**		$128,000	**Estimated Cost**		$140,500	**Estimated Cost**		$150,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 113 Richmar Manor OH 6-15			AMP 113 Richmar Manor OH 6-15			AMP 113 Richmar Manor OH 6-15			AMP 113 Richmar Manor OH 6-15		
		Site:			Site:			Site:			Site:	
		lighting	$7,500		None	$0		Parking lot sealing and striping	$3,500		Tree triming	$2,000
		Total Site:	$7,500		Total Site:	$0		Total Site:	$3,500		Total Site:	$2,000
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Fixtures	$20,000		Fixtures	$20,000		Smoke detectors	$5,000		None	$0
			$20,000			$20,000		Total M&E:	$5,000		Total M&E:	$0
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Masonry sealing, repair & fixtures	$19,200		lighting	$8,500		Tuckpointing	$55,000		None	$0
		Total B.E.:	$19,200		Total B.E.:	$8,500		Total B.E.:	$55,000		Total B.E.:	$0
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
			$0		Unit Kitchen and bath re-hab I	$155,000		Unit Kitchen and bath re-hab II	$155,000		Unit Kitchen and bath re-hab III	$155,000
		Total DUs:	$0		Total DUs:	$155,000		Total DUs:	$155,000		Total DUs:	$155,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Range & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600
		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		Community Room update	$50,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$50,000		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		Management facility upgrade	$8,500		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$8,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		Community Room Equipment	$2,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$2,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$53,300	Estimated Cost		$201,100	Estimated Cost		$275,100	Estimated Cost		$163,600

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 113 John Holland OH 6-31**	**Site:**		**AMP 113 John Holland OH 6-31**	**Site:**		**AMP 113 John Holland OH 6-31**	**Site:**		**AMP 113 John Holland OH 6-31**	**Site:**	
		asphalt sealing and striping	$10,000		Site lighting	$10,000		Tree triming	$3,000		Walks	$3,000
		Total Site:	$10,000		Total Site:	$10,000		Total Site:	$3,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Furnace and HW replacements	$75,000		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$75,000		Total M&E:	$0		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior finishes	$15,000		None	$0		Masonry tuckpointing & sealing	$85,000		Roofs	$35,000
								Storm doors				
		Total B.E.:	$15,000		Total B.E.:	$0		Total B.E.:	$85,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Iterior finishes, carpet	$25,000		None	$0		None	$0		None	$0
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$50,000	**Estimated Cost**		$85,000	**Estimated Cost**		$88,000	**Estimated Cost**		$45,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 113 Ashley Arms OH 6-38			AMP 113 Ashley Arms OH 6-38			AMP 113 Ashley Arms OH 6-38			AMP 113 Ashley Arms OH 6-38		
		Site:			Site:			Site:			Site:	
		Tree triming	$2,000		None	$0		Asphalt paving	$45,000		None	$0
		Total Site:	$2,000		Total Site:	$0		Total Site:	$45,000		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
			$0		Water heater installations	$6,000		Fire surpression upgrades	$15,000		Fixtures	$22,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$15,000		Total M&E:	$22,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Insulated glass replacement	$9,000		Insulated glass replacement	$7,000		None	$0		Tuck pointing	$50,000
		Total B.E.:	$9,000		Total B.E.:	$7,000		Total B.E.:	$0		Total B.E.:	$50,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Floor finishes	$11,000		Floor finishes	$12,000		Floor finishes	$12,000		Iterior finishes	$35,000
		Total DUs:	$11,000		Total DUs:	$12,000		Total DUs:	$12,000		Total DUs:	$35,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Refrigerators	$3,600		Refrigerators replacement	$3,600		None	$0		None	$0
		Total D.E.:	$3,600		Total D.E.:	$3,600		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		Entry door upgrad	$25,000		None	$0		interior finishes	$12,000		None	$0
		Total ICAs:	$25,000		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		Elevator Upgrade	$450,000		Trash compactor	$50,000		None	$0
		Total NDE:	$0		Total NDE:	$450,000		Total NDE:	$50,000		Total NDE:	$0
Subtotal of Estimated Cost			$50,600	Estimated Cost		$478,600	Estimated Cost		$134,000	Estimated Cost		$107,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 113 Scattered Sites OH 6-22,28,37,40,45			AMP 113 Scattered Sites OH 6-22,28,37,40,45			AMP 113 Scattered Sites OH 6-22,28,37,40,45			AMP 113 Scattered Sites OH 6-22,28,37,40,45		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$40,000		Concrete, paving, grading, landscaping & tree work, sheds	$10,000		Concrete, paving, grading, landscaping & tree work, sheds	$10,000
		Total Site:	$20,000		Total Site:	$40,000		Total Site:	$10,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$25,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$25,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$25,000
		Total M&E:	$25,000		Total M&E:	$75,000		Total M&E:	$25,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$65,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$65,000
		Total B.E.:	$35,000		Total B.E.:	$75,000		Total B.E.:	$65,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$85,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$95,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$95,000
			$65,000			$85,000			$95,000			$95,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None			None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$145,000	Estimated Cost		$275,000	Estimated Cost		$195,000	Estimated Cost		$195,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 121 Weiler Homes OH 6-1			AMP 121 Weiler Homes OH 6-1			AMP 121 Weiler Homes OH 6-1			AMP 121 Weiler Homes OH 6-1		
		Site:			Site:			Site:			Site:	
		Landscaping, drives & walks	$45,000		Utility pole replacements	$20,000		Concrete/Asphalt	$25,000		Concrete/Asphalt	$15,000
		Total Site:	$45,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$15,000
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$35,000
		Domestic water heater replacement			Domestic water heater replacement			Domestic water heater replcment			Domestic water heater replcment	
		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$35,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Soffit & gable finish replacement	$145,000		Soffit & gable finish replacement	$145,000		tuckpointing	$165,000		Window replacements	$250,000
											Exterior façade	
		Total B.E.:	$145,000		Total B.E.:	$145,000		Total B.E.:	$165,000		Total B.E.:	$250,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000
		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		furishings and interior finishes	$2,500		furishings and interior finishes	$2,500
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$2,500		Total ICAs:	$2,500
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
			$0		Management office	$20,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$20,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		Office equipment	$5,000			$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$5,000		Total NDE:	$0
ubtotal of Estimated Cost			$380,000	Estimated Cost		$375,000	Estimated Cost		$387,500	Estimated Cost		$357,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 121 Spieker Terrace OH 6-9			**AMP 121 Spieker Terrace OH 6-9**			**AMP 121 Spieker Terrace OH 6-9**			**AMP 121 Spieker Terrace OH 6-9**		
		Site:			**Site:**			**Site:**			**Site:**	
		None	$0		Lighting	$3,500		drive and walks	$20,000		None	$0
See		Total Site:	$0		Total Site:	$3,500		Total Site:	$20,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Furnaces & water heaters	$75,000		Furnaces & water heaters	$65,000		Furnaces and Fixtures	$65,000		Furnaces and Fixtures	$65,000
			$75,000		Total M&E:	$65,000		Total M&E:	$65,000		Total M&E:	$65,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, roofs, entry doors & storms	$150,000		Masonry tuckpointing & sealing	$35,000		windows	$50,000		windows and roofs	$125,000
		Total B.E.:	$150,000		Total B.E.:	$35,000		Total B.E.:	$50,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit rehab, Kit. & baths	$175,000		Unit rehab, Kit. & baths	$185,000		Unit rehab, Kit. & baths	$250,000		Unit rehab, Kit. & baths	$250,000
		Total DUs:	$175,000		Total DUs:	$185,000		Total DUs:	$250,000		Total DUs:	$250,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community finishes flooring/wall	$10,000		Community finishes flooring/wall	$10,000		None	$0		Interior finishes	$25,000
		Total ICAs:	$10,000		Total ICAs:	$10,000		Total ICAs:	$0		Total ICAs:	$25,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community room furnishings	$3,000		None	$0		Community rm furnishings	$15,000
		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$0		Total NDE:	$15,000
ubtotal of Estimated Cost			$415,000	**Estimated Cost**		$306,500	**Estimated Cost**		$390,000	**Estimated Cost**		$485,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 122 Ravine Park Village OH 6-3**			**AMP 122 Ravine Park Village OH 6-3**			**AMP 122 Ravine Park Village OH 6-3**			**AMP 122 Ravine Park Village OH 6-3**		
		Site:			**Site:**			**Site:**			**Site:**	
		Walks and drives	$35,000		Playground replacement	$35,000		Sealing roadway & parking, roadways, utilit drainage, curbing, walks, lighting,	$35,000		Sealing roadway & parking, roadways, utilitie drainage, curbing, walks, lighting,	$35,000
		Total Site:	$35,000		Total Site:	$35,000			$35,000			$35,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Equipment cabinets	$20,000		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$20,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Sealing masonry	$25,000		Sealing masonry	$125,000		Sealing masonry	$125,000
		Total B.E.:	$0		Total B.E.:	$25,000		Total B.E.:	$125,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$25,000		None	$0		None	$0		Interior finshes	$25,000
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Gym upgrades	$55,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$55,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Maintence building roof replacemen Office exterior door replacements	$35,000		Ball field & green space	$25,000		Basketball court resurface	$15,000
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$25,000		Total SWFs:	$15,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$60,000	**Estimated Cost**		$170,000	**Estimated Cost**		$185,000	**Estimated Cost**		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:			FFY Grant: 2013 PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 122 Birmingham Terrace OH 6-6	**Site:**		AMP 122 Birmingham Terrace OH 6-6	**Site:**		AMP 122 Birmingham Terrace OH 6-6	**Site:**		AMP 122 Birmingham Terrace OH 6-6	**Site:**	
		Concrete/Landscape	$25,000		Landscaping improvements	$25,000		Repave asphalt roadways & parking areas	$180,000			$0
		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$180,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detection system replacement I	$35,000		None	$0		Heating systems	$65,000
		Total M&E:	$0		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding	$80,000		Siding	$35,000		Re-build chimmey's	$35,000			$0
		Total B.E.:	$80,000		Total B.E.:	$35,000		Total B.E.:	$35,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Kitchens, baths and Interior finishes	$75,000		Interior finishes	$35,000		Kitchen, bath upgrades	$100,000
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$35,000		Total DUs:	$100,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0			$0			$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Interior finishes	$3,000		Interior finishes	$35,000		Interior finishes	$0
		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Management office improvements	$3,000		None	$0		Office roof	$35,000
		Total SWFs:	$0		Total SWFs:	$3,000		Total SWFs:	$0		Total SWFs:	$35,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Office equipment	$1,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$1,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$105,000	Estimated Cost		$177,500	Estimated Cost		$285,000	Estimated Cost		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 122 Hansen Terrace OH 6-7**			**AMP 122 Hansen Terrace OH 6-7**			**AMP 122 Hansen Terrace OH 6-7**			**AMP 122 Hansen Terrace OH 6-7**		
		Site:			**Site:**			**Site:**			**Site:**	
		Driveway improvements	$55,000		Sidewalk improvements	$25,000		Site drainage improvements	$25,000		Sidewalk improvements & landscaping	$10,000
		Total Site:	$55,000		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Heating lines replacement	$85,000		Boilers and heating sytem upgrade	$50,000		Boilers and heating sytem upgrade	$40,000		Smoke detector replacement	$45,000
		Total M&E:	$85,000		Total M&E:	$50,000		Total M&E:	$40,000		Total M&E:	$45,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
			$0		Exterior finishes(doors, screens, etc,)	$65,000		Roofs	$50,000		Window replacements	$50,000
		Total B.E.:	$0		Total B.E.:	$65,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
			$0		Interior finishes	$20,000		Window replacements	$85,000		Window replacements	$50,000
		Total DUs:	$0		Total DUs:	$20,000		Total DUs:	$85,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes	$13,000		Laundry improvements	$3,500		None	$0		None	$0
		Total ICAs:	$13,000		Total ICAs:	$3,500		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		Community room improvements	$35,000		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Community room furnishings	$3,000		Community room furnishings	$2,500
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$2,500
ubtotal of Estimated Cost			$153,000	**Estimated Cost**		$163,500	**Estimated Cost**		$238,000	**Estimated Cost**		$157,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 122 Scattered Sites OH6-22,37,45			AMP 122 Scattered Sites OH6-22,37,45			AMP 122 Scattered Sites OH6-22,37,45			AMP 122 Scattered Sites OH6-22,37,45		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$25,000		Concrete, paving, grading, landscaping & tree work, sheds	$30,000
		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$30,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$55,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$55,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$60,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$65,000
		Total M&E:	$55,000		Total M&E:	$55,000		Total M&E:	$60,000		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$40,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$42,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$45,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000
		Total B.E.:	$40,000		Total B.E.:	$42,000		Total B.E.:	$45,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$70,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$70,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$75,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$80,000
		ments, kitchen & bath updates	$70,000		ments, kitchen & bath updates	$70,000		ments, kitchen & bath updates	$75,000		ments, kitchen & bath updates	$80,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,000	Estimated Cost		$187,000	Estimated Cost		$205,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 123 Pulley Homes OH 6-10**			**AMP 123 Pulley Homes OH 6-10**			**AMP 123 Pulley Homes OH 6-10**			**AMP 123 Pulley Homes OH 6-10**		
		Site:			**Site:**			**Site:**			**Site:**	
		None	$0		None	$0		Tree triming and Landscaping	$25,000		Shed upgrades	$25,000
		Total Site:	$0		Total Site:	$0		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Furnace replacements	$25,000		Exhaust Fan replacement	$10,000		smoke dectectors	$7,500
		Total M&E:	$0		Total M&E:	$25,000		Total M&E:	$10,000		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement and painting	$85,000		Roofing replacement	$81,000		Siding	$35,000		Painting	$35,000
		Total B.E.:	$85,000		Total B.E.:	$81,000		Total B.E.:	$35,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$15,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$15,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$8,100		Appliance replacement	$8,100		Interior finshes	$30,000		None	$0
		Total D.E.:	$8,100		Total D.E.:	$8,100		Total D.E.:	$30,000		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0			$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$93,100	**Estimated Cost**		$129,100	**Estimated Cost**		$100,000	**Estimated Cost**		$67,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 123 Vistula Manor OH 6-12**			**AMP 123 Vistula Manor OH 6-12**			**AMP 123 Vistula Manor OH 6-12**			**AMP 123 Vistula Manor OH 6-12**		
		Site:	$0		**Site:** Site lighting and sidewalks	$15,000		**Site:** Landscaping	$10,000		**Site:** Parking lot re-surfaceing	$35,000
		Total Site:	$0		Total Site:	$15,000		Total Site:	$10,000		Total Site:	$35,000
		Mechanical and Electrical:	$0		**Mechanical and Electrical:** Lighting	$5,000		**Mechanical and Electrical:** None	$0		**Mechanical and Electrical:** None	$0
		Total M&E:	$0		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior: Window replacement	$250,000		**Building Exterior:** Window replacement Phase II	$125,000		**Building Exterior:** Window replacement Phase III	$225,000		**Building Exterior:** Roof replacement	$275,000
		Total B.E.:	$250,000		Total B.E.:	$125,000		Total B.E.:	$225,000		Total B.E.:	$275,000
		Dwelling Units:	$0		**Dwelling Units:** Interior finishes	$5,000		**Dwelling Units:** None	$0		**Dwelling Units:** None	$0
		Total DUs:	$0		Total DUs:	$5,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment: None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas: Floor finishes	$25,000		**Interior Common Areas:** Interior finishes	$12,000		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$25,000		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** Chiller upgrade	$275,000		**Nondwelling Equipment:** Trash compactor	$25,000		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$275,000		Total NDE:	$25,000		Total NDE:	$0
ubtotal of Estimated Cost			$275,000	**Estimated Cost**		$437,000	**Estimated Cost**		$260,000	**Estimated Cost**		$310,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 123 Northern Heights OH 6-17/19**			**AMP 123 Northern Heights OH 6-17/19**			**AMP 123 Northern Heights OH 6-17/19**			**AMP 123 Northern Heights OH 6-17/19**		
		Site:			**Site:**			**Site:**			**Site:**	
		Shed upgrades	$45,000		Concrete drives, walks, stoops & landscap	$120,000		Landscaping	$25,000		Tree Triming	$2,500
		Total Site:	$45,000		Total Site:	$120,000		Total Site:	$25,000		Total Site:	$2,500
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detectors	$6,000		Water heater replacement	$75,000		Furnace replacements	$125,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$75,000		Total M&E:	$125,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement, entry & storm doors	$80,000		Roofing replacement, siding & storm door	$80,000		Roofing replacement, masonry sealing & siding and windows	$100,000		Roofing replacement, masonry sealing & siding and windows	$100,000
		Total B.E.:	$80,000		Total B.E.:	$80,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Refrigerator replacement	$14,000		Interior finishes	$30,000		Interior finishes	$30,000
		Total DUs:	$0		Total DUs:	$14,000		Total DUs:	$30,000		Total DUs:	$30,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	**Estimated Cost**		$220,000	**Estimated Cost**		$230,000	**Estimated Cost**		$257,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$30,000 $30,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$30,000 $30,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrade fixtures & devices included. Total M&E:	$20,000 $20,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrades fixtures & devices included. Total M&E:	$20,000 $20,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$25,000 $25,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$25,000 $25,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$20,000 $20,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$20,000 $20,000
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000 $60,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000 $60,000
		Dwelling Equipment: Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0
		Interior Common Areas: None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0
		Site-Wide Facilities: None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0
		Nondwelling Equipment: None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0
ubtotal of Estimated Cost			$155,000	**Estimated Cost**		$155,000	**Estimated Cost**		$120,000	**Estimated Cost**		$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 131 Port Lawrence Homes OH 6-5**			**AMP 131 Port Lawrence Homes OH 6-5**			**AMP 131 Port Lawrence Homes OH 6-5**			**AMP 131 Port Lawrence Homes OH 6-5**		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming	$5,000		sidewalks	$5,000		Rebuild catch basins	$25,000		Rebuild catch basins	$25,000
		Total Site:	$5,000		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		None	$0		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuck pointing	$125,000		Roofs and gutters	$150,000		Roofs and gutters	$175,000		Roofs and gutters	$175,000
		Total B.E.:	$125,000		Total B.E.:	$150,000		Total B.E.:	$175,000		Total B.E.:	$175,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		None	$0		Interior finishes	$25,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$130,000	**Estimated Cost**		$155,000	**Estimated Cost**		$200,000	**Estimated Cost**		$232,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:			FFY Grant: 2013 PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 131 McClinton Nunn Homes OH 6-11			AMP 131 McClinton Nunn Homes OH 6-11			AMP 131 McClinton Nunn Homes OH 6-11			AMP 131 McClinton Nunn Homes OH 6-11		
		Site:			Site:			Site:			Site:	
		Walks and site improvements	$50,000		None	$0		None	$0		None	$0
		Total Site:	$50,000		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Boiler replacement	$25,000		Boiler replacement	$25,000		Boiler replacement	$30,000		Boiler replacement	$25,000
								Smoke detectors				
		Total M&E:	$25,000		Total M&E:	$25,000		Total M&E:	$30,000		Total M&E:	$25,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Masonry sealing & tuckpoint	$85,000		Roofing and windows	$60,000		Roofing and windows	$65,000		Roofing and windows	$70,000
		Roofing and windows										
		Total B.E.:	$85,000		Total B.E.:	$60,000		Total B.E.:	$65,000		Total B.E.:	$70,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Unit re-hab	$500,000		Unit re-hab	$500,000		Unit re-hab	$550,000		Unit re-hab	$600,000
		Total DUs:	$500,000		Total DUs:	$500,000		Total DUs:	$550,000		Total DUs:	$600,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		Community room improvements	$12,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		C.O. improvements	$35,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$662,500	Estimated Cost		$634,500	Estimated Cost		$647,500	Estimated Cost		$697,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 131 Scattered Sites OH6-22,37,40,45			AMP 131 Scattered Sites OH6-22,37,40,45			AMP 131 Scattered Sites OH6-22,37,40,45			AMP 131 Scattered Sites OH6-22,37,40,45		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000
		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$20,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$20,000
		Total M&E:	$30,000		Total M&E:	$30,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000
		Total B.E.:	$25,000		Total B.E.:	$25,000		Total B.E.:	$20,000		Total B.E.:	$20,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000
			$80,000			$80,000			$60,000			$60,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$155,000	Estimated Cost		$155,000	Estimated Cost		$120,000	Estimated Cost		$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 132 Brand Whitlock Homes OH 6-2/8			AMP 132 Brand Whitlock Homes OH 6-2/8			AMP 132 Brand Whitlock Homes OH 6-2/8			AMP 132 Brand Whitlock Homes OH 6-2/8		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$200,000		Asphalt parking & drainage improvements	$75,000
		Total Site:	$375,000		Total Site:	$375,000		Total Site:	$200,000		Total Site:	$75,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Domestic water heater replacement	$1,500,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000
		Smoke detector replacement			Smoke detector replacement			Smoke detector replacement			Smoke detector replacement	
		Boiler & distribution system replacement	$1,500,000		Boiler replacement	$1,200,000		Total M&E:	$1,200,000		Total M&E:	$1,200,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000
		Masonry sealing			Masonry sealing			Masonry sealing			Masonry sealing	
		Total B.E.:	$800,000		Replace chimney	$800,000		Total B.E.:	$800,000		Total B.E.:	$800,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major Interior Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000
		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$30,000		Appliances	$30,000		Refrigerators/Ranges	$30,000		Refrigerators/Ranges	$30,000
		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community room upgrades	$100,000			$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$100,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Office improvements	$85,000		New community building	$650,000		None	$0		Maintenance shop improvements	$185,000
		Total SWFs:	$85,000		Total SWFs:	$650,000		Total SWFs:	$0		Total SWFs:	$185,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Equipment	$3,000		Equipment	$3,000
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$3,000
ubtotal of Estimated Cost			$4,090,000	**Estimated Cost**		$4,355,000	**Estimated Cost**		$3,633,000	**Estimated Cost**		$3,593,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:			FFY Grant: **2013** PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 132 Albertus Brown OH 6-4**			**AMP 132 Albertus Brown OH 6-4**			**AMP 132 Albertus Brown OH 6-4**			**AMP 132 Albertus Brown OH 6-4**		
		Site:			**Site:**			**Site:**			**Site:**	
		Walks, drivs	$30,000		Tree triming	$5,000		Playground upgrade	$40,000		None	$0
		Total Site:	$30,000		Total Site:	$5,000		Total Site:	$40,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$40,000		Boiler replacement	$50,000		Smoke detectors	$35,000		None	$0
		Total M&E:	$40,000		Total M&E:	$50,000		Total M&E:	$35,000		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing	$55,000		None	$0		None	$0		Roofs	$110,000
		Total B.E.:	$55,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$110,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$75,000		Interior finishes	$75,000		Interior finishes	$50,000
					Floor coverings			Floor coverings			Floor coverings	
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$75,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	**Estimated Cost**		$130,000	**Estimated Cost**		$150,000	**Estimated Cost**		$160,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 133 Parqwood Apartments OH 6-20			AMP 133 Parqwood Apartments OH 6-20			AMP 133 Parqwood Apartments OH 6-20			AMP 133 Parqwood Apartments OH 6-20		
		Site:			Site:			Site:			Site:	
			$0		Tree triming and retaining wall rebuilc	$5,000		Sidewalk and Drive improvements	$25,000		None	$0
		Total Site:	$0		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Fixtures	$7,500		Heating upgrades	$15,000		Heating upgrades	$10,000		Smoke detectors	$5,000
		Total M&E:	$7,500		Total M&E:	$15,000		Total M&E:	$10,000		Total M&E:	$5,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Tuckpointing and façade improvements	$85,000		None	$0		Entry door upgrades	$15,000		Window replacements I	$45,000
		Total B.E.:	$85,000		Total B.E.:	$0		Total B.E.:	$15,000		Total B.E.:	$45,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		None	$0		Bath and Kitchen improvements I	$90,000		Bath and Kitchen improvements II	$95,000		Bath and Kitchen improvements III	$100,000
		Total DUs:	$0		Total DUs:	$90,000		Total DUs:	$95,000		Total DUs:	$100,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		Interior Finishes	$35,000		Painting	$20,000		None	$0		None	$0
		Total ICAs:	$35,000		Total ICAs:	$20,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		Maintenance shop	$25,000		Garage doors and parking striping	$6,500		None	$0		None	$0
		Total SWFs:	$25,000		Total SWFs:	$6,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$152,500	Estimated Cost		$136,500	Estimated Cost		$145,000	Estimated Cost		$150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2009	Activities for Year 2 FFY Grant: 2010 PHA FY:			Activities for Year 3 FFY Grant: 2011 PHA FY:			Activities for Year 4 FFY Grant: 2012 PHA FY:			Activities for Year 5 FFY Grant: 2013 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 133 TenEyck Tower OH 6-30			AMP 133 TenEyck Tower OH 6-30			AMP 133 TenEyck Tower OH 6-30			AMP 133 TenEyck Tower OH 6-30		
		Site:			Site:			Site:			Site:	
		Tree triming	$750		Lighting	$15,000		Concrete walk replacement	$6,500		Asphalt parking replacement	$65,000

See		Total Site:	$750		Total Site:	$15,000		Total Site:	$6,500		Total Site:	$65,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		HW hearters and HVAC upgrades	$65,000		None	$0		Electric to gas heating conversion	$375,000
		Total M&E:	$0		Total M&E:	$65,000		Total M&E:	$0		Total M&E:	$375,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roof replacement	$135,000		None	$0		Window replacement I	$150,000		Window replacement II	$150,000
		Total B.E.:	$135,000		Total B.E.:	$0		Total B.E.:	$150,000		Total B.E.:	$150,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		None	$0		None	$0		None	$0
		Total DUs:	$50,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Appliances	$5,000		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Floor finishes	$25,000		Laundry area improvements	$15,000		None	$0
		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$15,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Office upgrades	$6,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$6,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Trash compactor	$35,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$35,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,750	Estimated Cost		$151,000	Estimated Cost		$171,500	Estimated Cost		$590,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2010**			FFY Grant: **2011**			FFY Grant: **2012**			FFY Grant: **2013**		
	PHA FY:			PHA FY:			PHA FY:			PHA FY:		
2009	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 133 Scattered Sites OH6-37,40,45			**AMP 133 Scattered Sites OH6-37,40,45**			**AMP 133 Scattered Sites OH6-37,40,45**			**AMP 133 Scattered Sites OH6-37,40,45**		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000
See		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Furnaces, water heaters, electrical upgrad	$30,000		Furnaces, water heaters, electrical upgrad	$30,000		Furnaces, water heaters, electrical upgrade	$20,000		Furnaces, water heaters, electrical upgrades	$20,000
		fixtures & devices included.			fixtures & devices included.			fixtures & devices included.			fixtures & devices included.	

Statement		Total M&E:	$30,000		Total M&E:	$30,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000
		Total B.E.:	$25,000		Total B.E.:	$25,000		Total B.E.:	$20,000		Total B.E.:	$20,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000
			$80,000			$80,000			$60,000			$60,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$155,000	**Estimated Cost**		$155,000	**Estimated Cost**		$120,000	**Estimated Cost**		$120,000

Attachment C

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Attachment D

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Attachment E

Operating Supplement #51
HUD Revised 6/01
Rev. 6/03

COMMUNITY SERVICE/SELF SUFFICIENCY SUPPLEMENT

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes and other activities which help an individual toward self-sufficiency and economic independence. This is a requirement of the dwelling lease signed with all residents of LMHA.

LMHA requires residents to verify compliance annually, at least 30 days before the expiration of the lease term. Self-certification by residents is not acceptable; third party certification must be provided by the entity with whom the resident is working.

B. Definitions

Community Service – volunteer service that includes, but is not limited to:

- Service at a local school, church, hospital, recreation center, senior center, service organization, or child care center
- Service with youth or senior organizations, including Police Athletic League (PAL) events and functions
- Service at LMHA to help improve physical conditions including the Thumbs Up! Program and non-paid time spent on caretaker duties
- Service at LMHA to help with children's programs or youth sporting events
- Service at LMHA to help with senior programs
- Helping neighborhood groups with special projects including Blockwatch, Apartment watch or Resident Patrol
- Working through the Central Resident Council or individual development Resident Council or Senior Club to help other residents with problems
- Caring for the children of other residents so they may volunteer
- Other volunteer service with non-profits, for example, 501(C)(3) organizations, providing community service programs.

NOTE: **Political activity is excluded such as campaign work.**

Self-Sufficiency Activities – activities that include, but are not limited to:

- Family Investment Center programs
- Job training programs
- GED classes
- Substance abuse or mental health counseling
- English proficiency or literacy (reading) classes
- Budgeting and credit counseling
- Homeownership educational programs or seminars (offered by LMHA and other community organizations)
- Any kind of class that helps a person move toward economic independence

***Exempt Adult** – an adult member of the family who*

- Is 62 years of age or older
- ***Is a blind or disabled individual, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c) and who certifies that because of such disability she or he is unable to comply***
- ***Is the caretaker of such a blind or disabled individual***
- Is working at least 20 hours per week
- Is participating in a welfare to work program
- Is receiving assistance from TANF and is in compliance with job training and work activities requirements of the program
- Each adult member of the household must sign a Community Service Exemption Certification at each annual recertification or if they become an "exempt adult" at any time between recertifications that the status should change. (See "Exhibit 1" attached; LMHA HO Form #115) This form would be signed at move-in and during interim recertification conferences with the Housing Manager/Management Aide and at the annual review interview with a Recertification Technician.

C. Requirements of the Program

1. The eight- (8) hours per month may be either volunteer service or self-sufficiency program activity or a combination of the two.

2. At the time of move-in and at each recertification, all adult members of the household must sign a "Community Service Compliance Certification (Exhibit "2") indicating they have read and understand the housing authority's Community Service/Self-Sufficiency Policy.

3. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant consideration. The Director of Programs & Leasing, Director of Housing Operations, or their designee will make the determination of whether to allow or disallow a deviation from the schedule. (See Exhibit #3, LMHA HO Form #111).

4. Activities must be performed within the community and not outside the jurisdictional area of LMHA which includes Lucas County, Ohio.

5. Family obligations

- At lease execution or re-examination after July 1, 2003, all adult members (18 or older) of a public housing resident family must:

  1) Provide documentation that they are exempt from the Community Service requirement per Exhibit (1).

- At each annual re-examination, non-exempt family members must present a completed documentation form of activities performed over the previous twelve- (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed. (Exhibit "3")

- If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with Programs and Leasing to make up the deficient hours up to a 12-month) period. (Exhibit "4" and Exhibit "4-A")

  If the Review Technician or Housing Manager/Management Aide feel the resident has extenuating circumstances which have prevented them from completing this requirement timely and said circumstances can be documented by the resident, the Review Technician, Housing Manager/Management Aide may make a recommendation to the appropriate department director for a longer period of time to be granted.

6. Change in exempt status:

- If, during the twelve- (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the management office during an interim recertification and provide documentation of such. (Exhibit "6")

- If, during the twelve- (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the management office. Management offices will provide the person with the Recording/Certification documentation form (Exhibit "3").

D. LMHA obligations

1. To the greatest extent possible and practicable, LMHA will provide in-house opportunities for volunteer service or self-sufficiency programs for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled individual who is otherwise able to perform community service is not necessarily exempt from the Community Service requirement).*

2. LMHA management offices will provide the family with: Community Service Exemption Certification Form (See LMHA HO Form #115; "Exhibit 1"); Community Service

Compliance Certification Form (See LMHA HO Form #110; “Exhibit 2”); Record and Certification of Community Service and Self-Sufficiency Activities Form (See LMHA HO Form # 111; “Exhibit 3”); and Caretaker Verification for Community Service Exemption Form (See LMHA HO Form # 141; “Exhibit “6”).

3. LMHA’s Director of Programs & Leasing, Director of Housing Operations or their designee will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Grievance Procedure if they disagree with LMHA’s determination. (Section 18 of the dwelling lease).

4. Non-compliance of family member. The responsibility for enforcement will be with the Housing Manager/Management Aide.

   - If LMHA finds a family member to be non-compliant, the Housing Operations staff will enter into an agreement with the non-compliant member and the head of household to make up the deficient hours over the next twelve- (12) month period. (LMHA HO Form #116; “Exhibit 4” and LMHA HO Form #114 “Exhibit 5” attached).

   - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family would be issued a 30-day notice to vacate by the Housing Manager/Management Aide, unless the non-compliant member agrees to move out of the unit and a new lease is signed with the family amending its composition accordingly.

   - The family may use the Grievance Procedure to appeal the lease termination, after attending a private conference with the Housing Manager/Aide or other representative of LMHA.

Exhibit 1
COMMUNITY SERVICE EXEMPTION CERTIFICATION[1]

I certify that I am eligible for an exemption from the Community Service requirement for the following reason:

( ) I am 62 or older.

( ) I am 18 Years and Over – *Full Time Student*

( ) I am blind. The term blind means that I have central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. 42 U.S.C. 416(i)(1);1382c. Or, I am disabled. The term means that I am unable to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period of not less than twelve months. 42 U.S.C. 416(i)(1);1382c. And, because of such blindness/disability, I cannot perform voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency or increase resident self-responsibility in the community. If I receive SSI or SSD benefits then I have no further reporting duties to LMHA for this exemption period. However, if I do not receive SSI or SSD benefits, then I will also have to provide medical documentation or complete LMHA's medical verification forms so that LMHA may verify my status as blind or disabled individual.

( ) I am disabled. If I do not receive SSI or SSD benefits, then I will also have to provide medical documentation or complete LMHA's medical verification forms so that LMHA may verify my status as a disabled individual.

( ) I am the primary caretaker of such blind or disabled individual who satisfies the above criteria and I am submitting LMHA HO Form #141 for verification. (Exhibit "6" must also be completed)

( ) I am working.
(Employment Verification form will serve as documentation)

( ) I am participating in a Welfare to Work Program
(Must provide verification letter from agency)

( ) I am receiving TANF and am participating in a required economic self-sufficiency program or work activity
(Must provide verification from the funding agency that you are complying with job training or work requirements. A certification form must be signed by each adult member of the household).

_____ _____
Resident Name Address

_____
Date

LMHA HO Form #115
11/04

[1] This certification applies only to the Community Service Exemption per 24 CFR 960.601 and no other LMHA program requirements.

Exhibit "1-A"

Request for a Reasonable Accommodation

The following member of my family has a handicap/disability:

_____

(Do not tell the LMHA the name of your disability or the nature or extent of your disability.)

Please provide this reasonable accommodation:

_____

_____

A reasonable accommodation is needed because:

_____ It will help you live in the housing or take part in LMHA's program;
_____ It will help you meet the lease requirements of LMHA's program;
_____ It will help you meet other requirements of LMHA's program.

Physician, Health Care Provider's name, address and telephone number:

_____

_____

_____

By signing below you confirm the accuracy of the information submitted above. You will be mailed by the LMHA an "Authorization for Release of Medical Information" which will be forwarded to your physician, medical provider. Your physician/medical provider will then be required to confirm your eligibility and accommodation request to LMHA. Once this process has been completed, your Housing Manager will be in contact with you.

_____	_____	_____
Tenant's Signature	Phone Number	Date of Request

_____

Tenant's Address

Do not write below line

_____

For Office Use Only

Date Received by Director of Housing Operations: _____
Date Authorization for Release of Medical Verification sent to Tenant: _____
Date Medical Verification letter sent to physician, health care provider: _____

LMHA HO Form #109
Revised 2/03

Exhibit "2"

(Must be completed at move-in and at annual recertification interviews)

Community Service Requirement Change in FY2003 HUD Appropriation

Under section 12 of the United States Housing Act of 1937, as amended, every adult resident of public housing is required to perform eight hours of community service each month, or participate in a self-sufficiency program for at least eight hours each month or a combination of the two totaling eight hours each month. (42 USC 1437j) This requirement does not apply to various exempt groups such as elderly persons, certain disabled individuals and others. (24 CFR 960.600-609).

LMHA Community Service/Self-Sufficiency Policy Informational Sheet

- **Community Service is required for all residents who are not employed or involved in a self-sufficiency program with all annual recertifications effective July 1, 2003 and thereafter;**
- **Residents who are elderly, handicapped or disabled may be exempted from community service;**
- **Residents are required to verify community service – 8 hours per month – at the time of their annual recertification with LMHA. (Please see your Housing Manager for a log sheet to track your volunteer hours);**
- **Residents may choose where they complete their community service hours;**
- **Residents caring for an elderly or disabled family member may be exempted from community service (Please see your management office for the proper documentation.);**
- **Resident Council, Senior Club, Resident Patrol, Thumbs Up! Plantings, and other volunteer opportunities can be documented for Community Service credit;**
- **Management offices may hold verification of community service hours in your file until your next annual recertification, if requested;**
- **LMHA must enforce the community service policy in accordance with the Quality Housing and Work Responsibility Act (QHWRA) of 1998;**
- **Community service may not include political activities;**
- **Failure to comply with the community service requirements can result in the termination of your lease.**

Community Service benefits all residents!

By signing below you are verifying that you understand the community service requirements according to The Quality Housing and Work Responsibility Act of 1998 and have been provided with a copy of this signed document.

Adult Signature	**Date**
Adult Signature	**Date**
Adult Signature	**Date**
Adult Signature	**Date**

LMHA HO Form #110

"Exhibit 3"

(Distribute to new move-ins and at annual recertifications, if resident is non-exempt)

RECORD AND CERTIFICATION OF COMMUNITY SERVICE AND SELF-SUFFICIENCY ACTIVITIES

Resident Name: _____Address_____SSN#_____

Date of Activity: Mo/Day/Yr	Type of Service Activity	Type of Training Program	Type of Educational Program	# of Hours	Name of Company/Organizat Signature
			Total Hours Must equal 96 per year		

_____ _____

Adult Resident Signature Date

LMHA HO Form #111

LMHA HO Form #116
Revised 9/03

"Exhibit 4"

AGREEMENT

In accordance with the provisions of HUD/LMHA's Community Service/Self-Sufficiency policy, I/We agree to complete all deficient service hours over the next 12-month period. Deficient service hours are for the review year _____ and will be completed by _____.

I/We understand that LMHA may issue a 30-day notice if the service hour requirements of your lease are not brought into compliance by _____. I/we understand what volunteer work qualifies as community service and what types of programs qualify for self-sufficiency participation.

_____ _____
Head of Household Date

_____ _____
Other Adult Resident Date

LMHA USE ONLY

APPROVED BY:_____ _____
Director of Programs & Leasing or designee Date

Cc: Review Technician

Exhibit "4-A"

Schedule to Make-Up Deficient Hours

HOURS DEFICIENT	NUMBER OF MONTHS TO COMPLETE HOURS
8	1
16	2
24	3
32	4
40	5
48	6
56	7
64	8
72	9
80	10
88	11
96	12

*Does not include hours for present year recertification requirement

LMHA HO Form #114
09/01

Exhibit "5"

_____
(Date)

Dear _____:

Please be advised that LMHA has not received documentation evidencing completion of 96 hours of community service for the following members of your family:

_____
_____
_____

All non-exempt adult members of the family must complete the community service hours as a part of the annual recertification process. If you feel one or more of the above listed family members may be eligible for an exemption, please see your management office.

You may also be eligible to enter into an agreement to complete deficient service hours.

In the event service hours have not been completed for all adult members, you can be issued a 30-day notice to vacate. Your cooperation in this matter is needed to assist in preserving your housing opportunity.

Sincerely,

_____
Housing Manager/Management Aide

Cc: Resident file

LMHA HO Form #141
09/01

Exhibit 6

Caretaker Verification for Community Service Exemption

I certify that I am blind or disabled. I understand that LMHA will keep this information strictly confidential. I agree to provide proof of receipt of SSI or SSD benefits. If I do not receive SSI or SSD benefits then I agree to provide medical documentation of such status or cooperate with LMHA to verify such status.

And, because of such blindness or disability, *I cannot perform voluntary work or duties that are a public benefit, and that serve to improve the quality of* life, enhance resident self-sufficiency or increase resident self-responsibility in the community.

I certify that _____ is my primary caretaker.
Resident Name

_____ ____ resides at _____.
Resident Name *Resident Address*

_____ _____
(Signature of Person Certifying About her/his Caretaker) Date

_____
Address

Operating Procedure
Supplement #10
Revised 2-7-01, Resolution #7235
and 2-13-08, Resolution #7520

PET POLICY

In accordance with Section 526 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), LMHA hereby sets forth rules and regulations concerning pet ownership in its public housing units. Only "common household pets" as defined herein will be permitted in LMHA owned properties.

A common household pet, for the purposes of LMHA's conventional housing program: *A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish or turtle,* that is traditionally kept in the home for pleasure rather than for commercial or breeding purposes. Common household pet does not include reptiles (except turtles). This definition shall not include animals that are used to assist persons with disabilities.

Residents may own and keep fish, birds, hamsters, gerbils and turtles in accordance with the dwelling lease.

Residents may own up to two pets. If one of the pets is a dog or cat, (or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet.

LMHA's Pet Policy shall neither apply to animals that are used to assist persons with disabilities and their assistance animals, who visit LMHA's developments and dwelling units. 24 CFR 5; 24 CFR 960.705. The exclusion applies to animals that reside in developments for the elderly or persons with disabilities. LMHA must grant this exclusion if the following is provided:

- The resident or prospective resident verifies that they are persons with disabilities by completing LMHA's reasonable accommodation process.(See LMHA PMD Form #140, Exhibit "1")

- The animal has been trained to assist persons with the specific disability (example, seeing eye dog); and

- The animal actually assists the person with a disability.

COMPANION/SERVICE ANIMALS

EXCLUSION FOR ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

LMHA adopts the following language from **NOTICE PIH 2006-13 (HA),** issued March 8, 2006:

"Pets: Regular PHA pet policies do not apply to animals that are used to assist persons with disabilities and are necessary as a reasonable accommodation. [An "Assistance Animal" is an animal that is needed as a reasonable accommodation for persons with disabilities. An assistance animal is not considered a "pet" and thus, is not subject to the PHA's pet policy. Assistance animals are animals that work, provide assistance, perform tasks for the benefit of a person with a disability or provide emotional support that alleviates one or more identified symptoms or effects of a person's disability.]

A PHA may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with a disability.

Assistance animals are exempt from a PHA's "pet" restrictions or a PHA's policy requiring pet deposits or monthly pet fees. However, all reasonable lease provisions relating to health and safety apply to assistance/service animals such as maintaining the premises in a clean and sanitary condition and ensuring that neighbors enjoy their premises in a safe and peaceful manner."

A "service animal" means any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability. Service animals are equivalent to other "auxiliary aids" such as wheelchairs and eyeglasses, and as such must be permitted. 24 CFR 5.303; 28 CFR 36.104.

When an applicant or resident with a disability asserts and can verify that an animal is a companion or service animal for his/her disability, the applicant should make a request for a reasonable accommodation; specifically, to be allowed to keep the animal by completing LMHA's reasonable accommodation process. (See LMHA PMD Form #140, Exhibit "1").

LMHA will require verification that the applicant is a "qualified individual with handicaps" as defined by 24 CFR 8.3, and that the animal is necessary in coping or assisting with the disability. (Exhibit #3)

Upon receipt of verifications, LMHA will approve the animal.

Residents requiring more than one pet as either a "companion animal" or "service animal" must request the animal by completing LMHA's reasonable accommodation process. (LMHA PMD Form #140, Exhibit "1").

MANDITORY RULES FOR RESIDENTS WITH PETS

In accordance with 24 CFR 960.707, LMHA hereby sets forth the following rules for pet ownership in its conventional housing units:

REGISTRATION

1. The Resident must request and receive written formal approval from the Housing Manager/Management Aide prior to bringing the common household pet, (hereinafter referred to as "pet") on the premises. The pet request shall be made on the standard form "Pet Occupancy Request/Registration Form" (LMHA PMD Form #78, Exhibit "5").
2. Residents registering cats, dogs, or other four-legged animal, after receiving written approval for pet ownership, will be issued a sticker, a red "P," to be displayed on the front door or window of the dwelling unit. Said sticker will identify the unit to LMHA staff or law enforcement officials as having Pet Addendum with the housing authority. (Exhibit "4")
3. Registration of the pet shall include a photograph being taken by the Housing Manager/Management Aide and retained on file with LMHA PMD Form #78 on the left hand side of the resident's folder. The photograph will be utilized to confirm identity of the pet in case of emergency and to ensure that the same pet registered is the pet occupying the resident's dwelling unit.
4. Residents registering pets that are not fully-grown at the execution of the initial Pet Addendum, will be required to report back to the development office at the first year anniversary of the agreement in order that the pet may be re-photographed for identification purposes.
5. At the time of registration, Resident must provide information sufficient to identify the pet and to demonstrate that it is a common household pet. See LMHA PMD Form #78.
6. The name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet must be provided at the time of registration.

DOGS

1. If the pet is a dog, it shall not weigh more than 20 pounds (fully grown) and stand no more than 15 inches in height from the front shoulder of the animal.

2. Doghouses located outside any dwelling unit are prohibited.

CATS

1. The weight of a cat cannot exceed ten (10) pounds (fully-grown).
2. The resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Litter boxes must be changed twice

per week at a minimum. Cardboard boxes are not acceptable and will not be approved. The resident shall not permit refuse from litter boxes to accumulate, become odorous, to become unsightly, or unsanitary.

DOG/CAT—SPAYING & NEUTERING

If the pet is a dog or cat, it must be spayed/neutered by six months of age. Evidence of spaying/neutering can be proved by a statement/bill from a licensed veterinarian and/or staff of the Humane Society or by means of the veterinarian certification provided for on LMHA PMD Form 78, (Exhibit #5).

FISH

If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The resident is limited to one container for fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner. Residents shall be responsible for any damage caused by leakage or spillage from the aquarium or fish bowl.

INOCULATIONS/VACCINATIONS

If the pet is a cat, dog, or other four-legged animal, it must have received rabies and distemper inoculations or boosters, as applicable. The resident shall provide the Housing Manager/Management Aide with evidence of inoculations certified by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local law. Said certification may be provided on the veterinarian's statement/bill or on LMHA PMD Form #78 (Exhibit 5).

LICENSING

1. Licensing of all dogs shall be required in accordance with applicable State and local law on an annual basis (due by January 31 of each year in Lucas County). The dog must always wear a license with owner's name, address and telephone number.

2. In the event that applicable State or local law changes with reference to licensing of any and all pets, LMHA will require its residents to comply upon appropriate notice.

SANITARY CONDITIONS

The pet rules shall prescribe sanitary standards to govern the disposal of pet waste. These rules are as follows:

- Resident shall be responsible for immediately disposing of all animal waste excreted inside the development building or on the development grounds.
- Pet waste may be disposed in designated areas for the development (pet waste stations or dumpsters).
- Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster.
- Poorly disposed waste will not be tolerated and will be subject to a $10.00 charge per incident.
- Each time a pet owner fails to remove pet waste in accordance with this rule, a $10.00 charge will be levied to the resident's account.
- Conditions outlined in *Cats* #2, above, pertaining to cat waste shall also prevail.

GENERAL PROVISIONS

1. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet.
2. Costs incurred by LMHA for **extermination of fleas, ticks, and other animal related pests**, will be deducted from the pet security deposit after either the pet is removed or the resident vacates. Residents are encouraged to use flea bombs to get rid of fleas and other animal-related pests on an "as needed" basis.
3. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but is not limited to: barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager/Management Aide will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
4. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership.
5. The weight of all four-legged animals, other than dogs, cannot exceed 10 pounds with height not to exceed 15 inches from the front shoulder of the animal.
6. Pets may not be bred or used for any commercial purposes on LMHA property.

CONTROL OF THE ANIMAL

1. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a chain leash **no longer than five (5') feet** and kept off lawns designated to other residents. Retractable leashes are prohibited.

2. All authorized pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. LMHA staff will contact the local Humane Society or dog warden in the event pets are found to be unleashed, or leashed and unattended, on LMHA property. It shall be the responsibility of the resident to reclaim the pet and at the expense of the resident.

3. The resident pet owner shall have canine pets restrained so that maintenance can be performed in the dwelling unit. The resident **shall** whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the resident pet owner shall be charged a fee of $25.00. If the situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and reported to the local Humane Society for removal. It shall be the responsibility of the resident pet owner to reclaim the pet at the expense of the resident. LMHA shall not be responsible if any animal escapes from the residence due to its maintenance, inspections, or other activities.

UNATTENDED PETS

Pet(s) may not be left unattended for more than ten (10) consecutive hours. If it is reported to LMHA staff that a pet has been left unattended for more than a ten- (10) hour period, LMHA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the resident.

PROHIBITED PETS

1. LMHA will forbid the following kinds of animals from being kept as pets on any of its properties: Pitbull, Rottweiler, German Shepherd, Chow, Doberman Pinscher or any species considered vicious, intimidating, or kept for the purpose of training for fighting or wagering of bets (i.e. roosters for "cockfighting", etc.). LMHA forbids the keeping of animals that have had their vocal cords cut, by a process commonly known as "debarking."

2. Exotic pets or barnyard animals are prohibited. Exception may be certain species of pigs utilized as bonafide "service animals". (Snakes and reptiles, except as herein provided, are considered exotic pets.)

Pet Policy Violation Procedures

LMHA reserves the right to require residents to remove any pet from the premises whose conduct (noise, biting, breeding, etc.) or condition is duly determined to constitute a nuisance or a threat to the health or safety of the other occupants or pets of the development, neighbors, staff, or visitors. LMHA reserves the right to remove such a pet in the event that the pet owner does not or cannot remove the pet.

Notice of Pet Policy Violation

If LMHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the owning or keeping of pets:

- LMHA may serve a written notice of Pet Policy violation on the pet owner in accordance with the dwelling lease. The notice of pet rule violation must:

  1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
  2. State that the pet owner has five (5) days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation;
  3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
  4. State that the pet owner'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 pet owner's tenancy.

Pet Policy Violation Private Conference

If the pet owner makes a timely request for a private conference to discuss an alleged Pet Policy violation, LMHA shall establish a mutually agreeable time and place for the private conference but no later than three (3) days from the effective date of service of the notice of Pet Policy violation.

At the pet rule violation private conference, the pet owner and LMHA representative shall discuss any alleged Pet Policy violation and attempt to correct it. LMHA may, as a result of the meeting, give the pet owner additional time to correct the violation.

Notice for Pet Removal

If the pet owner and LMHA are unable to resolve the Pet Policy violation at the pet rule violation private conference, or if a representative of LMHA staff determines that the pet owner has failed to correct the Pet Policy violation within any additional time provided herein, the Housing Manager/Management Aide may serve a written notice on the pet owner in accordance with Section of the Dwelling Lease or at the private conference, if appropriate, requiring the pet owner to remove the pet. The notice must:

1. Contain a brief statement of the factual basis for the determination and the Pet Policy or rules that have been violated;
2. State that the pet owner must remove the pet within five (5) days of the effective date of service of the notice of pet removal (or the private conference, if notice is served at the private conference); and
3. State that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.

Initiation of Procedures to Remove a Pet or Terminate the Pet Owner's Tenancy

LMHA may not initiate procedures to terminate a pet owner's tenancy based on a Pet Policy violation, unless:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the applicable time period specified in this section (including any additional time permitted by the owner); and
2. The Pet Policy violation is sufficient to begin procedures to terminate the pet owner's tenancy under the terms of the lease and applicable regulations.

LMHA may initiate procedures to remove a pet under 24 CFR 5.327 (threat to health and safety) at any time, in accordance with the provisions of applicable State or local law.

SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE

(An Annual Fee and One Time Deposit is required for each pet at the time of registration)

Type of Pet	Fee	Deposit
Dog	$15	$250
Cat	$10	$150
Fish Aquarium	$50	$100
Fish Bowl (Requires no power and no larger than two gallons)	$0	$0
Caged Pets	$10	$150

Note: The above schedule is applicable for each pet; therefore, if a resident pet owner has more than one pet he or she must pay the applicable annual fee and deposit for each pet.

ALL PET AGREEMENTS SIGNED WITH RESIDENTS OF LMHA PRIOR TO THE ADOPTION OF THIS POLICY ARE NOT SUBJECT TO PAYING ADDITIONAL DEPOSIT AMOUNTS OR ANNUAL FEE REQUIREMENTS. RESIDENTS SIGNING PET POLICY ADDENDUM'S FOLLOWING THE ADOPTION OF THIS POLICY WILL BE SUBJECT TO PAYING FEES FOR ANY NEW OR ADDITIONAL PETS.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the Pet Policy Addendum. No pet shall be allowed in the unit prior to the completion of the terms of this Pet Policy.

The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the Housing Manager/Management Aide at such time. The Annual Fee is not reimbursable nor will it be prorated in the event of move-out before the annual reexamination date. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE ANNUAL FEE.

Any damage to the apartment, building, grounds, flooring, walls, trim, finishes, tiles, carpeting, or stains thereon, will be the full responsibility of the resident and the resident agrees to pay any costs involved in restoring the apartment to its original condition.

If LMHA finds a residual odor problem left in the apartment, the resident agrees to pay for the cost of any and all materials or chemicals needed to repair to remove the odor. If odor removal fails, the resident agrees to pay for replacement of carpeting, padding, wallboard, baseboard, etc., as is deemed necessary. The resident also agrees to abide by management's decision as to what is necessary.

It shall be a serious violation of the lease for any resident to have a pet without proper approval

and without having complied with the terms of this policy. Such violation shall be considered to be a violation of Section 9 (c)(20) of the lease (a serious violation) and the Housing Manager/Management Aide will issue a termination notice in accordance with Section 15 of the dwelling lease. The resident pet owner will be entitled to a grievance hearing in accordance with the provisions of Section 18 of the dwelling lease.

Prohibited Pet Developments

LMHA will prohibit all pets, except companion or service animals as provided herein, at the following LMHA owned properties:

Weiler Homes

Brand Whitlock Homes

Port Lawrence Homes

McClinton Nunn – family units only

Ravine Park Village

Birmingham Terrace

Northern Heights

Elmdale/Mercer

Residents found to have pets at any of these locations will be considered in default of their lease agreement. LMHA will commence procedures mentioned herein to remove the pet from the premises or terminate the resident's tenancy.

Pet Policy Addendum

Lucas Metropolitan Housing Authority

This Addendum is being executed in accordance with the dwelling lease.

Section I. Pet Ownership

A resident may own one or more common household pets or have one or more common household pets present in the dwelling unit of such resident, subject to the following conditions:

1. Each head of household may own up to two pets. If one of the pets is a dog or cat, (or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.

2. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months. The evidence can be provided by a statement/bill from a veterinarian, certified on LMHA PMD Form #78,and/or staff of the local humane society. Evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed. Resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Resident shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed ten (10) pounds (fully grown) and a dog may not exceed 20 pounds in weight (fully-grown). All other four-legged animals are limited to ten (10) pounds (fully-grown). The height of all four-legged animals cannot exceed 15 inches from the front shoulder of the animal.

3. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

4. If the pet is a fish, the aquarium must be twenty (20) gallons or less, and the container must be placed in a safe location in the unit. The Resident is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

5. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian, certified on LMHA PMD Form #78, or by staff of the Humane Society and must be provided before the execution of the Pet Policy Addendum.

6. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Resident's lawns. Also, all pets must wear collars with identification and license at all times. Pets without a collar will be picked-up immediately by the Humane Society, county dog warden, or other appropriate agency.

7. All pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult leaseholder. Pets, which are unleashed, or leashed and unattended, on housing authority property, may be impounded and reported to the local Humane Society, dog warden or other appropriate agency for pick-up. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident.

8. Pet(s) may not be left unattended for more than eight (8) consecutive hours. If it is reported to LMHA staff that a pet(s) has been left unattended for more than an eight (8) consecutive hour period, LMHA staff may enter the unit with the humane society, dog warden or other appropriate agency to pick-up the animal. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Resident. In the case of an emergency, LMHA will work with the resident to allow no more than 24 hours for the resident to make accommodations for the pet.

9. Pet(s), as applicable, must be weighed by a veterinarian or staff of the Humane Society. A statement containing the weight of the pet must be provided to LMHA prior to the execution of this agreement and upon request by the LMHA at any time following the inception of the Pet Policy Addendum.

10. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit in accordance with the provisions of LMHA's Pet Policy.

11. Prohibited Animals: Animals or breeds of animals that are considered by LMHA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, Rottweiler, Doberman Pinscher, Pit Bulldog, German Shepherd, Chow, and/or any animal that displays vicious behavior. This determination will be made by an LMHA representative prior to the execution of this lease addendum.

12. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, "disturb, interfere or diminish" shall include but not be limited to barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The Housing Manager/Management Aide will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.

13. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the Housing Manager/Management Aide will notify the tenant, in writing, that the animal must be removed from the development, within five (5) days of the date of the notice from LMHA. The Resident may request a hearing, which will be handled according to LMHA's established grievance procedure. The pet may remain with the resident during the hearing process unless LMHA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by LMHA, the pet must be immediately removed from the unit upon receipt of the notice from LMHA.

14. The Resident is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside, it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the Housing Authority staff is required to clean any waste left by a pet, the Resident will be charged $10 for the removal of the waste.

15. The Resident shall have pets restrained so that maintenance can be performed in the apartment. The Resident shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Resident shall be charged a fee of $25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers and taken to the local Humane Society or dog warden. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident. The Housing Authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections, or other activities of the landlord.

16. Pets may not be bred or used for any commercial purposes on LMHA property.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE

(An Annual Fee and Deposit is required for each pet)

Type of Pet	**Fee**	**Deposit**
Dog	$15	$250
Cat	$10	$150
Fish Aquarium	$50	$100
Fish Bowl (Requires no power and no larger than two gallons)	$0	$0
Caged Pets	$10	$150

Note: The above schedule is applicable for each pet; therefore, if a resident has more than one pet he or she must pay the applicable annual fee and deposit for each pet. Annual fees will be due each year on the anniversary date of signing the Pet Addendum.

The entire annual fee and deposit (subject to the exception listed below) must be paid prior to the execution of the lease addendum. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.

The annual fee shall be paid at the time of reexamination each year and all proof of inoculations and other requirements shall be made available to the Housing Authority at such time. The Annual Fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. **THERE SHALL BE NO REFUND OF THE ANNUAL FEE.**

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a serious violation of the dwelling lease and this Addendum and the Housing Authority will issue a termination notice. The resident will be entitled to a grievance hearing in accordance with the dwelling lease.

It is understood and agreed that LMHA is not responsible for any damages caused by the pet including but not limited to: bites and scratches to residents, neighbors, visitors, staff, LMHA contractors, and others who are lawfully on the LMHA's premises or other pets or service animals.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I/we the undersigned, hereinafter "I," agree to the following:

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay LMHA for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless LMHA for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable annual fee of $_____ to cover some of the additional operating cost incurred by the LMHA. I also understand that this fee is due and payable prior to the execution of this lease addendum and each twelve (12) months thereafter.

I agree to pay a refundable pet deposit of $_____ to LMHA. The Annual Fee and initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by LMHA at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of my occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to me after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET (S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE LMHA AT THE ANNUAL REEXAMINATION. ANNUAL FEES SHALL BE PAYABLE IN FULL TWELVE MONTHS FROM THE APPROVAL DATE.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET (S) FROM THE PROPERTY OF THE LMHA AND/OR EVICTION. I, ALSO UNDERSTAND THAT I MAY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE LMHA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM LMHA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY LMHA STAFF OF THE PET (S) FOR DOCUMENTATION. THE PICTURE WILL BE MAINTAINED IN THE RESIDENT'S FILE WITH THE APPROPRIATE LMHA MANAGEMENT OFFICE.

_____ _____

Head of Household (Undersigned) Date

_____ _____

Housing Authority Representative Date

Exhibit "1"

Preliminary Request for a Reasonable Accommodation

Leaseholder/Resident/Advocate Name: _____ S.S. #: _____

Current Address: _____ Move-In Date: _____

# of Bedrooms: __ Member of Household Accommodation is requested for: _____

A reasonable accommodation is needed because:

The accommodation will:

_____ Help you live in the housing or take part in LMHA's program;

_____ Help you meet the lease requirements of LMHA's program;

_____ Help you meet other requirements of LMHA's program.

Do not tell the LMHA the name of your disability or the nature or extent of your disability.

Physician/Health Care Provider name, address and telephone number:

_____

_____

_____

Other comments you would like to make regarding this request: _____

_____

_____

By signing below you confirm the accuracy of the information submitted above. You will be mailed by the LMHA an "Authorization for Release of Medical Information" which will be forwarded to your physician. Your physician will then be required to confirm your eligibility and justify your request for LMHA.

Once this process has been completed, your Housing Manager will be in contact with you regarding the status of your request, which is based on medical reasons.

_____ _____ _____

Leaseholder/Resident Signature Phone Number Date of Request

Do not write below line

_____

For Office Use Only

Housing Manager/Aide Signature: _____

Date Received by Director of Property Management Department: _____

Date Authorization for Release of Medical Information sent to Leaseholder/Resident: _____

Date Medical Justification Letter sent to physician/health care provider: _____

LMHA PMD Form #140

02/01

Exhibit "2"

AUTHORIZATION FOR RELEASE
OF MEDICAL INFORMATION

To: _____

_____

_____

(Name & Address of Medical Provider)

RE: _____

_____

_____

The undersigned hereby authorizes you to verify, to the Lucas Metropolitan Housing Authority, ("LMHA"), P.O. Box 477, Toledo, OH 43697-0477, whether the undersigned is an individual with handicaps as defined by 24 CFR 8.3. The undersigned also authorizes you to disclose to the LMHA, the undersigned's need, if any, for an accessible feature (reasonable modification) to the undersigned's unit and/or a change in LMHA's policies and/or procedures (reasonable accommodation) so that the undersigned may have an equal opportunity to use and enjoy his/her dwelling unit. The undersigned further authorizes you to disclose, to the LMHA, exactly what is requested to accommodate the limitations imposed by the undersigned's handicaps, if any. However, you are not authorized to provide access to confidential medical records or disclose the specific handicaps to the LMHA.

I hereby waive and release you from any restrictions imposed by law in disclosing any professional observation or communication to the LMHA that is within the scope of this authorization.

This authorization is valid for ninety (90) days. A photocopy of this authorization shall be as effective as the original.

_____ _____

Date

_____

Date of Birth

Exhibit “3”

DEFINITIONS

To: Doctor/Other Qualified Person

Pursuant to 24 CFR 8.3, the definition of an individual with handicaps is provided below:

Individual with handicaps means any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment. For purposes of employment, this term does not include: Any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from performing the duties of the job in question, or whose employment, by reason of current alcohol or drug abuse, would constitute a direct threat to property or the safety of others; or any individual who has a currently contagious disease or infection and who, by reason of such disease or infection, would constitute a direct threat to the health or safety of other individuals or who, by reason of the currently contagious disease or infection, is unable to perform the duties of the job. For purposes of other programs and activities, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others. As used in this definition, the phrase:

(a) Physical or mental impairment includes:

(1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or

(2) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term physical or mental impairment includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

(b) Major life activities means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

(c) Has a record of such an impairment means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

(d) Is regarded as having an impairment means:

(1) Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation;

(2) Has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or

(3) Has none of the impairments defined in paragraph (a) of this section but is treated by a recipient as having such an impairment.

Exhibit "4"

LMHA PMD Form #78

Revised January 2001

PET OCCUPANCY REQUEST/REGISTRATION FORM

Resident Name: _____

Resident Address: _____

Resident Home Phone Number: _____

Resident Work Phone Number: _____

Alternate Pet Contact: _____

Address of alternate pet contact/care giver: _____

Home Phone Number: _____ Work Phone Number: _____

(List more than one, if applicable)

(To be completed by Veterinarian)

Description of Pet:

Name: _____ Breed: _____

Age: _____ Color: _____

Additional Markings/Information: _____

_____

Height: _____ Weight: _____

Projected Weight at full growth: _____

_____ _____

Veterinarian's Signature Date

LMHA PMD Form 78

02/01

"Exhibit "5"

PET OCCUPANCY REGISTRATION FORM

Resident Name: _____

Resident Address: _____

Resident Home Phone Number: _____

Resident Work Phone Number: _____

Alternate Pet Contact: _____

Address of alternate pet contact/care giver: _____

Home Phone Number: _____ Work Phone Number: _____

(List more than one, if applicable)

Description of Pet:

Name: _____ Breed: _____

Age: _____ Color: _____

Additional Markings/Information: _____

_____

Height: _____ Weight: _____

Projected Weight at full growth: _____

License No.: _____

Copy of License/Tag obtained: ____ Yes _____ No

Picture of Pet is to be attached to this form.

Veterinarian Information/Certifications:

Name of Veterinarian: _____

Address: _____

Phone No.: _____

Certification of Inoculations: _____

Dated: _____

Date spayed or neutered: _____

How long has resident owned this pet? _____

Has your pet lived in rental housing before? _____ Yes _____ No

If so, fill in the following:

Name of apartment complex: _____

Manager's Name: _____

Phone No.: _____

Registration of all pets must be submitted to the Management Office before the pet is permitted on the premises.

_____ _____

Signature Date

(For LMHA use only)

Pet Photographed by: _____

LMHA Staff Date

Resident has paid the appropriate Pet Deposit and Annual fee for the pet(s) being registered.

_____ Yes _____ No

Pet identification sticker affixed to unit door/window:

By: _____ _____

LMHA Staff Date

Photo to be affixed here & filed with the agreement

Attachment G

This is an excerpt from LMHA's Housing Choice Voucher Administrative Plan

PART VII. HOMEOWNERSHIP

[24 CFR 982.625 through 982.643]

15-VII.A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option will be an existing participant in the HCV program for one year at LMHA, and must be in good standing. The LMHA has demonstrated the capacity to operate a successful HCV homeownership program as defined by the regulations and will use financial instruments that are recognized and accepted by governmental agencies or the secondary market of Fannie Mae, Freddie Mac or FHA.

There is only one form of homeownership assistance currently available that LMHA may offer under this option and that is monthly homeownership assistance payments.

The LMHA may offer homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of the LMHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. The LMHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability.

The LMHA will review request for reasonable accommodations and may approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

Criteria to be used to demonstrate the LMHA capacity:

- The LMHA requires the financing for purchase of a home under its Section 8 homeownership program complies with secondary mortgage market requirements; or complies with generally accepted private sector underwriting standards.
- The LMHA reserves the right to impose additional criteria on the financial instruments, depending on family circumstances or changes in the homeownership market.

The LMHA will offer only the monthly homeownership assistance payments at this time since the downpayment assistance portion of the regulation cannot be implemented until Congress provides an additional appropriation. No such appropriation has been made available to date.

15-VII.B. FAMILY ELIGIBILITY [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The LMHA may also establish additional initial requirements as long as they are described in the LMHA administrative plan.

- The family must be a current participant in the program and been a participant for at least one year in good standing.
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The non-disabled/non-elderly family must meet the Federal minimum income requirement of $10, 300. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Welfare assistance cannot be used to determine the minimum income requirement.
- For a elderly/disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family. Continuously employed is defined as if the break in employment does not exceed two months.
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the LMHA must grant an exemption from the employment requirement if the LMHA determines that it is needed as a reasonable accommodation.
- The family has not previously defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).
- The family has had no family-caused violations of HUD’s Housing Quality Standards within the past year.
- The family does not owe money to the LMHA or any other PHA.
- The family has not committed any serious or repeated violations of a LMHA-assisted lease within the past year.

- The family is in good standing with all terms of the family obligations and has been so for at least one year.

15-VII.C. SELECTION OF FAMILIES [24 CFR 982.626]

Unless otherwise provided (under the homeownership option), the LMHA will limit homeownership assistance to participant families or purposes defined by the LMHA, and may prescribe additional requirements for commencement of homeownership assistance for a family.

If the LMHA limits the number of families that may participate in the homeownership option, the LMHA must establish a system by which to select families to participate.

LMHA Policy

Families who are participating in the LMHA Family Self-Sufficiency program or have graduated from the FSS program will be given preference over other families.

Applicants enrolled in the FSS program will be given a preference over other families for the HCV Homeownership Program. LMHA limits the number of applicants that may be provided this form of preference on an annual basis. (See preference for HCV Program).

Within preference and non-preference categories, families will be selected according to the date and time of their application for participating in the homeownership option approved by the LMHA.

All families must meet eligibility requirements as defined in Section 15-VII.B of this plan.

15-VII.D. ELIGIBLE UNITS [24 CFR 982.628]

In order for a unit to be eligible, the LMHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD's "eligible housing" requirements. The unit may not be any of the following:
  - A current public housing or Indian housing rental unit;
  - A unit receiving Section 8 project-based assistance;
  - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
  - A college or other school dormitory;
  - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- The unit must be under construction or already exist at the time the family enters into the contract of sale. Under construction requires that at least the footers are poured and in place.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.

- The unit must have been inspected by the LMHA for HQS and also by an independent inspector designated by the family for the systems, structure and other requirements for the independent inspection.
- The unit must meet Housing Quality Standards prior to the time of closing.
- For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.
- For LMHA-owned units all of the following conditions must be satisfied:
  - The LMHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a LMHA-owned unit is freely selected by the family without LMHA pressure or steering;
  - The unit is not an ineligible housing unit;
  - The LMHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any LMHA provided financing. All of these actions must be completed in accordance with program requirements. The LMHA will obtain the services of a neighboring PHA or the statewide HCV administering agency to perform this service, so long as the independent agency is operating a HCV Homeownership Program

The LMHA must not approve the unit if the LMHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

15-VII.E. ADDITIONAL LMHA REQUIREMENTS FOR SEARCH AND PURCHASE [24 CFR 982.629]

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. The LMHA has established the maximum time that will be allowed for a family to locate and purchase a home, and will require the family to report on their progress in finding and purchasing a home. If the family is unable to purchase a home within the maximum time established by the LMHA, the LMHA provide additional time for the family to search. Documentation requesting the additional time will be provided b the family.

LMHA POLICY

The family will be allowed 90 days to identify a unit and submit a sales contract to the LMHA for review. The family will be allowed an additional 90 days to close on the home. Should the unit not close, the family may still utilize the voucher for rental assistance. LMHA may grant extensions to either of these periods for good cause. The length of the extension(s) will be determined on a case-by-case, but in no case will an extension exceed a total of 120 days. The maximum amount of time a family will given to locate and complete the purchase of a home under the homeownership option is 240 days.

During these periods, the family will continue to receive HCV rental assistance in accordance with any applicable lease and HAP contract until the family vacates the rental unit for its purchased home.

All requests for extensions must be submitted in writing to the LMHA prior to the expiration of the period for which the extension is being requested. The LMHA will approve or disapprove the extension request within 10 business days. The family will be notified of the LMHA 's decision in writing.

The family will be required to report their progress on locating and purchasing a home to the LMHA every 30 days until the home is purchased.

If the participant family cannot complete the purchase of a unit within the maximum required time frame, and is not receiving rental assistance under a HAP contract at the time the search and purchase time period expires, the family will be allowed to lease a unit and remain in the rental program, so long as they are still in good standing with the program.

Following the purchase, LMHA will conduct three Housing Quality Standards (HQS) inspections, each six months apart.

15-VII.F. HOMEOWNERSHIP COUNSELING [24 CFR 982.630]

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the LMHA. LMHA or its counseling partner will required as a minimum the following pre-assistance counseling program:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in the LMHA jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

The LMHA will adapt the subjects covered in pre-assistance counseling (as listed) to local circumstances and the needs of individual families. The LMHA will further require families to attend one-on-one counseling to make sure they understand the obligations and are fully prepared to become homeowners.

The LMHA or it counseling partner will offer additional counseling after commencement of homeownership assistance (ongoing counseling). This is part of the program and attendance remains a participant's obligation in order to continue to be assisted by the LMHA.

If the LMHA does not use a HUD-approved housing counseling agency to provide the counseling, the LMHA will ensure that its counseling program is consistent with the counseling provided under HUD's Housing Counseling program.

LMHA POLICY

The LMHA will require all families to attend and complete post-purchase ongoing homeownership counseling.

All families wishing to participate in the Homeownership Program must complete a minimum of the regular eight hours of pre-purchase homeownership counseling and any individually required counseling sessions.

15-VII.G. HOME INSPECTIONS, CONTRACT OF SALE, AND LMHA DISAPPROVAL OF SELLER [24 CFR 982.631]

Home Inspections

The LMHA may not commence monthly homeownership assistance payments for a family until the LMHA has inspected the unit and has determined that the unit passes HQS.

An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components. The LMHA will require the independent inspectors to be only those inspectors that are being used by the participating lenders that are at least meeting the financial requirements as set forth by LMHA.

The LMHA may not require the family to use an independent inspector selected by the LMHA. The independent inspector may not be a LMHA employee or contractor, or other person under control of the LMHA. However, the LMHA has established standards for qualification of inspectors selected by families under the homeownership option.

The LMHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS.

LMHA POLICY

When a family locates a home they wish to purchase and submits a copy of their purchase offer/contract, the LMHA will conduct a housing quality standards (HQS) inspection within 10 business days. Any items found not to meet HQS must be repaired before the unit can be determined eligible for the homeownership program and before the closing date.

The LMHA will also require a home inspection as required by HUD. The family must hire an independent professional inspector, whose report must be submitted to LMHA for review. The inspector must be a member of the American Society of Home Inspectors (ASHI) or other recognized professional society, or a licensed engineer, or a standard that is readily accepted by

the local lending community that is participating in the HCV Homeownership Program. The inspector may not be a LMHA employee.

The LMHA will review the professional report in 5 days and based on the presence of major physical problems, the LMHA may disapprove the purchase of the home. If the LMHA disapproves the purchase of a home, the family will be notified in writing of the reasons for the disapproval.

Contract of Sale

Before commencement of monthly homeownership assistance payments, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the LMHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide for an HQS inspection;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide the purchaser is not obligated unless the necessary financial mortgage can be obtained;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Provide that the conditions are acceptable to the LMHA.

Disapproval of a Seller

In its administrative discretion, the LMHA may deny approval of a seller for the same reasons a LMHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].

15-VII.H. FINANCING [24 CFR 982.632]

The LMHA has established requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The LMHA established policies describing these requirements are contained in the administrative plan.

LMHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

LMHA POLICY

As a check against predatory lending, the LMHA will review the financing and refinancing of each purchase transaction, including estimated closing cost. The LMHA will not approve loans

for features, such as balloon payments, adjustable rate mortgages, and unusually high interest rates. The LMHA will not approve any loans that contain predatory practices. The LMHA also will not approve "seller financing" or "owner held" mortgages. Beyond these basic criteria, the LMHA will rely on the lenders or the secondary market to determine the loan that will be affordable to program participants.

The mortgage the family applies for may require a minimum down of at least 3% of the sales price with 2% of the down payment coming from the purchaser's personal funds. The LMHA will not require the family have more than the minimum of 2% of their money in the transaction. However, in cases where a lender is requiring a larger amount, the family must be held to the underwriting guidelines set by their lending institution. LMHA will consider waiving or reducing the minimum down payment requirement in cases where the family is using down payment assistance grants in excess of $3,500 to purchase the unit. Waivers will be granted on a case-by-case basis at the discretion of the Director of Housing Assistance Programs.

The LMHA will approve a family's request to utilize its Family Self Sufficiency escrow account for down payment and/or closing cost when purchasing a unit under the HCV homeownership option.

15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the LMHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the LMHA the HCV homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the LMHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the LMHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the LMHA before moving out of the home.
- The family must notify the LMHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.

- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).
- The family will comply with all post assistance counseling requirements.
- The family will obtain LMHA approval on all financing and refinancing and provide LMHA with documentation of the use of the equity funds, so long as they are being assisted under the program.
- For non-elderly/non-disabled families; the family shall maintain at least one adult in the household that maintains full time employment, which is considered at least 30 hours per week. The LMHA will provide for temporary hardship in case of lay-offs or other unusual circumstances in the local economy.
- The family must, at annual reexamination, document that the family is current on mortgage, insurance, taxes and utility payments.

15-VII.J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE [24 CFR 982.634]

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHA’s, the total of such assistance terms is subject to the maximum term described in this part.

15-VII.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the LMHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

The LMHA may pay the homeownership assistance payments directly to the family, or at the LMHA discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the LMHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family.

The LMHA must adopt policies for determining the amount of homeownership expenses to be allowed by the LMHA in accordance with HUD requirements.

LMHA POLICY

The LMHA housing assistance payment will be paid directly to the lender.. If LMHA would make the payment to the family, it will be the family's responsibility to make the entire payments to the lender. The LMHA may make the exception if the family requests the payment to be made directly to them, and this arrangement is acceptable to the mortgage company. If the assistance payment exceeds the amount due to the lender, the LMHA must pay the excess directly to the family. The family, at its option, can also place these funds in an escrow account that can be used for repairs or other homeownership expenses.

The LMHA will allow the following homeownership expenses:

Monthly homeownership payment: This includes principal and interest on initial mortgage debt, taxes, and insurance, and any mortgage insurance premium, if applicable.

Utility Allowance: The LMHA utility allowance for the unit, based on the current HCV utility allowance schedule.

Monthly maintenance allowance: The monthly maintenance allowance will be the annual maintenance allowance, divided by twelve. The annual maintenance allowance will be set at $900 at this time, subject to future adjustments.

Monthly major repair/replacement allowance: The monthly major repair/replacement allowance will be the annual major repair/replacement allowance divided by 12. The annual major repair/replacement allowance will be set at $900 at this time, subject to future adjustments.

Monthly co-op/condominium assessments or dues. If applicable, the monthly amount of co-op or condominium association fees or operation and maintenance assessments.

Monthly principal and interest on debt for handicap accessible improvements. Principal and interest for major home repair, replacements, or improvements, if applicable.

In determining expenses, LMHA will use the following homeownership expenses (not including cooperatives) to only include amounts allowed by the LMHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;

- Real estate taxes and public assessments on the home;
- Homeowner insurance;
- The LMHA allowance for maintenance expenses;
- The LMHA allowance for costs of major repairs and replacements;
- The LMHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the LMHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the LMHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- The LMHA allowance for maintenance expenses;
- The LMHA allowance for costs of major repairs and replacements;
- The LMHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the LMHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

15-VII.L. PORTABILITY [24 CFR 982.636, 982.637, 982.353(b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and LMHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership

program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

15-VII.M. MOVING WITH CONTINUED ASSISTANCE [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The LMHA will deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, the LMHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with the LMHA policy regarding number of moves within a 12-month period.

The LMHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and
- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

LMHA POLICY

For families participating in the homeownership option, requests to move will be approved and/or denied in accordance with the LMHA policies stated in Chapter 10.

The LMHA may require additional counseling of any families who move with continued assistance.

15-VII.N. DENIAL OR TERMINATION OF ASSISTANCE [24 CFR 982.638]

At any time, the LMHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

The LMHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633.

The LMHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt.

LMHA POLICY

The LMHA will terminate a family's homeownership assistance if the family violates any of the homeowner obligations, as well as for any of the reasons listed in the Statement of Homeownership Obligation Housing Choice Voucher Homeownership Program.

In making its decision to terminate homeownership assistance, the LMHA will consider alternatives as described in Section 12-IIC and other factors described in Section 12-II D. Upon consideration of such alternatives and factors, the LMHA may, on a case-by-case basis, choose not to terminate assistance.

Termination notices will be sent in accordance with the requirements and policies set forth in Section 12-IIE.

15-VII.N.DEFAULT

LMHA Policy

If the family defaults on the home mortgage loan, the participant will not be able to use the homeownership voucher for rental housing but may reapply for the Section 8 waiting list.

15-VII.O.RECAPTURE

LMHA Policy

By regulation, LMHA cannot recapture any of the HCV Homeownership assistance, unless there is an act of fraud.

Attachment H

Family Self-Sufficiency Program

Section 8 Homeownership Program

Introduction

The Section 8 Housing Choice Voucher Program increases the housing opportunities available to low- and very low-income households by adding privately owned properties to the pool of conventional rental units owned and managed by the LMHA.

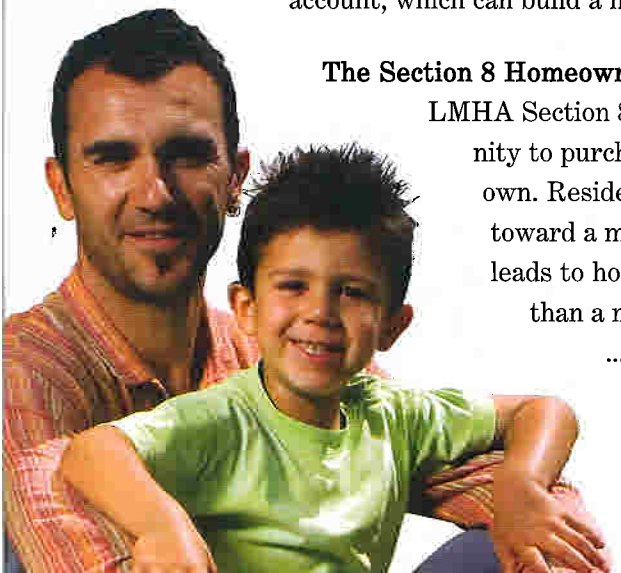
The LMHA is committed to providing the residents it serves with safe, decent and affordable housing. The Housing Choice Voucher Program provides rent subsidies to households in need of assistance. For many families, these subsidies prevent homelessness, provide opportunities for self-sufficiency, and can lead to individual homeownership.

LMHA's Housing Assistance Programs department administers activities related to the Housing Choice Voucher Program.

This brochure describes programs available to residents who want to achieve self-sufficiency and homeownership.

The Family Self-Sufficiency Program offers the opportunity to achieve financial independence and homeownership through personal growth and stable employment. A portion of qualifying rent payments are deposited to an escrow savings account, which can build a nest egg. ..... Pages 3 - 5

The Section 8 Homeownership Program gives LMHA Section 8 tenants the opportunity to purchase a home of their own. Residents apply their subsidy toward a mortgage payment that leads to homeownership rather than a monthly rent payment. ..... Pages 6 - 8



The Family Self-Sufficiency Program

The Family Self-Sufficiency Program provides a plan for achieving financial independence through personal growth and stable employment. Working with an FSS Specialist, participants set their personal goals, which can include GED completion, higher education, job training, small business development, and homeownership.

As a participant in the Family Self-Sufficiency Program, you will have the opportunity to apply a portion of your qualifying rent payments to an escrow savings account, which can build a substantial nest egg. These funds will be fully available to you once you have fulfilled your five-year contract.

Your FSS Specialist will connect you with community resources that will help you achieve your goals.

Enrolling is easy! Simply contact one of our FSS Specialists.

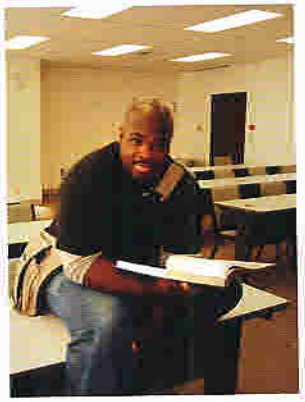
Eligibility

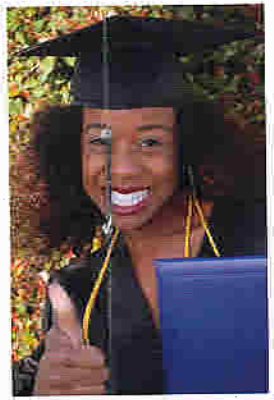
Your Family Self-Sufficiency Specialist will provide you with the complete list of requirements for entering the Family Self-Sufficiency Program. Briefly, the program is open to Section 8 families who:

- Show an interest in achieving self-sufficiency,
- Are in full compliance with their current lease

and Section 8 requirements, and

- Hold a Housing Choice Voucher.





The Contract

Participants sign a five-year contract with the LMHA stating that they will strive to reach all of their personal goals for self-improvement. The contract may be extended under extenuating circumstances.

The contract is considered complete when the household is independent of all Welfare benefits for 12 consecutive months.

While the head of the household is the only person required to sign the contract, all adult family members are eligible to establish goals and participate in the program.

Escrow Account

Program guidelines require that when an LMHA client's income increases, so does their rent.

Participants in the FSS Program, however, enjoy a very special benefit. Once they begin to receive earned income, a personal escrow savings account is set up for them.

Simply speaking, an escrow account is one in which money is held for safekeeping until the terms of a contract are fulfilled.

FSS Program participants see the difference between their original rent and their new, higher rent deposited in the escrow account. Their personal savings account grows each time they make their monthly rent payment!

When the participant completes all of their established goals or is no longer eligible for a rental subsidy, he or she receives the funds held in the escrow account in accordance with the terms of the contract.

Example: A client originally pays $100 rent each month. The client participates in the Family Self-Sufficiency program and secures job training, which leads to new skills and a pay increase. After reporting their higher income, the client's rent should increase to $250. However, because the client has signed the FSS contract, the entire $150 difference will be deposited into their escrow account each month!

Early Escrow Withdrawals

Under special circumstances, money can be withdrawn from the escrow account before the end of the contract. Escrow account funds can be withdrawn for education, employment, small business start-up expenses – even car repairs if transportation is needed for purposes that are consistent with the FSS contract.

The amount of an interim withdrawal cannot exceed one half of the account balance.

Section 8 Homeownership Program

The Section 8 Homeownership program gives LMHA Section 8 tenants the opportunity to purchase a house. Residents apply their subsidy toward a mortgage payment, which leads to ownership, rather than a monthly rent payment.

The LMHA partners with reputable, local lenders, community development corporations, and other qualified professionals who help make the process smooth.

Homeownership is just one of the many goals that are achievable through the Family Self-Sufficiency (FSS) program. The department has a team of dedicated FSS Specialists who assist participants in creating personal development plans that can put you on the path to self-sufficiency.

Program Requirements

Because homeownership is a large step for any household, the LMHA strives to ensure that our clients are prepared to make a smooth transition from renting to ownership. A few of the requirements are listed below:

PROGRAM HIGHLIGHTS

- The home may be purchased anywhere in Lucas, Ottawa, Wood or Fulton counties in Ohio or in Monroe County, Michigan.
- Housing choice is only limited by the condition of the home and the maximum mortgage affordability as determined by household income and voucher size.
- The minimum down payment is 2% of the home's purchase price.

Tenancy: Participants in the homeownership program must be currently enrolled in the tenant-based Section 8 Program and must have been so for at least one year.

Employment: The participant must have held full-time employment for at least one year before homeownership assistance begins. Elderly and disabled individuals are exempt from the employment requirement.

Income: The gross income of the household must meet the guidelines established annually by the U.S. Department of Housing and Urban Development (HUD).

Compliance: Participants must be in full compliance with their current lease and all Section 8 requirements.

Steps to Homeownership

1. Your first step is to call the FSS Supervisor to see if you qualify for the program.

Below left: The family of Christie and Fred Powell has made a bold move forward with the acquisition of their new home through the Section 8 Homeownership Program. Below right: Michael Liu, former Assistant Secretary of the U.S. Department of Housing & Urban Development presents a book to Marjorie Glass, a mother of two, who achieved her dream of homeownership through the LMHA's Section 8 Homeownership Program.

Photo courtesy of The Blade

2. If you qualify for the program, an FSS Specialist will refer you to organizations that will provide homebuyer education and credit counseling.

3. After completing pre-purchase counseling, the FSS Specialist will continue to meet with you until you are mortgage-ready.

4. Once pre-approved for a mortgage loan, you can shop for your new home.

6. When you find a home you like, it must pass an independent inspection and a Housing Quality Standards inspection to ensure that you will receive full value for your ownership investment. The Section 8 Department performs the Housing Quality Standards inspection for your protection.

Through its programs and partnerships, the Lucas Metropolitan Housing Authority is committed to building better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional services in partnership with the greater community.

For more information about the Family Self-Sufficiency Program and Section 8 Homeownership, call or visit the

Housing Assistance Programs Department
211 South Byrne Road
Toledo, OH 43615
419-254-3482

LMHA

Where opportunity lives.™

Attachment I

ATTENDANCE SHEET
May 16, 2008
MEETING FOR 2009 ANNUAL PLAN

Name	Affiliation
Bob Fagan	Commissioner
Elg Bollard	Community — send email contact info
[illegible]	FGRC PRES.
Ernlouise Walker	
Brenda Brown	CRC
[illegible]	LMHA
TERESA ABERNATHY	CRC
Sandra Bower	CRC
Freckie Bell	CRC
Jennifer Wise	LMHA
MATHEW SUTTER	LMHA
Elizabeth Murray	RDL

Annual Plan 2009 5-16-08 RAB/CRC Meeting

Bullet Points:

1. Policies on Eligibility, Selection and Admissions ACOP will be updated
2. Rent Determination Policies, Reinstitute ceiling rents? How often should flat rents be evaluated?
3. Operations and Management Policies
4. Grievance Procedures
5. Capital Improvement Needs
6. Demolition and Disposition Dispose of scattered sites? Redevelopment or renovation of Brand Whitlock Homes and Albertus Brown?
7. Designation of Housing Continue elderly only designations?
8. Conversions of Public Housing to project based section 8?
9. Homeownership
10. Community Service Programs
11. Crime and Safety what would you like to see
12. Audit see LMHA's website www.lucasmha.org
13. Asset Management Must be completely ready by 1-1-2009
14. Update lease for VAWA, anything else?
15. Site based waiting lists?
16. Taking applications for housing at places other than 211 S. Byrne Road?
17. How does LMHA deconcentrate poverty in all of its developments? Should there be incentives?

Comments Received at 5-16-08 RAB/CRC Meeting on Annual Plan 2009

1. Where is the property line on the "forest side" of Flory Gardens and St. James Armory? Trash builds up there from people, non-residents, dumping their trash. We will have to check with the Property Manager and St. James Armory.
2. Painting of occupied units, can a contractor come in and do it with LMHA's paint? Yes. LMHA will not pay for it though.
3. Maintenance of occupied units; can a contractor come in for maintenance? No. LMHA has a CBA, Union, where LMHA's employees to that.
4. Ms. Bowen needs paint for her unit.
5. They would like block watches at the family sites. Jennifer Wise indicates that LMHA is applying for a grant for that.
6. Residents would like to have an organizational charge for asset management. LMHA can communicate that.
7. Best ways to communicate with residents:
    a. CRC's newsletter
    b. LMHA's newsletter
    c. posting in community rooms
    d. knock on doors
    e. put it in the rent statements
    f. reach out to new residents
    g. coffee and donuts
    h. surveys
8. VAWA transfers what if victim is re-victimized? LMHA would offer services to abused person.
9. Incentives for site based waiting list, discussed 1 br per person for older sites.
10. Have housekeeping classes for new tenants and reinstate the welcome buckets.
11. Provide counseling for housekeeping.
12. Are there possibilities for Sec. 3 businesses devoted to cleaning?
13. Can applications be taken on the Internet?
14. Can applications be taken at other agencies?
15. Can applications be taken at other site throughout city?
16. Can pre-applications be taken at LMHA's developments?
17. At least one attendee thought applications should stay at Byrne Road to avoid confusion and loss of files.
18. Incentives for Deconcentration of poverty:
    a. free rent
    b. gas card
    c. Wal-Mart gift card
    d. mimic the private market

ATTENDANCE SHEET
June 3, 2008
MEETING FOR 2009 ANNUAL PLAN

Name	Affiliation
Freddie Bell	CRC
Ruth Parshall	Glendale R.C
Willa Manning	Glendale R.C.
Jean Flowers	Brand Whitlock
William R. Daugherty Jr	Richmar
Theresa Daugherty	Richmar
Sandra Browder	Richmar
John C. Cathers Jr	Vistula
Brenda Brown	CRC - Vistula
Sandra Bowen	CRC - Vice president
Teresa Abernathy	CRC - PRESIDENT
Betty Sallie	Ashley Arms. Pres.
Carolyn A. Lenair	VISTULA MANOR
LANA DAVIS	VISTULA MANOR

Annual Plan 2009 6-3-08 CRC Meeting

Bullet Points:

1. Policies on Eligibility, Selection and Admissions ACOP will be updated - kitchen
2. Public Records, Record Retention, posting contracts and LMHA's addresses on its website? Posting Section 3 Plan, Procurement, etc? Economic self sufficiency - is an indicator - HUD
3. Rent Determination Policies, Reinstitute ceiling rents? How often should flat rents be evaluated?
4. Operations and Management Policies
5. Grievance Procedures
6. Capital Improvement Needs
7. Demolition and Disposition Dispose of scattered sites? Redevelopment or renovation of Brand Whitlock Homes and Albertus Brown?
8. Designation of Housing Continue elderly only designations?
9. Conversions of Public Housing to project based section 8?
10. Homeownership
11. Community Service Programs
12. Crime and Safety what would you like to see
13. Audit see LMHA's website www.lucasmha.org
14. Asset Management Must be completely ready by 1-1-2009
15. Update lease for VAWA, anything else?
16. Site based waiting lists?
17. Taking applications for housing at places other than 211 S. Byrne Road?
18. How does LMHA deconcentrate poverty in all of its developments? Should there be incentives?

ATTENDANCE SHEET
June 19, 2008
MEETING FOR 2009 ANNUAL PLAN

Name	Affiliation
Pat Bell	Glendale
Donna St Clair	Glendale
Christine Pele	Glendale
Caroline Spruelson	Glendale
Ethel L Lewis	Glendale
Glorastean Hewberry	Glendale
Margie Reynolds	Glendale
Harriet E. Banks	Glendale #64
Willa Jenkins	Glendale #13
Ruth E. Pandrale	~~Glendale~~ Gl.
Darlene Ridley	Glendale
Verna Lauderm	Glendale
B. Higginbotham	LMHA.
Brenda Brown	CRC - Vistula
Teresa Alexander	CRC -
Dorothy Pettaway	Glendale
Gustene Bates	Glendale
Marie H	LMHA

Annual Plan 2009 6-19-08 CRC/RAB Meeting

ORAL COMMENTS

Bullet Points:

Glendale

1. Policies on Eligibility, Selection and Admissions ACOP will be updated

2. How do you feel about felons, newly released from the Ohio prison system, living next to you?

3. Crime and Safety what would you like to see Trained licensed & bonded security guards, camera in & out

4. Designation of Housing Continue elderly only designations? Glendale yes

5. Public Records, Record Retention, posting contracts and LMHA's addresses on its website? Posting Section 3 Plan, Procurement, etc? yes

6. Rent Determination Policies, Reinstitute ceiling rents? How often should flat rents be evaluated?

7. Capital Improvement Needs

8. Demolition and Disposition Dispose of scattered sites? Redevelopment or renovation of Brand Whitlock Homes and Albertus Brown?

9. Conversions of Public Housing to project based section 8?

10. Homeownership 3 people own a home

11. Community Service Programs

12. Audit see LMHA's website www.lucasmha.org

13. Asset Management Must be completely ready by 1-1-2009

14. Update lease for VAWA, anything else?

15. Site based waiting lists?

16. Taking applications for housing at places other than 211 S. Byrne Road?

17. How does LMHA deconcentrate poverty in all of its developments? Should there be incentives? live where you want to live

COMMENT SHEET
June 19, 2008
MEETING FOR 2009 ANNUAL PLAN

1. We do not want anyone in ~~our~~ our building that has been in jail (felons) Leave the policy as is. No felons

2. Camera System - Licensed Guards
Leave our building as is.

3. Post more resolutions on Web Site and Minutes of the Board meetings

4. and Dispose of Scattered sites
Demolish + Rebuild

5. would like to be on Section Eight (8)

6.

7.

RECEIVED
JUL 28 2008
STAFF ATTORNEY

COMMENT SHEET
June 19, 2008
MEETING FOR 2009 ANNUAL PLAN

1. Screen the felons.

2. Security, trained & camera coming in & out.

3.

4.

5.

6.

7.

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STAFF ATTORNEY

COMMENT SHEET
June 19, 2008
MEETING FOR 2009 ANNUAL PLAN

1. no felons!

2. Safety - Cameras, buzzer system - something - we have security problems @ Glendale

3. Seeing the website @ CMHA - good.

4. Site based waiting list - good idea.

5. Take applications at our own building sites

6. #17 yes

7. #14 yes

RECEIVED
JUL 28 2008
STAFF ATTORNEY

COMMENT SHEET
June 19, 2008
MEETING FOR 2009 ANNUAL PLAN

1. No Felons - Make better way to house them - screen all residents

2.

3. Camera -

4. No 4 - Keep Senior

5. Post all notices of interest to Tenants

6.

7.

RECEIVED
JUL 28 2008
STAFF ATTORNEY

COMMENT SHEET
June 19, 2008
MEETING FOR 2009 ANNUAL PLAN

1. We don't need before living in housing, People would be come preamaid and afraid to leave their homes.

2. Need more police to patrol LMHA properties

3. Better explain disposition Purpose of Scattered sites!

4.

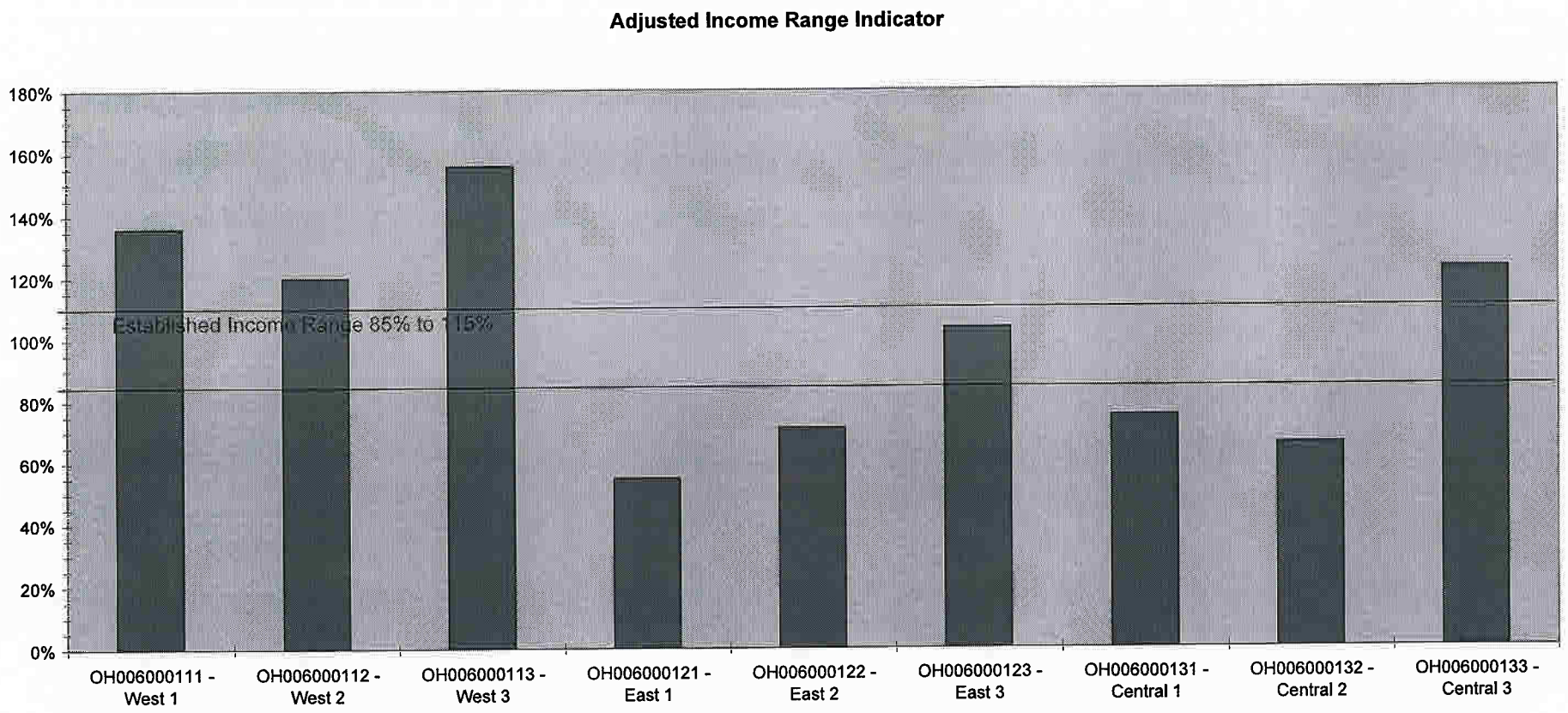
5.

6.

7.

RECEIVED
JUL 28 2008
STAFF ATTORNEY

Attachment J

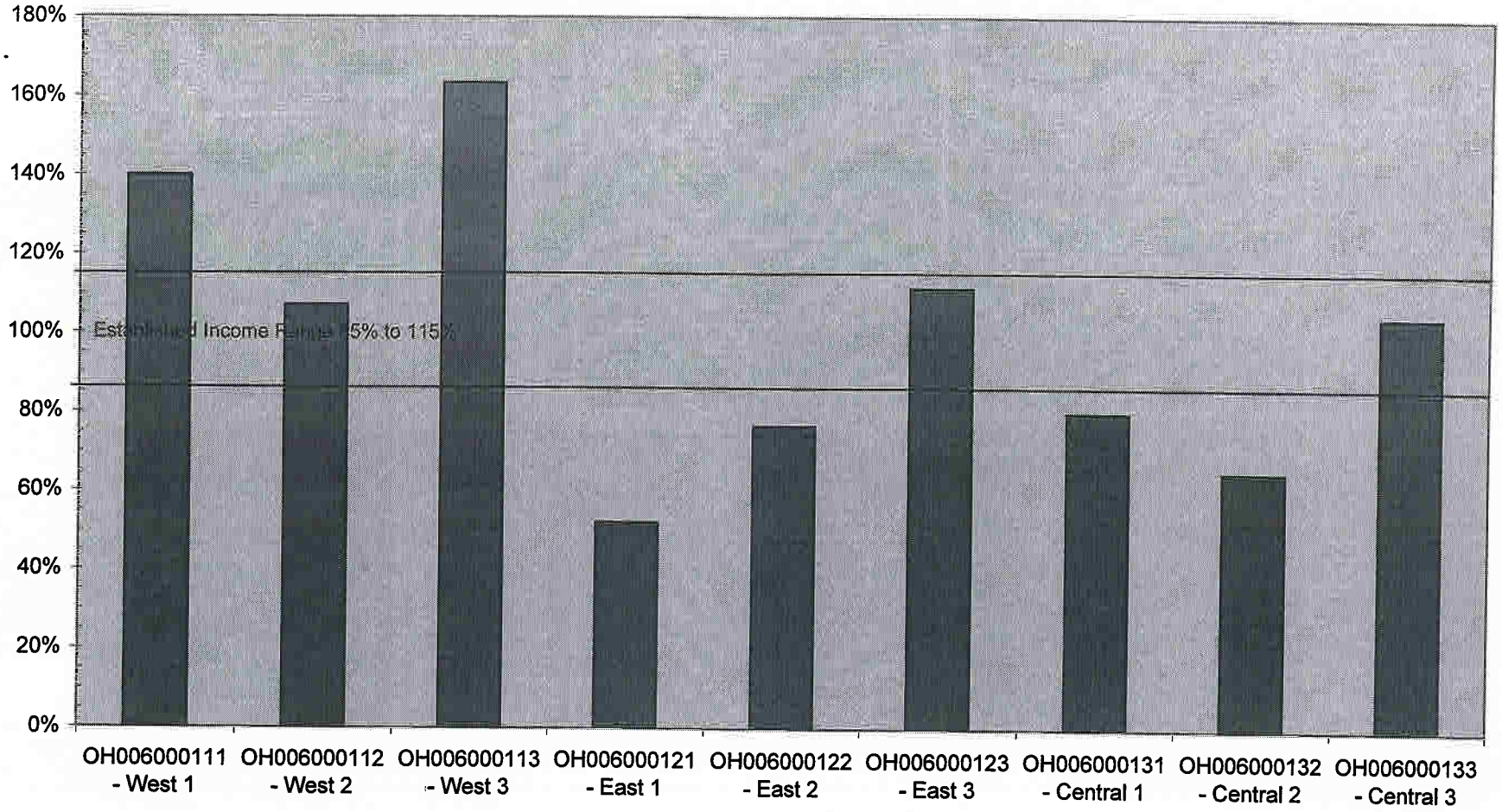


	Non-Adjusted Figures								
Project ID	Average Income	0 Bdr	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	Total Units	Income Range Indicator
OH006000111 - West 1	$ 11,406.19	8	106	98	112	21	0	345	140%
OH006000112 - West 2	8,724.06	112	89	56	73	0	0	330	107%
OH006000113 - West 3	13,316.83	1	59	69	85	9	0	223	163%
OH006000121 - East 1	4,241.74	0	132	225	33	0	0	390	52%
OH006000122 - East 2	6,237.61	20	24	152	86	26	14	322	77%
OH006000123 - East 3	9,093.44	58	85	20	50	58	43	314	112%
OH006000131 - Central 1	6,525.73	35	52	79	95	31	18	310	80%
OH006000132 - Central 2	5,301.14	0	101	186	57	11	0	355	65%
OH006000133 - Central 3	8,508.57	9	244	16	11	0	0	280	104%
Combined Totals	$8,150.59	243	892	901	602	156	75	2869	

Compiled By: L Hardison

Reporting Date: 05/13/2008

Non-Adjusted (Straight) Income Range Indicator



Project ID		0 Bdr	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr		
OH006000111 - West 1	$ 10,863.04	5.60	90.10	98.00	140.00	29.40	0.00	1.05	136%
OH006000112 - West 2	$ 9,586.88	78.40	75.65	56.00	91.25	0.00	0.00	0.91	120%
OH006000113 - West 3	$ 12,445.64	0.70	50.15	69.00	106.25	12.60	0.00	1.07	156%
OH006000121 - East 1	$ 4,372.93	0.00	112.20	225.00	41.25	0.00	0.00	0.97	55%
OH006000122 - East 2	$ 5,670.55	14.00	20.40	152.00	107.50	36.40	22.54	1.10	71%

Attachment K

Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, OH 43604
(419) 259-9400

ADMISSIONS AND CONTINUED OCCUPANCY

POLICY GOVERNING

CONVENTIONAL PUBLIC HOUSING

Revised
December 21, 2005
Resolution No. 7447and
February 13, 2008
Resolution No. 7521

Admissions and Continued Occupancy Policy Governing Conventional Public Housing Operated by the Lucas Metropolitan Housing Authority

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I) Nondiscrimination

A) Compliance with Civil Rights Laws and Court Orders

1) Lucas Metropolitan Housing Authority (LMHA) will comply with all laws and court orders relating to civil rights, including but not limited to:
2) Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d et seq.) and 24 CFR Part 1
3) Fair Housing Act (42 U.S.C. §§3601-3631) and 24 CFR Parts 100, 108, and 110
4) Executive Order 11063 on equal opportunity in housing and 24 CFR Part 107
5) Executive Order 13166 on improving access to services for persons with limited English proficiency
6) Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794) and 24 CFR Part 8
7) Age Discrimination Act of 1975 (42 U.S.C. §§6101-6107) and 24 CFR Part 146
8) Title II of the Americans with Disabilities Act (42 U.S.C. §§12131-12134), 28 CFR 35
9) The opinions and court orders in Jaimes v. Toledo Metropolitan Housing Authority, Case No. C74-68 in the U.S. District Court, Northern District of Ohio, Western Division ("Jaimes Court Decision")
10) All applicable state and local laws and ordinances, including Ohio Rev. Code §4112.02

B) LMHA will not discriminate because of race[1], color, national origin, ancestry, sex, religion, familial status, age, handicap, or disability in the sale, rental, or advertising of dwellings, or in the availability of residential real estate-related transactions. (24 CFR §100.5)

C) LMHA will not, on account of race, color, national origin, ancestry, sex, religion, familial status, age, handicap, or disability: (24 CFR §§1.2, 8.4, 107.15(f), 146.13; 28 CFR §35.130)

1) deny anyone any housing, services or other benefits;
2) Provide anyone housing, services or other benefits that is different from, not as effective as, or not equal to that provided to others, unless such action is necessary to provide individuals with handicaps with housing, benefits or services as effective as those provided to others;
3) Subject anyone to segregation or separate treatment or provide different or separate housing, services or other benefits;
4) Restrict anyone's access to housing, services or any benefit enjoyed by others;
5) Treat anyone differently from others in determining eligibility or other requirements or conditions for receiving housing, services or other benefits, except that LMHA will provide reasonable accommodations to applicants with disabilities. This will not affect LMHA's screening or eligibility requirements, but it might require LMHA to revise its procedures or practices in carrying out those standards;
6) Deny anyone an opportunity to participate or afford an opportunity to participate different from that provided to others[2]; or
7) Deny anyone the opportunity to participate in planning or advisory boards.

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[1] However, LMHA will continue to take race into account when making unit offers as required by the Jaimes Court Decision.

[2] This requirement applies to services provided by LMHA and services provided by others with LMHA's permission on public housing property. Thus, a health-screening program offered by the local health department in a public housing community room would have to be fully accessible to persons with disabilities.

D) LMHA will not automatically deny admission to any group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents or families whose head or spouse is a student). Each applicant in a particular group or category must be treated on an individual basis in the normal processing routine. (Required, 24 CFR §960.203(a))

E) LMHA will identify and eliminate situations or procedures that create a barrier to equal housing opportunity for all. In accordance with Section 504, and the Fair Housing Amendments Act of 1988, LMHA will make structural modifications to its housing and non-housing facilities (required, 24 CFR §§8.21, 8.23, 8.24, and 8.25) and make reasonable accommodations in its procedures or practices (required, 24 CFR §100.204) to permit people with disabilities to take full advantage of LMHA's programs and services.

1) In making existing housing programs (see 24 CFR §8.24) or alterations to existing facilities (see 24 CFR §8.23(b)) to be readily accessible to and usable by individuals with handicaps, LMHA is not required to:
   (a) Make each of its existing facilities accessible (24 CFR §8.24(a)(1)), or make structural changes when other methods can be demonstrated to achieve the same effect; (24 CFR §8.24 (b))
   (b) Make building alterations that require the removal or altering of a load-bearing structural member; (24 CFR § 8.32 (c))
   (c) Provide an elevator in any multifamily housing development solely for the purpose of locating accessible dwelling units ("units") above or below the accessible grade level; or (24 CFR § 8.26)
   (d) Take any action that results in a fundamental alteration in the nature of the program or results in undue financial and administrative burdens. (24 CFR § 8.24(a)(2))
2) When LMHA is making substantial alterations (defined in 24 CFR § 8.23 as alterations to a development that has 15+ units and the cost is 75% or more of the replacement cost of the completed facility) to an existing housing facility, LMHA is not required to:
   (a) Provide an elevator in any multifamily housing development solely for the purpose of locating accessible units above or below the accessible grade level; (24 CFR §8.26)
   (b) Make building alterations that require the removal or altering of a load-bearing structural member; or (24 CFR §8.32 (c))
   (c) Make structural alterations to meet minimum accessibility requirements where it is structurally impracticable. "Structural impracticability" is defined as: Changes having little likelihood of being accomplished without removing or altering a load-bearing structural member and/or incurring an increased cost of 50% or more of the value of the element of the building or facility involved. (24 CFR §8.32(c) and Appendix A to Part 40, Uniform Federal Accessibility Standards (UFAS) 3.5 and 4.1.6(3))
3) Note that the undue burdens test (paragraph 5(a)(iv) above) is not applicable to housing undergoing substantial alteration.

F) LMHA will not permit these policies to be subverted to do personal or political favors. LMHA will not offer units in an order different from that prescribed by this policy, since doing so violates the policy, federal law, and the civil rights of the other families on the waiting lists.

G) In all offices in which applications are taken or in which LMHA business is conducted, LMHA will prominently and conspicuously post and display: a sign indicating that LMHA housing is open to all eligible persons without regard to race, color or national origin; and, a list of all LMHA housing locations, their locations, formal designations, and popular names. (Jaimes Court Decision, §V.A. & B.1.)

H) LMHA will give all applicants on the waiting lists a letter explaining that LMHA is operated as a non-segregated system without discrimination based on race, color, religion, sex, or national origin. The letter will explain the tenant selection and assignment procedures in the Jaimes Court Decision in language designed to be clearly and easily understood. (Jaimes Court Decision, §V.C.)

II) Accessibility and Plain Language

A) Facilities and programs must be accessible to individuals with handicaps. Application and management offices, hearing rooms, community centers, day care centers, laundry facilities, craft and game rooms and so on must be usable by individuals with a full range of handicaps. Not all public and common areas must be accessible, so long as individuals with handicaps have full access to all the types of facilities and activities available to individuals without handicaps. Thus, not all laundry facilities need to be accessible so long as there are sufficient accessible laundry facilities for use by individuals with handicaps at each development that provides laundry facilities. (Required, 24 CFR §8.20 and 8.21)

B) LMHA will take appropriate steps to ensure effective communications with tenants, applicants and the public. Documents to be used by applicants and tenants will be made available in formats accessible for those with handicaps, including vision or hearing impairments. (Required, 24 CFR §8.6) Equally important, the documents will be written simply and clearly to enable applicants with learning or cognitive disabilities to understand as much as possible.

C) Unless prohibited by local law, documents may be translated into languages other than English as needed. Any notice or document relative to citizenship or noncitizen immigration status that LMHA is required to provide or for which LMHA must obtain a signature, where feasible, will be provided to an applicant or tenant in a language that is understood by the individual if the individual is not proficient in English. (24 CFR §5.502) In general, documents will be translated when there are sufficient numbers of applicants or tenants speaking a language to warrant the expense.

D) Some aspects of eligibility, rent computation, applicant screening, reasonable accommodations, and lease compliance are complicated, but LMHA will present examples to help applicants and tenants understand the issues involved. In writing materials for applicants and tenants, LMHA staff will keep in mind that mental retardation, learning disabilities and cognitive impairments may affect the applicant's ability to read or understand – so rules and benefits may have to be explained verbally, perhaps more than once. (Required, 24 CFR §8.6)

E) At the point of initial contact with all individuals, LMHA staff will ask whether they need some form of communication other than plain language paperwork. Alternative forms of communication might include: sign language interpretation; having materials explained orally by staff, either in person or by phone; large type materials; information on tape; having someone (friend, relative or advocate) accompany the applicant to receive, interpret and explain housing materials; and permitting alternative sites for application-taking. (Required, 24 CFR §8.6)

F) Some applicants will not be able to read (or to read English), so intake staff must be prepared to read and explain anything that they normally hand an applicant to read or fill out. Applicants who do not read or understand little English may furnish an interpreter who can explain what is going on. LMHA is not required to pay the costs associated with having a foreign language interpreter (as they are for sign language interpreters for the hearing impaired (required, 24 CFR §8.6) because the fair housing law makes no such requirement).

G) At a minimum, LMHA will prepare the following information in plain-language accessible formats:

1) Marketing, promotional and informational materials
2) Information about the application process
3) Explanations of rent and utility allowance determinations
4) Application form and required certifications
5) All form letters and notices to applicants and tenants
6) General statement about reasonable accommodation
7) Orientation materials for new tenants
8) Lease and house rules/housekeeping standards
9) Guidance or instructions about care of the housing unit
10) Information about opening, updating or closing the waiting list
11) All information related to applicants' rights (to informal hearings, etc.)
12) Listing of LMHA maintenance charges

III) Eligibility for Admission and Processing of Applications

A) Affirmative Marketing

1) LMHA will conduct outreach in compliance with the Jaimes Court Decision and as needed to maintain an adequate applicant pool representative of the eligible population in the area. Outreach efforts will consider the level of vacancy in LMHA's units, availability of units through turnover, and waiting list characteristics. LMHA 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 (24 CFR 960.103(b), 24 CFR 107.10).
2) Marketing and informational materials will be subject to the following:
   (a) Posters will comply with HUD requirements on location, description, size, etc.; (Required, 24 CFR Part 110)
      (i) Marketing will describe the housing units, application process, waiting list and preference structure accurately;
      (ii) Marketing will use simple, clear and understandable terms and will use print media that are not solely English-language media;
      (iii) LMHA will contact agencies that serve and advocate for potentially qualified applicants least likely to apply (e.g., the disabled), to ensure that accessible/adaptable units are offered to applicants who need their features;
      (iv) Materials will make clear who is eligible: low-income individuals and families; working and non-working people; and persons with physical and/or mental disabilities;
      (v) LMHA will be clear about its responsibility to provide reasonable accommodations to persons with disabilities; and
      (vi) The Jaimes Court Decision.

B) Qualification for Admission

1) LMHA may admit a police officer in conformance with 24 CFR §960.505 to increase security for LMHA's tenants.
2) LMHA's policy is to admit only qualified applicants.
3) An applicant is qualified if he or she meets all of the following criteria:
      (i) Is a family as defined in Section XII of this policy;
      (ii) Meets the HUD requirements on citizenship or noncitizen immigration status; (Required, 24 CFR §§5.500-5.528)
      (iii) 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 LMHA offices.
      (iv) Provides documentation of Social Security numbers for all family members, age 6 or older, or certifies that they do not have Social Security numbers; (Required, 24 CFR §5.216) and
      (v) Meets or exceeds the Tenant Selection Criteria set forth in Section II.F. of this policy (required, 24 CFR §960.203), including attending and successfully completing an LMHA approved pre-occupancy orientation session.

C) Waiting List Management

1) It is the policy of LMHA to administer its waiting lists as required by the regulations at 24 CFR §§5.400-5.661, 960.200-960.208 and the Jaimes Court Decision.
2) Opening and Closing Waiting Lists
   (a) LMHA, in its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part. LMHA may open or close a list for persons with a high preference, or by unit size or type available. (Required, 24 CFR §960.206)
   (b) If the highest waiting list preference category for any size or type of unit has enough applications to fill the vacancies anticipated during the succeeding 12 months, LMHA may choose to: (i) close the waiting list completely; (ii) close the list during certain times of the year; or (iii) restrict the intake of applications by preference, type of development, or size and type of unit. (Required, 24 CFR §960.206)

(c) Decisions about closing a waiting list will consider all of the following factors: 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 LMHA to house an applicant in an appropriate unit in 12 to 18 months. A public announcement will be made about all decisions to open or close a waiting list or to restrict the intake of new applications.

(d) Decisions about closing a waiting list may consider administrative hardships. Administrative hardships include circumstances such as anticipated strikes, strikes by labor force or others impacting LMHA's day-to-day operations, natural disasters, and power outages.

(e) LMHA will not maintain any record of individuals who wish to be notified when a waiting list is re-opened.

3) Updating the Waiting List

(a) LMHA will update each waiting list at least once each year, by contacting all applicants in writing or by the method designated at initial application by persons with disabilities.

(b) If, after two attempts to contact an applicant, no response is received, LMHA will remove the name of the applicant from the waiting list.

(c) At the time of initial intake, LMHA will advise families of their responsibility to notify LMHA when their circumstances, mailing address, or phone number changes.

4) Change in Preference Status While on a Waiting List

(a) Families on a 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. It is the family's duty to contact LMHA so that their status may be reexamined or, depending on application processing status, reverified. Applicants whose preference status changes while they are on a waiting list will retain their original date and time of application.

(b) If LMHA 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.

D) Processing Applications for Admission

1) LMHA will accept and process applications in accordance with applicable HUD regulations. LMHA will assume that the facts certified 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
   (a) As applicants approach the top of a waiting list, LMHA will request that they come to the LMHA Office at 211 S. Byrne Rd., Toledo, Ohio 43615, for an interview to complete their applicant file. LMHA will withdraw the applications of applicants who fail to attend their scheduled interview or who cannot be contacted to schedule an interview, subject to reasonable accommodations for persons with disabilities.
   (b) The following information will be verified, to determine qualification for admission or continued assistance:
      (i) Family composition and type (elderly/disabled/near elderly /non-elderly); and
      (ii) Annual income; and
      (iii) Assets and asset income; and
      (iv) Deductions from income; and
      (v) Preferences; and
      (vi) Social Security numbers of all family members age 6 or older; and
      (vii) Information used in applicant screening; and
      (viii) Citizenship or eligible immigration status.

      All documents verifying the above information will be maintained in the applicant's or resident's file. It is LMHA's policy to obtain third-party written verification, whenever possible. "Enterprise Income Verification" (EIV) is a type of third party verification in which income is verified through an independent source that systematically and uniformly maintains income information in computerized form for a large number of individuals. LMHA may obtain EIV through computer matching agreements with a federal, state or local government agency, or a private agency; HUD's Tenant Assessment Subsystem (TASS); or submission of direct requests for income verification to a federal, state, or local government agency or a private agency. EIV may be used to verify income such as gross wages and salary, unemployment compensation, welfare benefits and Social Security benefits. (24 CFR §5.234) It is LMHA's policy to verify income using EIV to the fullest extent possible. When EIV is not available, LMHA will verify income using the highest-preference, available method from among the following (listed in order from highest to lowest preference): a) written, third-party verification: LMHA will mail, fax or e-mail a verification form directly to the independent sources to obtain income information; b) oral, third-party verification (e.g., telephone or in-person contact with third-party); c) review of original documents (e.g., pay stubs); or, d) notarized statement or affidavit from the applicant: to be used if no other form of verification is possible. Verification of eligible immigration status will be done in compliance with 24 CFR §5.508 Citizens are permitted to certify to their status. Income and family composition information may be no more than 120 days old at the time of admission.
   (c) Each applicant or resident and their family members must supply any information that LMHA requires to determine qualification for admission or continued assistance. Each family member of an applicant or resident who is at least 18 years of age, and each family head and spouse regardless of age, must sign such consent forms (e.g., HUD Form 9886) that LMHA requires to determine qualification for admission or continued assistance. (24 CFR §5.230, 960.259)
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. The form will ask applicants to estimate how much they spend on: rent, utilities, sundry and other ordinary living expenses. Applicants will then be asked the amount, source and frequency of such household expenses. (If a "zero income" family is admitted, redeterminations of income will be performed every 90 days. See Section VI.C., Periodic Reexamination, of this policy.)
4) LMHA's records with respect to applications for admission to any low-income housing assisted under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.), as amended, will indicate for each application the date and time of receipt; the applicant's race and ethnicity; LMHA's determination on eligibility; when eligible, the unit size(s) for which eligible; the preference, if any; and the date, location, identification, and circumstances of each vacancy offered and accepted or rejected.

5) Each new applicant, at the time offered an application to be completed, will be advised of his or her options under the "Assignment of New Applicants for Housing" section of the Jaimes Court Decision. (Jaimes Court Decision, §II.G.)

E) The Preference System

1) LMHA's policy is that a preference does not guarantee admission. Preferences are used to establish the order of placement on the waiting lists. Every applicant must still meet LMHA's Tenant Selection Criteria (described later in this policy) before being offered a unit.
2) Factors other than preferences that affect the selection of applicants from the waiting list (Required, 24 CFR §960.206)
   Before applying its preference system, LMHA will first match the characteristics of the available unit to the applicants available on the waiting list. Factors such as unit size, accessibility features, or type of development limit the admission of families to those whose characteristics "match" the characteristics and features of the available unit.
   By matching unit and family characteristics, 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 available unit is accessible and the only applicant family needing such features has no preference).
   Factors other than the preference system that affect tenant selection for unit offers are described below:
   (a) When selecting a family for an accessible/adaptable unit, LMHA will give a preference to families that include persons with disabilities who can benefit from the unit's features. First preference will be given to existing tenant families seeking a transfer and second preference will be given to applicant families.

   If no family needing accessible features can be found for an accessible/adaptable unit, LMHA will house a family not needing the unit features, subject to the requirement in the Tenant Selection and Assignment Plan (TSAP), under which a non-disabled family in an accessible unit can be required to move so that a family needing the unit features can take advantage of the unit.

   (b) When selecting a family for a unit in housing designated for elderly families, LMHA will give a priority to elderly or near-elderly families as described later in this section.

   (c) When selecting a family for a unit in a mixed population development (defined in Section XII), LMHA will give a priority to elderly families and disabled families as described later in this section.

   (d) When selecting a single person at a mixed population development, elderly, disabled or displaced single persons will have priority over single persons who 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 or disabled families or single displaced persons have been offered units.

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.

3) Local Preference

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

(a) Tier I: Families with incomes between 0% and 30% of area median income. The Quality Housing and Work Responsibility Act of 1998 (Section 513(a)(2)(A)) requires that at least 40% of all applicants admitted in any fiscal year must be Tier I applicants.
(b) Tier II: Families with incomes between 31% and 80% of area median income. The target for this group is 60% of all admissions in any fiscal year.

4) Ranking Preference

There are three possible ranking preferences in effect: first is the Natural Disaster/Displacement Preference, second is the Upward Mobility Preference (as defined in Section XII), and third is Veteran's Preference (as defined in Section XII).

Families that qualify for neither the Natural Disaster/Displacement nor the Upward Mobility nor the Veteran's preference will be categorized as No-Preference families.

5) Method of Applying Preferences

To ensure that LMHA admits the statutorily required 40% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income at any of its developments, LMHA will rank applicants within both income tiers as Natural Disaster/Displacement, Upward Mobility, Veteran 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/Displacement or Veteran's 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. (See 24 CFR §960.206(e)(1)(i)) The remaining six out of every ten applicants admitted will be from Tier II, subject to the same ranking preferences, sorted by application date and time.

(a) LMHA will house applicants from Tiers I and II on the waiting list by selecting first from the Natural Disaster and Veteran's Preference applicants, then from Upward Mobility applicants within each Tier, and then, if the Upward Mobility applications are exhausted, by selecting from the No-Preference applicants within each Tier.
(b) LMHA will also offer units to existing tenants 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 TSAP. Transfers do not count toward the 40% Tier I requirement.
(c) LMHA will neither hold vacant units for prospective applicants with preferences, nor relax eligibility or screening requirements to admit otherwise unqualified applicants with preferences.

6) Definitions of Natural Disaster/Displacement, Upward Mobility and Veteran's Preferences

LMHA defines Natural Disaster/Displacement Preference to address applicants who can document that they have been displaced by a federal or state declared natural disaster, displaced, through no fault of their own, by governmental action, such as eminent domain proceedings, or displaced by domestic violence. These sub-categories are equal.

LMHA defines Upward Mobility Preference to include all applicants with adult members who can document that they are employed or involved in job training, including job training undertaken as a requirement of persons receiving OWF funds. Additionally, persons who cannot work because of age or disability qualify for this ranking preference.

Although the Upward Mobility Preference has several subcategories, the subcategories will not be combined or aggregated in any way. Applicants will be considered for admission based on any one of the subcategories in which they qualify. Thus, an applicant whose family includes two members with Upward Mobility Preferences does not rank any higher than a family that has only one member qualifying for the Upward Mobility Preference. Instead, the family with the older application will rank higher.

LMHA defines the Veteran's Preference by incorporating the definition found at Ohio Rev. Code §3735.42, which definition is set forth in its entirety in Section XII.

7) Withholding Preferences

As required by law, LMHA will withhold a preference from an applicant if any member of the applicant family is a person evicted from housing assisted under the 1937 Housing Act during the past three years because of drug-related criminal activity. (Required, 24 CFR §960.204) LMHA may grant a preference in any of the following cases:

(a) If LMHA determines that the evicted person has successfully completed a supervised drug rehabilitation program approved by LMHA; or
(b) If LMHA determines that the circumstances leading to the eviction no longer exist (for example, the criminal family member has died or is imprisoned).

8) 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 developments with HUD-approved designated populations, if any. When such matching is required or permitted by current law, LMHA will give preference to the families described below. The ability to provide preferences for some family types will depend on unit size available.

(a) Developments designated for the elderly:[3] Elderly families will receive a priority for admission to units or buildings covered by a HUD-approved allocation plan.
When there are insufficient elderly families on the waiting list, near-elderly families (Section XII) will receive second priority for this type of unit.

(b) Developments designated for families that include a person with disabilities:4 Families that include a person with disabilities will receive a priority for admission to units or buildings that are covered by a HUD-approved allocation plan.

(c) Mixed population developments[5]: Elderly families, families that include a person with disabilities 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 will be admitted before single persons who are not elderly, disabled nor displaced.

(d) General occupancy developments: The priority for elderly, disabled and displaced persons over single persons does not apply at general occupancy developments.

9) Administration of the Preferences

(a) Depending on the time an applicant may have to remain on the waiting lists, LMHA 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). Verification of preferences is one of the earliest steps in processing waiting list families for admission. Preference verifications may be no more than 120 days old at the time of certification.

(b) At the time of pre-application, LMHA will use a pre-application to obtain the family's certification that it qualifies for a preference. At that time, LMHA will advise the family to notify LMHA of any change prior to the application interview that may affect their qualification for a preference.

(c) Applicants who are otherwise eligible and self-certified as qualifying for a reference will be placed on the waiting list in the appropriate applicant pool.

(d) Applicants who self-certify to a preference at the time of pre-application and cannot verify the preference at the time of certification will lose their preference status and preferred standing on the waiting list.
Families that do not qualify for a preference will be placed in the No-Preference category, with a lower position on the waiting list based on date and time of application.

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

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[3] This reference is to buildings or portions of buildings designated for the elderly by following HUD's requirements. Designation of housing for the elderly requires the preparation of an allocation plan. The plan must be presented to HUD for review and approval.

[4] Buildings, floors and units can also be designated for families that include a person with disabilities, also by following the HUD requirements. This entails preparing an allocation plan noting which buildings (if any) will be set-aside for families that include a person with disabilities. HUD approval is required for the plan.

[5] A mixed population development is a property (or portion of a property) that was: reserved for elderly and disabled families at its inception and has retained that character; or LMHA obtained HUD approval to retain the property for elderly and disabled families. These developments were formerly known as elderly projects.

(f) The Natural Disaster/Displacement Preference includes persons displaced by domestic violence. LMHA will accept a broad range of evidence as proof of domestic violence. This evidence may include, but is not limited to: a domestic violence victim's statement, testimony or affidavit; restraining or civil protection orders; medical records; police reports, records of telephone calls or visits to victim's address; criminal court records; statements of workers from a domestic violence shelter or other domestic violence programs; statements from counselors; reports, statements from police, judges or other court officials, clergy, social workers and other social service agencies; and other credible evidence as corroborated by law enforcement or domestic violence providers.

F) Tenant Selection Criteria

1) LMHA's policy is that all applicants will be screened in accordance with HUD regulations (24 CFR Part 960) and sound management practices. LMHA's examination will include, but is not limited to, an assessment of whether the applicant has:

(a) financial obligations, especially rent and utility bills; (24 CFR §960.203(c)(1))

(b) a record of disturbing neighbors sufficient to warrant a police call or referral to a Citizen's Dispute Settlement Program, destruction of property, or of living or housekeeping habits that may adversely affect the health, safety, or welfare of other residents or neighbors; (24 CFR §960.203(c)(2))

(c) a history of criminal activity by any applicant family member involving physical violence to persons or property or other criminal acts including drug-related criminal activity that would adversely affect the health, safety, or welfare of other residents or staff or would cause damage to the unit or development; (24 CFR §960.203(c)(3))

(d) convictions of any household member for crimes of physical violence including but not limited to intentionally or recklessly causing another's death, arson, rape, sexual assault and convictions which require one to register as a sex offender. Such individuals are subject to a permanent prohibition against admission to LMHA housing;

(e) convictions of any household member for drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing. Such individuals are subject to a permanent prohibition against admission to LMHA housing; (24 CFR §960.204(a)(3))

(f) a record of eviction or involuntary termination from residential housing programs (taking into account date and circumstances); and

(g) the ability and willingness to comply with the terms of LMHA's lease.

2) How LMHA 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. Information considered during screening will be reasonably related to assessing the conduct of the applicant and family members listed on the application. LMHA will pay any costs incurred to complete the application process and screening. Applicants and family members may be asked to sign a document authorizing the release of information by third parties. Refusal to sign such a release is cause to terminate the admission process and withdraw the application.

(b) Past conduct and behavior must demonstrate that the applicant family can reasonably be expected not to:

(i) Interfere with other residents so as to diminish their peaceful enjoyment of the premises by adversely affecting health, safety, or welfare; (Required, 24 CFR § 960.203)

(ii) Have a detrimental effect on the residents or the development environment; (Required, 24 CFR §960.202)

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

(iv) Require modification of a program or activity that would result in a fundamental alteration in its nature. (See 24 CFR §8.3 Definition: Qualified individual with handicaps)

(c) LMHA will conduct a detailed interview of all applicants using an interview checklist. The checklist is part of the Procedure on Applicant Screening used in support of this policy. The checklist will ask questions based on the essential elements of tenancy. Answers will be subject to third-party verification. (Required, 24 CFR §960.202(a)(2)(iv))

(d) LMHA will complete and process a credit check on all applicants in accordance with the Fair Credit Reporting Act (15 U.S.C. §1681 et seq.), as amended. (See 24 CFR §960.203(c)(1))

(e) LMHA will complete a rental history check on all applicants. (See 24 CFR §960.203(c))

(f) LMHA will conduct a check of the history of all applicants of payments to LMHA or any other HUD-subsidized housing program. Payment of outstanding balances is an opportunity for the applicant to demonstrate an improved track record. LMHA will not admit families with unpaid balances owed to it for any LMHA program. These balances must be paid in full (either in a lump sum or over time) before LMHA will initiate the full screening process. (See 24 CFR §960.203(c)(1))

(g) LMHA will request a criminal background check on all adult applicants or family member for whom criminal records are available. (24 CFR § 960.203(c)(3))

(h) All non-elderly applicants are required to attend and complete LMHA's pre-occupancy orientation.

(i) Intentional misrepresentation by an applicant of any information related to eligibility, preferences, housing history, allowances, family composition or rent is cause to terminate the admission process and withdraw the application. Unintentional mistakes that do not give an advantage to the applicant will not be considered misrepresentations.

(j) Applicants must be able to demonstrate the ability and willingness to comply with the terms of LMHA's lease, either alone or with assistance that they can demonstrate they have or will have at the time of admission.[6] (24 CFR §8.3 Definition: Qualified Individual with Handicaps) Availability of assistance is subject to verification by LMHA.

3) Screening applicants who claim mitigating circumstances

(a) If unfavorable information is received about an applicant, LMHA will 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 factored into LMHA's screening assessment of the applicant, mitigating circumstances must be verifiable. (Required, 24 CFR §960.203(d)(1)(i))

[6] 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 individuals with handicaps. Applicants whose housing situations make it difficult for LMHA 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) will have to demonstrate the ability and willingness to comply with lease terms whether or not they are individuals with handicaps.

(b) Mitigating circumstances are facts relating to the applicant's record of unsuitable rental history or behavior, which, when verified, indicate: (1) the reason for the unsuitable rental history and/or behavior; (2) that the reason for the unsuitable rental history and behavior no longer exists or is under control; and (3) that the applicant's prospect for lease compliance is an acceptable one, justifying admission. Mitigating circumstances must overcome or 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, LMHA will have the right to refer such information to persons qualified to evaluate the evidence and verify the mitigating circumstance. LMHA will also have the right to request additional 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 a reasonable accommodation.

(d) Examples of mitigating circumstances might include: (24 CFR §960.203(d))
   (i) Evidence of successful rehabilitation;
   (ii) Evidence of the applicant family's participation in social service or other appropriate counseling service; or
   (iii) 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. LMHA will consider such circumstances in light of:
   (i) The applicant's ability to verify the claim of mitigating circumstances and his/her prospects for improved future behavior;
   (ii) The applicant's overall performance with respect to all the screening requirements; and
   (iii) The nature and seriousness of any criminal activity, especially drug-related criminal activity, that appears in the applicant's record.

4) Qualified and Unqualified Applicants

(a) Verified information will be analyzed and a determination made with respect to:
   (i) Eligibility of the applicant as a family; (Required, 24 CFR §5.403)
   (ii) Eligibility of the applicant with respect to income limits for admission; (Required, 24 CFR §960.201(a)(2))
   (iii) Eligibility of the applicant with respect to citizenship or eligible immigration status; (24 CFR §§5.500-5.528)
   (iv) Unit size required for and selected by the family;
   (v) Preference category (if any) applicable to the family; (24 CFR §960.206) and
   (vi) Qualification of the applicant with respect to the Tenant Selection Criteria. (Required, 24 CFR § 960.203)

(b) LMHA will notify applicants determined to be qualified of the approximate date of occupancy insofar as that date can be reasonably determined. (Required, 24 CFR §960.208 (b)) However, the date stated by LMHA is just an estimate and does not assure that applicants will necessarily be housed by that date. The availability of a suitable unit to offer a family is contingent upon many factors LMHA does not control, such as turnover rates, and market demands as they affect bedroom sizes and development location.

(c) LMHA will promptly notify applicants determined unqualified for admission. These applicants will receive a Notice of Rejection from LMHA, stating the basis for such determination. LMHA will provide such applicants with an opportunity for informal review. The informal hearing for applicants should not be confused with the Tenant Grievance Procedure. Applicants are not entitled to use of the Tenant Grievance Procedure. (Required, 24 CFR §960.208(a))

(d) Upon request, applicants known to have a disability who are determined eligible but fail to meet the Tenant Selection Criteria, will be offered an opportunity to have their cases examined to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the screening requirements.

G) Occupancy Guidelines

1) Units will be occupied by families of the appropriate size. This guideline maintains the usefulness of the units, while preserving them both from excessive wear and tear and under-utilization. The maximum number of persons per unit may be exceeded in certain scattered site units with very large bedrooms.

Minimum and Maximum Number of Persons Per Unit Standard

Number of Bedrooms	Min Persons/Unit Largest Unit Size)	Max Persons/Unit (Smallest Unit Size)
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

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

(a) It will not be necessary for persons of different generations or the 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 to reasonably accommodate 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 will be counted as a person in determining unit size. However, a single pregnant woman may be assigned to a one-bedroom unit. In determining unit size, LMHA will count a child who is temporarily away from the home because the child has been placed in foster care, kinship care, under a shared parenting arrangement, or is away at school.
(e) A single head of the household parent will not be required to share a bedroom with his/her child, although they may do so at the request of the family.
(f) A live-in aide may be assigned a bedroom. Single elderly or disabled tenants with live-in aides will be assigned one or two bedroom units.

2. 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.
3. The largest unit size that a family may be offered provides no more than one bedroom per family member, taking into account family size and composition.
4. When a family applies for housing, and each year when the waiting lists are updated, some families will qualify for more than one unit size. Both at application and at update, the applicant family must choose the waiting list corresponding to one of the unit sizes for which the family qualifies. Factors that might affect the family's decision include cultural standards, length of time the family must wait for smaller vs. larger units, and the age, relationship and gender of family members. Based on the family's choice, the family will be placed on the appropriate waiting list by unit size. The family (not LMHA) decides which unit size the family wishes to be listed for (corresponding to a unit for which the family qualifies).
5. When a family is offered a unit of a size for which the family no longer qualifies, the family will be moved to the appropriate waiting list, retaining their preferences and date and time of application. This may mean that the family must wait longer for a unit offer.
6. A family that chooses to occupy a smaller unit than would normally be assigned must agree not to request a transfer until their family size changes or other verifiable cause for transfer is provided to and approved by LMHA.

7. IMPORTANT: LMHA will discuss the unit size standards with each applicant family that qualifies for more than one unit size. LMHA will also inform families about the status and movement of the waiting lists. Families will be asked to declare in writing the waiting list on which they wish to be placed. Upon request, LMHA will change the family's assigned waiting list at any time while the family is on the list.
8. LMHA will use a "one person per bedroom" standard for the following developments: Birmingham Terrace, OH006-006 (AMP #122); Brand Whitlock Homes, OH006-008 (AMP #132); Brand Whitlock Homes Extension, OH006-002 (AMP #132); McClinton Nunn Family, OH006-011 (AMP #131); Pulley Homes, OH006-010 (AMP #123); Ravine Park Village, OH006-003 (AMP # 122); and Weiler Homes, OH006-001 (AMP# 121). LMHA will allow two family members to share a bedroom at the family's request. "The one person per bedroom" standard will only apply to new applicants and not current residents. Moreover, after completion of the redevelopment of Brand Whitlock Homes, Brand Whitlock Homes Extension and Weiler Homes, LMHA will resume using the "two persons per bedroom" standard as set forth in paragraphs one (1) through seven (7), above.

IV) Tenant Selection and Assignment Plan

A) Organization of the Waiting Lists

1. Community-wide Waiting List

LMHA's policy is to assign each applicant to his/her appropriate place on a single community-wide waiting list in compliance with the Jaimes Court Decision, which requires an affirmative action plan for unit offers, both to applicants and transferees, in order to remedy past racial discrimination and attain racially mixed developments, taking into account:
Unit type and size needed and selected by the family (e.g., general occupancy building, accessible or non-accessible unit, number of bedrooms);

(a) Applicant preference or priority, if any; and
(b) Date and time of application.

The goals of the Jaimes Court Decision are for each family development to have a ratio of three minority families to one non-minority family, and each elderly development a ratio of one minority family to one non-minority family. Any housing development will be considered predominantly minority or predominantly non-minority if the racial composition of its occupants varies by more than 2-1/2% from these ratios.

LMHA will maintain automated waiting lists (capable of being tracked back to original paper applications) that record the unit type and size needed, each applicant's priority/preference status, the date and time of application, and the race and ethnicity of the head of the household.

B) Unit Offers to Applicants

1) The plan for assignment of units to assure equal opportunity and nondiscrimination on grounds of race, color, and national origin is set forth in the Jaimes Court Decision. The first qualified applicant in sequence on the waiting list is made an offer of a vacant unit of the appropriate size and type at every housing development in which the applicant's race does not predominate. If more than one appropriate unit is available in such a development, the applicant will be offered a choice of all such appropriate units.

   If an appropriate unit is not immediately available in a development in which the applicant's race does not predominate, the applicant may then be offered an appropriate unit in any other development. Each new applicant, before accepting a unit, will be informed of the unit number of each unit that qualifies as available for his or her choice. (Jaimes Court Decision, §II.G.) An applicant may refuse to accept a unit in a development in which the applicant's race predominates beyond the goals of the Jaimes Court Decision, and may wait until an appropriate unit becomes available in a development in which the applicant's race does not predominate, without losing his/her place on the waiting list.

   If an applicant refuses all units offered in developments in which his/her race does not predominate, other than for good cause as defined in subsection IV) D) below, Good Cause for Applicant Refusal of Unit Offer, the applicant will lose his/her place and be removed from the waiting list. Applicants who are removed from the waiting list because they refuse unit offers without good cause may not reapply for housing for 12 months.

2) LMHA will first match the characteristics of the available unit to the highest ranking applicant for a unit of that size, type and special features (if any), taking into account any limitations on admission because of designated housing (if applicable). Preferences, if any, will then be used to determine the order of selection from the waiting list. If two applicants need the same unit type and size and have the same preference status, the applicant with the earlier date and time of application will receive the earlier offer.
3) In selecting a family for an accessible/adaptable unit, LMHA will give preference to families that include a person with disabilities who can benefit from the unit's features.

4) Local preferences will be a factor in most admissions, although there may be instances (e.g., an accessible/adaptable unit is ready and no applicant in the targeted preference group needs the features) when LMHA will make an offer to an applicant who does not qualify for a local preference. Certain types of transfers will also be processed with new admissions. See Section V. below, Transfer Policy, for the ratio of transfers to new admissions.
5) The applicant must accept the unit offered within five working days after the offer is communicated (by phone, mail, or the method of communication designated by the applicant) or be removed from the waiting list. (See Subsection D., Good Cause for Applicant Refusal of Unit Offer, below.) LMHA will withdraw from the waiting list the application of anyone it is unable to contact by phone, first class mail or the method of communication designated by the applicant.

C) Due Process Rights for Applicants

To ensure that vacant units are occupied in a timely manner, a waiting list must be complete and accurate. While it is the responsibility of each applicant to keep LMHA apprised of any changes in his/her address, phone number, family income or other family circumstances, no applicant will be removed from the waiting list except in the following circumstances:

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, either because he/she is ineligible for public housing at the time of certification, or because he/she fails to meet the Tenant Selection Criteria[7]; or
4) The application is withdrawn because LMHA was unable to reach the applicant when an attempt was made to contact him/her for an annual waiting list update, to schedule a meeting or interview, to offer or show a unit, or for some other reason.
5) LMHA will undertake the following methods of contacting an applicant before an application may be withdrawn:
   (a) The applicant will be telephoned (if LMHA has a phone number for the applicant) and sent a letter by first class mail to the applicant's last known address, asking the applicant to contact LMHA[8] either by returning the update letter or in person, bringing proof of identity;
   (b) When seven working days have elapsed from the date of the first contact, if there is no response from the applicant, a second contact will be made; and
   (c) When seven working days have elapsed from the date of the second contact, the application will be withdrawn from further processing.

6) If an applicant contacts LMHA as required within any of the deadlines stated above, he/she will be reinstated at the former waiting list position.

7) When LMHA is unable to contact an applicant by first class mail to schedule a meeting, or interview or to make an offer, LMHA will suspend processing of that application until the applicant is either withdrawn (no timely 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. No work will be performed on the suspended application until conditions for reinstatement have been met by the applicant and approved by LMHA.

8) Persons who fail to respond to LMHA's attempts to contact them for reasons related to a disability will be entitled to reasonable accommodation, provided that the reasons can be verified to be related to a disability. In such circumstances, LMHA will reinstate the person to his/her former waiting list position.

9) Families whose applications are withdrawn or rejected as described above can only be placed on the waiting list again by applying for housing at a time when the waiting list is open. Families whose applications were withdrawn for refusing

[7] All rejected applicants are entitled to an informal review of a determination that they are unqualified for admission.
[8] Except that LMHA will 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.

unit offers without good cause may not reapply for 12 months. In these cases, they will have a new date and time of application.

D) Good Cause for Applicant Refusal of Unit Offer

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 LMHA, clear evidence ("good cause") that acceptance of the offer of a suitable vacancy will result in undue hardship not related to considerations of race, color, sex, religion or national origin, the applicant will not be removed from the list.

1) Examples of "good cause" for refusal of an offer of housing include, but are not limited to:
   (a) The unit is not ready for move-in at the time of the offer of housing. "Ready for move-in" means the unit has no Uniform Physical Condition Standards (24 CFR 902.23) deficiencies and is broom clean. If an applicant refuses a unit because it is not ready for move-in, the applicant will be offered the next unit that is ready for move-in;
   (b) Inaccessibility to or other undue hardship with respect to source of employment, education, or job training, children's day care, or educational program for children with disabilities, so that accepting the unit offer requires the adult family 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 LMHA'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 or other court orders. 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 head of the household, other family members (each as listed on final application) or live-in aide necessary to the care of the head of the household;
   (e) The unit is inappropriate for the applicant's disabilities or physical needs or creates undue hardship with respect to an applicant's health (Jaimes Court Decision §II.F.), 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; or
   (f) An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing.

2) The applicant must document that the claimed hardship is good cause for refusing an offer of housing. Where good cause is verified, the refusal of the offer will not require that the applicant be removed from the waiting list or otherwise affect the family's position on the waiting list. The family's application will remain at the top of the waiting list until the family receives an offer, which the family has no good cause to refuse.

3) LMHA 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. When an offer is made, the applicant will sign a statement listing all available appropriately-sized units, acknowledging that he/she has been informed of his/her opportunity to choose units, and stating the choice that was made. (Jaimes Court Decision §V.C.)

E) Dwelling Units with Accessible/Adaptable Features

1) Before offering a vacant accessible unit to a non-disabled applicant, LMHA will offer such unit:
2) First, to a current tenant of another unit under LMHA's control, having a disability that requires the special features of the vacant unit (in effect, a transfer of the tenant with disabilities from a non-accessible unit to the vacant accessible/adaptable unit).
3) Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.
4) When offering an accessible/adaptable unit to a non-disabled applicant, LMHA will require the applicant to sign an agreement to move to an available non-accessible unit within 30 days when either a current tenant or an applicant with a disability needs the unit. This requirement is also reflected in the lease agreement signed by the non-disabled applicant.

F) Leasing and Occupancy of Dwelling Units

Applications for admission and transfer will be processed centrally. Initial intake, waiting list management, screening, and assigning of housing (including transfers) will be made from the LMHA Office at 211 S. Byrne Rd., Toledo, Ohio 43615. Offers may be made in person, in writing or by phone from the S. Byrne Rd. Office or the development.

G) Tenant Assignments to Facilitate Compliance with Goals of Jaimes Court Decision

These policies contain provisions for complying with the Jaimes Court Decision and facilitating racial integration. Whenever LMHA encounters difficulties in persuading new or transfer applicants to accept units in developments in which more than 90% of the tenants are of a different race than the applicant, to the extent it can be accomplished without creating more than 30 days delay in filling vacant units, LMHA will schedule the housing of such applicants so that groups of 3 or more will move into the development at the same time and undertake an intensive counseling program for new and current tenants, in order to facilitate the introduction of the new tenants into the development. (Jaimes Court Decision §IV.B.)

H) Guide for Housing Locations

LMHA will give to all new tenants and transfer applicants a guide that sets forth in detail for every housing location, information concerning public transportation, public, parochial, and private schools, shopping facilities, recreational facilities, emergency services, and all other pertinent information about the locations and the neighborhoods in which they are located. (Jaimes Court Decision §V.B.2.)

V) Leasing Policies

A) General Leasing Policy

1) All units must be occupied pursuant to a lease that complies with HUD regulations. (Required, 24 CFR Part 966)
2) The lease will be signed by the head, spouse, and all other adult members of the family and by an authorized representative of LMHA, prior to actual admission. (24 CFR §966.4(p))
3) Changes in family composition, income, or status between the time of the interview with the applicant and the showing of the unit, or between annual reexaminations, will be processed at the development's management office.
4) If a tenant transfers from one LMHA unit to another, a new lease will be executed for the unit into which the tenant moves (24 CFR §966.4(c)(3)), except in the event of a fire transfer.
5) If at any time during the life of the lease, a change in the tenant's status results in the need for changing or amending any provision of the lease, either:
   (a) A new lease will be executed, or
   (b) A Notice of Rent Adjustment will be executed, or
   (c) An appropriate addendum will be prepared and made a part of the existing lease, or appropriate insertions made within the lease. All copies of such riders or insertions are to be dated and signed by the tenant and by an authorized representative of LMHA. (24 CFR §966.4(o))
6) Tenants must advise LMHA if they will be absent from the unit for more than one calendar week, except where beyond the control of the tenant. Tenants are required to notify the development's Housing Manager, make arrangements to secure the unit, and provide a means for LMHA to contact the tenant in the event of an emergency. Failure to advise LMHA of an absence of more than one calendar week is grounds for termination of the lease

B) Showing Units Prior to Leasing

1) When offering units, LMHA will provide the applicant with a marketing brochure to help orient the applicant to the neighborhood and location of the property. Staff making offers will be familiar with LMHA's housing developments. If the offer of a unit is preliminarily accepted by the applicant, the development's Housing Manager will be advised of the offer and will contact the applicant to set up a date to show the unit. Intake procedures are described more fully in Procedure on Taking Applications and Initial Processing.
2) Once the unit is shown and the applicant accepts the unit, the Housing Manager or other authorized representative of LMHA will execute a lease. No lease will have an effective date before the unit is ready for occupancy. If the applicant refuses the unit, LMHA should obtain a signed reason for refusal from the applicant, if possible, and send the form to the Occupancy Department for a "good cause" determination.
3) Housing Managers will only lease units of the appropriate size. Families may choose to lease units of sizes between the largest and smallest unit for which they qualify. If a family opts to lease a unit smaller than the largest unit for which the family qualifies, the family will agree in writing to remain in that size unit until family size or circumstances require a larger unit.
   If an exception to LMHA's largest unit standard is approved for the applicant, this information will be noted on the leasing packet sent to the Housing Manager. No exceptions will be granted to the smallest unit standard, since this results in overcrowding.

C) Occupancy, Additions to the Family and Visitors

1) Only those persons listed on the most recent certification form and lease will be permitted to occupy a unit. Except for natural births or adoptions by family members, any family seeking to add a new person must request approval in writing prior to the new person occupying the unit. (24 CFR §966.4(a)(v)) This includes situations in which a tenant is granted custody of a child or children not previously listed on the application or lease and situations in which a person (often a relative) came to the unit as a visitor but stayed because the tenant needed support, for example, after a medical procedure. All persons listed on the most recent certification form and the lease must use the unit as their sole residence.
2) Following receipt of a family's request for approval to add a new person or persons to the lease, LMHA will conduct a pre-admission screening of any proposed new adults. The results of screening will be used to determine whether LMHA will approve adding the new person.

   Children under the age at which juvenile justice records are available, or added through a formal custody award or kinship care arrangement are exempt from the pre-admission screening process, although the tenant still needs prior permission from LMHA to add children other than those born to or adopted by family members. The exemption age specified in this paragraph is subject to change should the state modify its laws concerning the availability of police or court records for juvenile offenders.

3) Examples of situations where the addition of a family member is subject to screening are:
   (a) Tenant plans to be married and files a request to add the new spouse to the lease;
   (b) Tenant is awarded custody of a child over the age at which juvenile justice records are available;
   (c) Tenant desires to add a new family member to the lease or employ a live-in aide;
   (d) A unit is occupied by a remaining family member(s) under age 18 (who is not an emancipated minor) and an adult, not a part of the original family, requests permission to take over as the head of the household; and
   (e) Tenant is being considered for an Integrative Transfer.
4) Tenants who fail to notify LMHA of additions to the family or who permit persons to reside with the family without undergoing screening are in violation of the lease. LMHA will consider such additional persons to be unauthorized occupants by LMHA and the entire family will be subject to eviction. (24 CFR §966.4(f)(3))
5) Visitors may be permitted in a unit so long as the visitors have no previous history of behavior that would be a lease violation. Visits are not to exceed 14 consecutive days, unless approved by LMHA, with advance documentation of extenuating circumstances. LMHA will consider visitors staying beyond this period to be unauthorized occupants and the entire family will be subject to eviction.
6) In accordance with the lease, roomers and lodgers will neither be permitted to occupy a unit, nor to move in with any tenant family. Violation of this provision is grounds for termination of the lease. (24 CFR §966.4(f)(2))
7) Tenants will not be given permission to allow a former tenant of LMHA who has been evicted, or asked to leave, or owes LMHA money, and persons who have been placed on the LMHA "No Trespass" list to occupy or visit the unit for any period of time. Violation of this provision is grounds for termination of the lease.
8) Adult family members or emancipated minors who move from the unit to establish new households will be removed from the lease. (24 CFR §§960.257(b), 966.4(a)) The tenant has the responsibility to report the move-out within 10 calendar days of its occurrence to the development's management office.

   These individuals may not be readmitted to the unit and must apply as new applicants for placement on the waiting lists (subject to applicable income limits, preferences, tenant selection, and screening requirements). Medical hardship, disability, or other extenuating circumstances will be considered by LMHA in making determinations under this paragraph.

VI) Transfer Policy

A) General Transfer Policy

1) LMHA's policy is that transfers will be made without regard to race, color, national origin, sex, religion, ancestry, or familial status, consistent with the Jaimes Court Decision and all applicable laws. Tenants can be transferred to accommodate a disability or handicap. (Required, 24 CFR §100.5 & ORC Chap. 4112)
2) Tenants will not be transferred to a unit of equal size within a development or between developments except to alleviate a hardship of the tenant or other undesirable conditions, or to promote integration as determined by an authorized representative of LMHA.
3) Tenants will receive two offers of a transfer. Refusal of the offers without good cause will result in lease termination for mandatory transfers or the removal of the family from the transfer list for voluntary transfers. The good cause standard applicable to new admissions will apply to transfers.
4) Transfers apply only to tenants, so no one will be required to re-establish their eligibility.
5) Tenants may be transferred in accordance with the Resident Incentive Program.

B) Types of Transfers

1) This policy sets forth several categories of transfers. Priority for transfer and the order in which families are transferred is set forth below.
   (a) Medical Justification Transfers are mandatory to alleviate verified medical problems of a life threatening nature. LMHA will require verification of a tenant's status as an individual with handicaps/person with disabilities and whether there is a need for a reasonable accommodation/modification due to the manifestation of the handicaps/disabilities. And, LMHA will require verification of exactly what is needed to accommodate the limitations imposed by the handicaps/disabilities. LMHA may not ask for access to confidential medical records and may not ask what the specific handicap/disability is. If a unit is available in a development in which the transferring family's race does not predominate, the tenant will be transferred to such a unit. If no unit is available in a development where the transferring family's race does not predominate, the family will be transferred to any unit available.

   These transfers will take priority over new admissions.

   (b) Emergency Transfers are mandatory when the unit or building conditions pose an immediate threat to tenant life, health or safety, as determined by LMHA. Emergency Transfers within a development or between developments may be made to: permit repair of unit defects hazardous to life, health, or safety; or, protect members of the family from attack by criminals in a particular development or neighborhood. If a unit is available in a development in which the transferring family's race does not predominate, the tenant will be transferred to such a unit. If no unit is available in a development in which the transferring family's race does not predominate, the family will be transferred to any unit available, since Emergency Transfers, by definition, involve situations in which the family's life, health or safety is in jeopardy.

   These transfers will take priority over new admissions.

   (c) Category 2 Administrative Transfers are mandatory transfers within developments or between developments to correct serious occupancy standards problems (over or under LMHA's standards) as described below or meet a compelling employment need.

   Category 2 Transfers to correct occupancy standards will only be made if the family size is so small that it includes fewer persons than the number of bedrooms, or so large that there are more than two family members over age 3, per bedroom.

These transfers are mandatory. If a unit is available in a development in which the transferring family's race does not predominate, the tenant will be transferred to such a unit. If no unit is available in a development in which the transferring family's race does not predominate, the family will be transferred to the development in which the family's race will cause the least increase in segregation.

If a family's size is between the smallest and largest size permissible for the unit, the family may request a transfer, but it will be considered a Category 3 Transfer.

These transfers will take priority over new admissions.

(d) Integrative Transfers are non-mandatory and are available to all tenants in developments in which their race predominates beyond the goals of the Jaimes Court Decision. Such tenants may apply to the Office of LMHA's Executive Director for transfers to appropriate size units in developments in which their race does not predominate. Only tenants in good standing are eligible for Integrative Transfers. Each application will be dated and time-stamped when submitted and placed on the transfer waiting list for each unit size for which the family is eligible. (Jaimes Court Decision, §III.A. & B.

These transfers will take priority over new admissions and second priority to Medical Justification Transfers of a life threatening nature and Emergency Transfers and Category 2 Administrative Transfers.

(e) Category 1 Administrative Transfers include mandatory transfers to: move tenants who are witnesses to crimes and face reprisals (as documented by a law enforcement agency); provide housing options to tenants who are victims of hate crimes or extreme harassment; permit modernization[9] or demolition of units; or provide an accessible unit to a family that requires such a unit and to alleviate verified disability problems of a non life threatening nature. The alleviation of verified disability problems is referred to as a Medical Justification Transfer that is not of a life threatening nature. Like the Medical Justification Transfer of a life threatening nature, LMHA will require verification of a tenant's status as an individual with handicaps /person with disabilities and whether there is a need for a reasonable accommodation/modification due to the manifestation of the handicaps/disabilities. And, LMHA will require documentation of exactly what is needed to accommodate the limitations imposed by the handicaps/disabilities. LMHA may not ask for access to confidential medical records and may not ask what the specific handicap/disability is. If a unit is available in a development in which the transferring family's race does not predominate, the tenant will be transferred to such a unit. If no unit is available in a development in which the transferring family's race does not predominate, the family will be transferred to the development in which the family's race will cause the least increase in segregation.

These transfers will take priority over new admissions and third priority to Medical Justification Transfers of a life threatening nature, Emergency Transfers, Category 2 Administrative Transfers and Integrative Transfers.

Requests for Medical Justification Transfers of a life threatening nature and non-life threatening nature, Emergency, Integrative and Category 1 Administrative Transfers will be made to the Housing Manager, who will forward the transfer request to the Director of Housing Operations. The tenant will provide the necessary verification to substantiate the need for such transfers. Transfers may also be initiated by LMHA (e.g., moving a person with mobility problems to an accessible/adaptable unit).

(f) Category 3 Administrative Transfers are mandatory transfers within developments or between developments made to: correct and avoid concentration of the most economically and socially deprived families; correct occupancy

[9] Modernization relocation transfers are processed in accordance with 24 CFR 941.207 and 49 CFR Part 24.

standards (voluntary if the family is between the minimum and maximum occupancy standard but the family requests a transfer, e.g., to provide older, opposite-sex children with separate bedrooms); address situations such as neighbor disputes that are not criminal but interfere with the peaceful enjoyment of the unit or common areas; relieve inaccessibility to source of employment, education, or job training such that an adult family member will not have to quit, or drop out of an educational institution, or job training program; or allow a family to move from a unit with tenant-paid utilities to a unit with LMHA-paid utilities when the family can no longer maintain their utilities. If a unit is available in a development in which the transferring family's race does not predominate, the tenant will be transferred to such a unit. If no unit is available in a development in which the transferring family's race does not predominate, the family will be transferred to the development in which the family's race will cause the least increase in segregation.

These transfers will not take priority over new admissions. They will be processed at the rate of one transfer to four admissions.

2) Whenever feasible, all transfers except Integrative Transfers will be made within a tenant's management area.

C) Processing Transfer

1) A centralized transfer waiting list will be administered by the Occupancy Department. Housing Managers are responsible for submitting requests for transfer, including necessary documentation, to the Director of Housing Operations.
2) Transfers will be sorted into their appropriate categories by the Occupancy staff. Admissions will be made in the following order:
3)
   (a) First: Medical Justification Transfers of a life threatening nature, Emergency Transfers, and Category 2 Administrative Transfers, then
   (b) Integrative Transfers, then
   (c) Category 1 Administrative Transfers, which include Medical Justification Transfers of a non life threatening nature,
   (d) Category 2 Administrative Transfers,
   (e) Applicants, and,
   (f) At a rate of four applicants to every transfer, Category 3 Administrative Transfers

   Within each category, transfer applications will be sorted by the date the completed file (including any required verification) is received from the Housing Manager.

4) Category 2 Transfers to correct occupancy standards may be recommended at any time.
5) Tenants in a Category 2 over/under housed status will be advised in their 30 day "Notice of Result of Reexamination" that a transfer is recommended and that the family has been placed on the transfer list. Interviewers will record transfer recommendations for each Housing Manager affected by the transfer.
6) When a head of a household, originally housed in a bedroom by him/herself, has or adopts a child, the family will not be approved for a Category 2 Transfer until the child is 3 years of age. Exceptions: spouse or partner's return to the unit, marriage, or family decision to remain in the unit, which is large enough (using the smallest-unit standard) to accommodate the number of persons then in the family. (LMHA must approve all additions to the family during tenancy, other than births or adoptions.)
7) Split-family transfers will be processed as Category 2 Administrative Transfers. Families that split into two "new" families may be transferred to two different units or a portion of the "old" family may be transferred to a single unit, depending on family circumstances and unit availability. Split-family transfers will be made so as to minimize the impact on vacant units and to best benefit LMHA.
7) The Category 3 Administrative Transfer ratio of one transfer for every four new admissions is discretionary and will be reviewed at least annually to determine its effects on vacancies. Based on recommendations from staff, the Executive Director may authorize a change in this ratio or suspend the processing of this type of transfer.

D) Good Standing Requirement for Transfers

1) In general, and in all cases of all tenant-requested transfers, tenants will be considered for transfers only if the head of the household and any other family members for the past two years:
   (a) Have not engaged in criminal activity that threatens the health and safety of tenants and staff;
   (b) Do not owe back rent or other charges, or evidence a pattern of late payment;
   (c) Meet reasonable housekeeping standards and have no housekeeping lease violations;
   (d) For developments with tenant-paid utilities, can get utility service in the name of the tenant or another family member; and,
   (e) Do not have a pattern of damages to the unit caused by the tenant, family members or guests.
2) Exceptions to the good standing requirement may be made for Emergency Transfers, Resident Incentive Transfers or when it is to LMHA's advantage to move forward with the transfer (e.g., a single person lives alone in a three bedroom unit and does not want to move). The determination to make an exception to the good standing requirement will be made by the Housing Placement Coordinator, taking into account the recommendation by the Housing Manager.
   Absent a determination of exception, the following policy applies to transfers:
   (a) A tenant owing back rent will not be transferred until a payment plan is established or, if prior payment plans have failed, back rent is paid in full.
   (b) A tenant with housekeeping standards violations will not be transferred until he/she passes a follow-up housekeeping inspection.

E) Cost of Transfers and Other Requirements

1) Tenants will bear the cost of transfers to correct occupancy standards, except for modernization relocation or Integrative Transfers. LMHA will either pay the actual moving expenses of Integrative Transfers at a rate not to exceed $200 per bedroom or provide moving services at no cost to the tenant. In addition, LMHA will not charge the tenant any rent for the first month after an Integrative Transfer. (Jaimes Court Decision, §III.E.)
2) The Housing Manager will notify the tenant once an appropriate size unit has been identified. LMHA will give the tenant two offers before legal action is initiated.
3) The tenant must accept/reject the unit in writing within two working days after the unit offer.
4) The transferring tenant must move into the new unit within four days after receiving the keys or pay rent on both units. If the transferring tenant has a negative or zero dollar rent and does not comply with the transfer requirements, average rent will be charged for the period the keys are out on two units.
5) A tenant who has damaged the unit being vacated must make full payment upon receipt of LMHA's billing statement or enter into a payment plan not exceeding two months' duration, with a down payment for damage. The tenant's down payment must be at least 33% of the total damage charges. The Director of Housing Operations may approve longer repayment agreements under verified hardship circumstances.
6) The transferring tenant must return the original unit clean and in good condition.
7) An interim reexamination must be completed if anyone is being added to the lease.
8) A tenant being transferred to a development with tenant-paid utilities must be able to verify that gas and electricity will be turned on in the tenant's name within one business day of accepting the transfer or the offer is void.
9) If LMHA determines that the tenant received an Emergency Transfer due to his/her acts or negligence, the tenant must:
   (a) Pay the actual cost of repairing the unit, not to exceed $5,000 cap in the event of a casualty loss; or
   (b) Vacate LMHA property.

10) LMHA will provide a letter to each tenant who has been transferred in order to place the family in a unit of the appropriate size or to meet a compelling medical or employment need and each new tenant whose assignment does not decrease the segregation in the assigned development. The letter will explain that LMHA is operated as a non-segregated system without discrimination based on race, color or national origin and that, in order to correct the effect of past practices alleged to be discriminatory, present tenants have the opportunity to apply for a transfer to a unit

located in a location in which the tenant's race does not predominate beyond the proportions fixed by the Jaimes Court Decision. The letter will explain the procedures for Integrative Transfers, state that the ability to transfer is limited by the availability of appropriate units and state that the application must be submitted to the Office of the Executive Director. An application form for an Integrative Transfer will be included as an attachment to the letter. (Jaimes Court Decision, §IV.A.2.)

VII) Eligibility for Continued Occupancy and Annual Review

A) Eligibility for Continued Occupancy

1) Tenants who meet the following criteria will be eligible for continued occupancy:
2) Qualify as a "family" as defined in Section XII of this policy. (Note: For the purpose of continued occupancy, remaining family members qualify as a family so long as at least one of them is of legal age to execute a lease. Remaining family members can also include court recognized emancipated minors.)
1) Fully comply with the tenant obligations and responsibilities described in the lease.
2) Each family member, age 6 or older, has a Social Security number or certification on file that he/she has no Social Security number.
3) Meet HUD standards on citizenship or immigration status or are eligible for, and are paying, a pro-rated rent. (24 CFR §5.506)
4) Comply with HUD's community service requirement.

B) Remaining Family Members and Prior Debt

1) As parties to the lease, remaining family members who are at least 18 years of age (other than the head or spouse) are responsible for arrearages incurred by the former head or spouse. LMHA will not hold remaining family members (other than the head or spouse) responsible for any portion of the arrearage incurred before the remaining member reaches the age of 18.
2) Remaining family members under the age of 18 will not be held responsible for the rent arrearages incurred by the former head of the household.

C) Periodic Reexamination

1) Regular Reexaminations: LMHA will, at least once a year, re-examine the income and composition of all tenant families. (24 CFR §960.257(a)) Reexamination will occur within 12 months from tenant's move in date. For example, if a tenant moves in on January 8, 2005, the annual reexamination will occur by January 1, 2006. LMHA will also re-examine the criminal background on all adult family members and those for whom criminal records are available.
2) Special Reexaminations: When it is not possible to accurately estimate projected family income at the time of admission or regular reexamination, LMHA will make a temporary determination with respect to income and hold a special reexamination every 90 days until a reasonably accurate estimate of income can be made. The development's management office will notify the tenant in advance as to the date for the special reexamination(s). LMHA will also conduct a special reexamination when a change in the head of the household requires a remaining family member to become a leaseholder.
3) Zero Income Families: Unless the family has income that is excluded for rent computation, LMHA will examine the circumstances of each family reporting zero income every 90 days until the family has a stable income. Persons reporting zero income will also be asked about the items on the Zero Income Checklist and Worksheet, i.e., expenses for food, cleaning, grooming, and paper products, transportation, entertainment, clothing, smoking, communications, shelter, medical and miscellaneous.

D) Reexamination Procedures

1) At the time of reexamination, all adult members of the family will be required to sign an application for continued occupancy and other forms required by HUD or LMHA.
2) Employment, income, allowances, Social Security numbers, and such other data as LMHA deems necessary will be verified, and all verified findings will be documented and filed in the tenant's folder. (24 CFR §960.257) See the rules relating to LMHA's Verification Process in Section III.D.2. of this policy, above.
3) Verified information will be analyzed and a determination made with respect to:
   (a) Eligibility of the tenant as a family or as the remaining member of a family;
   (b) Unit size required for the family (using the Occupancy Guidelines); and
   (c) Rent the family should pay.
4) LMHA will anticipate, based on tenants' past and anticipated future employment, the income of tenants with a history of regular employment whose regular reexamination takes place when they are not employed (e.g., school bus drivers). Tenants with seasonal or part-time employment of a cyclical nature must provide third-party documentation of the circumstances of their employment including starting and ending dates.
5) LMHA will compute income in accordance with the definitions and procedures set forth in HUD Families failing to appear at the initial reexamination appointment will be notified of a final appointment within the same month. LMHA will send a notice of lease violation to families that fail to respond to the final notice and refer them to the Housing Manager for noncompliance with the lease. Failure to comply will result in termination of the lease. (24 CFR §966.4(c)(2))

E) Action Following Reexamination

1) If there is any change in rent, tenant(s) may be required to sign Form HUD-50058, Family Report, and certification. (24 CFR §966.4(c) & (o))
2) A tenant requiring a change in unit size may be placed on a transfer list in accordance with the Transfer Policy, Section V. above, and moved to an appropriate size unit within the management area when one becomes available as names move to the top of the transfer list. (24 CFR §966.4(c)(3))
3) A tenant who has a criminal conviction that violates Section III F), 1) c), d) or e) of this policy, above, will be served with a lease termination notice.

VIII) Interim Rent Adjustments: Fixed Rent System

A) Rent Adjustments

1) Tenants are required to report all changes in family composition or status to their Housing Manager within 10 calendar days of the change. Failure to report within 10 calendar days may result in a retroactive rent increase, but not a retroactive credit or rent reduction. In order to qualify for rent reductions, tenants must report income decreases within 10 calendar days. Tenants are also required to report interim increases in income if they have been granted interim rent reductions.
2) Because LMHA wishes to encourage families to improve their economic circumstances, most changes in family income between reexaminations will not result in a rent adjustment. LMHA will process interim rent adjustments in accordance with the chart below:

INCOME CHANGE	LMHA ACTION
Decrease in income for any reason, except for decrease of less than 30 days' duration. Increase in income following LMHA granting of interim rent decrease.	LMHA will process an interim reduction in rent if the income decrease will last more than 30 days. LMHA will process an interim increase in rent for income increases that follow interim rent reductions.
Increase in earned income from the employment of a current family member previously unemployed for at least 12 months.	LMHA will grant earned income disallowance if a family member qualifies.
Increase in unearned income (e.g., COLA adjustment for Social Security).	LMHA will defer the increase to the next annual reexamination.
Increase in income because, after passing screening, a person with income (from any source) joins the family.	LMHA will process an interim increase in rent and sign a new lease adding the new person and reflecting the increased rent.
Receipt of benefits from the Social Security Administration, after admission as a resident on a minimum rent.	LMHA will process an interim increase in rent after 30 days notice.
Decreases in income resulting from welfare fraud or sanction for failure to comply with economic self-sufficiency program rules.	LMHA will not process a rent reduction.
Decreases in income from other than welfare fraud or sanction for failure to comply with economic self-sufficiency program rules, e.g., failure to cooperate with child support.	LMHA will process an interim rent reduction.

3) The tenant must verify and the Housing Manager or other authorized representative of LMHA must approve the circumstances applicable to rent adjustments.
4) LMHA will process interim adjustments in rent in accordance with the following policy:
   (a) An interim adjustment will not be processed when a tenant reports a decrease in income and LMHA confirms that the decrease will last less than 30 days.
   (b) LMHA will process an interim adjustment for tenants reporting decreases in income that are expected to last more than 30 days.
5) Tenants granted a reduction in rent under these provisions will be required to report for special reexaminations at intervals determined by the Housing Manager. Reporting is required until the change in circumstances end or until the next annual reexamination, whichever occurs first. If family income increases during this time, the rent will be increased

accordingly, with 30 days' notice to the tenant. A fully documented record of the circumstances and decisions will be included in the tenant's folder, maintained at the development's management office.

6) Tenants who reported zero income, who then receive benefits from the Social Security Administration after being housed, must report the new income within ten (10) days. LMHA will process an interim rent increase, effective after 30 days notice.

B) Effective Date of Adjustments

1) Tenants will be notified in writing of any rent adjustment and such notice will state the effective date of the adjustment.
2) Rent reductions are effective the first day of the month following the reported change. Income decreases reported and verified before the tenant accounting cut-off date are effective the first day of the following month. Income decreases reported or verified by the 20th of the month are effective the first day of the second month, with a credit retroactive to the first month.
3) Rent increases (except those due to misrepresentation) require 30 days' notice to the tenant and are effective the first day of the second month.

C) Failure to Report Accurate Information

If LMHA finds that the tenant has misrepresented or failed to report to LMHA the facts upon which the rent is based and is paying less than the rent he/she should have been charged, then LMHA shall process an interim rent increase. The increase in rent will be made retroactive to the first day of the month following the month during which the misrepresentation was made. Failure to report accurate information is also grounds for initiating eviction proceedings in accordance with LMHA's lease. In addition, LMHA may seek all civil and criminal remedies available. (24 CFR §966.4(c)(2)) A repayment agreement may be offered. If a repayment agreement is offered then the tenant's down payment must be at least 33% of the total balance due and can last no longer than 2 months. However, the Director of Housing Operations may approve longer repayment agreements.

IX) Lease Termination Procedures

A) General Policy: Lease Termination

1) LMHA's policy is that no tenant's lease will be terminated except in compliance with applicable HUD regulations (24 CFR §966.4(l)), Ohio law, and the lease terms.

B) Notice Requirements

1) LMHA's Notice of Lease Termination to the tenant must state the specific grounds for termination in writing and inform the tenant of his/her right to request a hearing in accordance with the Tenant Grievance Procedure, to examine LMHA documents, and to make such reply as he/she may wish during a mandatory conference with the Housing Manager or another authorized representative of LMHA. (24 CFR §966.4(l)(3)(ii)) No hearings will be granted for lease terminations based on certain actions, such as a) any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or LMHA employees; b) any violent or drug-related criminal activity on or off such premises; or c) any criminal activity that resulted in a felony conviction of a household member. (24 CFR §966.51(a)(2)). In such cases, the tenant will only be entitled to a private conference with the Housing Manager or another authorized representative of LMHA.
2) Notices of Lease Termination may be served personally or by first class mail, postage prepaid, and by posting on the tenant's premises.
3) The Notice will include a statement describing the right of any tenant with a disability to meet with the Housing Manager and determine whether a reasonable accommodation could eliminate the need for the lease termination.

C) Record Keeping Requirements

A written record of every termination and/or eviction will be maintained by LMHA within the tenant's folder, and will contain the following information:

1) Name of tenant, number and identification of unit occupied;
2) Date of the Notice of Lease Termination and any other state or local notices required, which may be on the same form and run concurrently;
3) Specific reason(s) for the notice(s), with section of the lease violated, and other facts pertinent to the issuance of the notice(s) described in detail;
4) Date and method of notifying tenant; and
5) Summaries of any conferences held with the tenant including dates, names of conference participants and conclusions.

X) Utilities

In certain LMHA developments, tenants pay the cost of certain utilities directly to the supplier of utilities. When this is the case, tenant rents are reduced by a utility allowance[10] that is developed by LMHA in consultation with an energy consultant and the utility supplier and reviewed by HUD. See 24 CFR Part 965, Subpart E, and Settlement Agreement and Stipulation of Dismissal, filed Dec. 13, 1988, in Central Residents Council v. LMHA, Case No. C85–7610 in the U.S. District Court, Northern District of Ohio, Western Division.

A) Tenant-Paid Utilities

The following requirements apply to tenants living in or applicants being admitted to developments with tenant-paid utilities:

1) In developments with tenant-paid utilities, each tenant will receive a monthly utility allowance that reflects a reasonable amount of utilities for the specific size and type of unit occupied.
2) When a tenant's Total Tenant Payment ("TTP," defined in Section XII) is less than the utility allowance, LMHA will pay a utility reimbursement, equal to the difference between one month's TTP and the utility allowance, to the tenant or, with the tenant's written permission, to LMHA to offset any charges on account.
3) When a tenant makes application for utility service in his/her own name, he or she must sign a third-party notification agreement, so that LMHA will be notified if the tenant fails to pay the utility bill.
4) If an applicant is unable to obtain utility service because of a previous balance owed the utility company at a prior address, the applicant will not be admitted, will receive a Notice of Rejection, or could be referred to a unit where the utilities are paid by LMHA.
5) Paying the utility bill is the tenant's obligation under LMHA's lease. Failure to pay utilities is grounds for eviction.

XI) Rents

A) Flat Rents (24 CFR §960.253(b))

Flat rents are required by the Quality Housing and Work Responsibility Act of 1998. Flat rents are market-based rents. Accordingly, they will vary by unit size and type and also by development location. All tenants will be offered the choice of paying an income-based rent or the flat rent. The complete schedule of flat rents can be found at Section XIV.

B) Income-Based Rent (24 CFR § 960.253(c))

This is a tenant rent that is based on the family's income and LMHA's rent policies for determining such rent.

C) Minimum Rent (24 CFR § 5.630(a) and 24 CFR § 960.253(a)(2).

Regardless of whether the family chooses to pay a flat rent or income-based rent, the family must pay at least the minimum rent, which LMHA has established as $25.00 per month.

[10] Utility allowance is an amount equal to the estimate of the monthly cost of a reasonable consumption of utilities for the unit by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment. (24 CFR §5.603)

XII) Definitions and Procedures to be used in Determining Income and Rent

A) Annual Income (24 CFR §5.609(a), (b))

Annual income is the anticipated total income from all sources, monetary or not, received by the family head and spouse (even if temporarily absent) and by any other family member, including all net income from assets to which any member of the family has access, for the 12-month period following the effective date of initial determination or reexamination of income, exclusive of income that is temporary, non-recurring, or sporadic as defined below, or is specifically excluded by any other federal statute from consideration as income. Annual income includes but is not limited to:

1) The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
2) The net income from operation of a business or profession, including any withdrawal of cash or assets from the operation of the business or profession. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the business. Expenditures for business expansion or amortization of capital indebtedness will not be used as deductions in determining net income. An allowance for the straight-line depreciation of assets used in a business or profession may be deducted as provided in IRS regulations;
3) Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness will not be used as deductions in determining net income. An allowance for the straight-line depreciation of real or personal property is permitted. Withdrawals of cash or assets will not be considered income when used to reimburse the family for cash or assets invested in the property;
   If the family has net family assets in excess of $5,000, annual income will include the greater of the actual income derived from all net family assets or a percentage of the value of such assets based on the current passbook savings rate as determined by HUD;
4) The full amount of periodic payments received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts (see paragraph B.13. below for treatment of delayed or deferred periodic payment of Social Security or supplemental security income benefits);
5) Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay (but see paragraph B.2. below concerning treatment of lump-sum additions as family assets);
6) All welfare assistance payments (OWF, General Assistance) received by or on behalf of any family member;
7) Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from organizations or persons not residing in the unit, made to or on behalf of family members; and
8) All regular pay, special pay, and allowances of a family member in the Armed Forces (but see paragraph B.6. below concerning pay for exposure to hostile fire).

B) Items not included in Annual Income (24 CFR §5.609(c))

Annual income does not include the following:

1) Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the tenant family, who are unable to live alone);
2) Lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance, and worker's compensation), capital gains, and settlement for personal or property losses (but see paragraphs A.4. and A.5. above if the payments are or will be periodic in nature; see paragraph B.13. below for treatment of delayed or deferred periodic payments of Social Security or supplemental security income benefits).
3) Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
4) Income of a live-in aide, provided the person meets the definition of a live-in aide (see Section XII of this policy);
5) The full amount of student financial assistance paid directly to the student or the educational institution;
6) The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
7) Certain amounts received that are related to participation in the following programs:
   (a) Amounts received under HUD funded training programs (e.g., Step-up Program: excludes stipends, wages, transportation payments, child care vouchers, etc., for the duration of the training);
   (b) Amounts received by a person with disabilities that are disregarded for a limited time for purposes of supplemental security income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
   (c) Amounts received by a participant in other publicly assisted programs that are specifically for, or in reimbursement of, out-of-pocket expenses incurred (special equipment, clothing, transportation, childcare, etc.) and made solely to allow participation in a specific program;
   (d) A resident service stipend. A resident service stipend is a modest amount (not to exceed $200 per month) received by a tenant for performing a service for LMHA, on a part-time basis, that enhances the quality of life in public housing. Such services may include but are not limited to, fire patrol, hall monitoring, lawn maintenance, and tenant initiatives coordination. No tenant may receive more than one such stipend during the same period of time; and
   (e) Incremental earnings and benefits resulting to any family member from participation in qualifying state or local employment training programs (including training programs not affiliated with a local government), and training of family members as resident management staff. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives, and are excluded only for the period during which the family member participates in the program;
8) Temporary, non-recurring, or sporadic income (including gifts);
9) Reparation payments paid by foreign governments pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
10) Earnings in excess of $480 for each full-time student 18 years old or older (excluding the head of the household and spouse);
11) Adoption assistance payments in excess of $480 per adopted child;
12) Any increase in income during the exclusion period and part of the increase during the 12 months following the exclusion period (see subparagraph (b), below), of a member of a qualified family as a result of employment over prior income of the family member. For purposes of this paragraph, the following definitions apply:
   (a) “Qualified family” is a family residing in public housing whose annual income increases as a result of: employment of a member previously unemployed for one or more years, increased earnings by a member during participation in any economic self-sufficiency program or other job training program, or new employment or increased earnings of a member, who is or was in the past 6 months assisted or benefited under a Temporary Assistance to Needy Families program.
   (b) “Exclusion period” means 12 months beginning from the date a member of the qualified family is first job employed or the family first experiences an increase in annual income attributable to employment. For the 12 months

following the exclusion period, LMHA will exclude from the annual income of a qualified family 50% of the income increase of the family member.

(c) The disallowance of increased income of an individual family member is limited to a lifetime 48-month period. The disallowance only applies during the 48-month period starting from the initial exclusion. (24 CFR §960.255)

13) Deferred periodic payments from supplemental security income and Social Security benefits that are received in a lump sum payment or in prospective monthly amounts;
14) Amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the unit;
15) Amounts paid by a state agency to a family with a developmentally disabled family member living at home, to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;
16) Income from employment of children (including foster children) under the age of 18.
17) Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. (A notice will be published by HUD in the Federal Register identifying the benefits that qualify for this exclusion. Updates will be published and distributed when necessary. (24 CFR §5.609(c)(17))

    The following is a list of benefits excluded by other federal statutes (66 Fed. Reg. 20318 (Apr. 20, 2001)):

    (a) The allotment provided to an eligible household under the Food Stamp Act of 1977 (7 USC §2017(b));
    (b) Payments to volunteers under the Domestic Volunteer Services Act of 1973. This Act provides for the National Senior Volunteer Corp, which is comprised of Retired and Senior Volunteer Program (RSVP), Foster Grandparent Program (FGP) and Senior Companion Program (SCP) (42 USC §§5044(g) & 5058);
    (c) Payments received under the Alaska Native Claims Settlement Act (43 USC §1626(c));
    (d) Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 USC §459e);
    (e) Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 USC §8624(f));
    (f) Payments received under programs funded in whole or in part under the Job Training Partnership Act (and the corresponding provision of the Workforce Investment Act of 1998) (29 USC §§1552(b) & 2931);
    (g) Income derived from the disposition of funds of the Grand River Band of Ottawa Indians (Pub. L. 94-540, 90 Stat. 2503-04);
    (h) The first $2000 of per capita shares from judgment funds awarded by the Indian Claims Commission or the Indian Claims Court, including the first $2000 per year of income received by individual Indians from funds derived from interests held in such trusts or restricted lands (25 USC §§1407-1408);
    (i) Scholarships funded under Title IV of the Higher Education Act of 1965, including awards under Federal Work-Study Programs or Bureau of Indian Affairs Student Assistance Programs. Title IV programs include Basic Educational Opportunity Grants (Pell Grants), Supplemental Opportunity Grants, State Student Incentive Grants, College Work Study, and Byrd Scholarships (20 USC §1087uu);
    (j) Payments received from programs funded under Title V of the Older Americans Act of 1985. Programs under this act include Programs for Older Americans, Senior Community Services Employment Program (SCSEP), National Caucus Center on the Black Aged, National Urban League, Association National Pro Personas Mayores, National Council on Aging, American Association of Retired Persons, National Council on Senior Citizens, and Experience Works (42 USC §3056(g));
    (k) Payments received on or after January 1, 1989 from the Agent Orange Settlement Fund or any other fund established in connection with Agent Orange product liability litigation, M.D.L. No. 381 (E.D.N.Y.);
    (l) Payments received under the Maine Indian Claims Settlement Act of 1980 (25 USC §1721);
    (m) The value of any childcare provided or arranged (or amounts received for such care) under the Child Care and Development Block Grant Act of 1990 (42 USC §9856q);
    (n) Earned income tax credit refund payments received on or after January 1, 1991 (26 USC §32(j));
    (o) Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe or Mescalero Reservation (Pub. L. 95-433);

(p) Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 USC §12637(d));
(q) Allowance paid under the provisions of 38 USC §1805 to a child suffering from spina bifida who is the child of a Vietnam veteran;
(r) Crime victim compensation under the Victims of Crime Act (42 USC §10602) received through crime victim assistance because of the commission of a crime against the applicant; and
(s) Allowance, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998 (29 USC §2931), such as Job Corps Programs, Native American Programs, and Veteran's Workforce Investment Programs;

C) Anticipating Annual Income (24 CFR § 5.609(d))

If it is not feasible to anticipate income for a 12-month period, or LMHA believes that past income is the best available indicator of expected future income, LMHA may annualize the income anticipated for a shorter period, subject to an interim adjustment at the end of the shorter period. (This method is used for teachers who are only paid for nine months, or for residents receiving unemployment compensation.)

D) Adjusted Income (24 CFR §5.611)

Adjusted Income (the income upon which rent is based) means Annual Income after making the following deductions:

1) $480 for each dependent. (See Section XII) When two parents sharing custody of a child both reside in LMHA housing, each parent will receive a deduction of $240.
2. $400 for any elderly family or disabled family. (See Section XII.)
3. The following sum, to the extent it exceeds 3% of Annual Income:
   (a) Unreimbursed medical expenses of any elderly family or disabled family; and
   (b) Unreimbursed reasonable attendant care and auxiliary aids expenses for each family member who is a person with disabilities, to the extent necessary to enable any member (including a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary aids.
4. Any reasonable expenses for the care of children under age 13, necessary to enable a family member to be employed or to further his/her education. In the case of childcare necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income.
5. LMHA may choose to amend this policy and grant additional deductions. Any such additional deduction requires an amendment of this policy and will be noted here. 24 CFR 5.611(b).

E) Rent Computation

1) The first step in computing rent is to determine each family's TTP (Section XII). Then, if the family is occupying a unit that has tenant-paid utilities, the utility allowance is subtracted from the TTP. The result of this computation, if greater than zero, is the Tenant Rent (Section XII). If the TTP less the utility allowance is a negative number, the result is the utility reimbursement, which may be paid to the tenant or, if the tenant agrees, applied against charges before disbursing any balance due.
2) TTP is the higher of 30% of adjusted monthly income, or 10% of monthly income; but never less than the Minimum Rent.
3) Tenant Rent is computed by subtracting the utility allowance for tenant-supplied utilities (if applicable) from the TTP. In developments where LMHA pays all utility bills directly to the utility supplier, Tenant Rent equals the TTP.
4) The Minimum Rent will be $25.00 per month, but a hardship exemption will be granted to tenants who can document that they are unable to pay the $25.00 because of a long-term hardship (over 90 days). Examples under which tenants qualify for the hardship exemption to the Minimum Rent include, but are not limited to, the following:
   (a) The family has lost eligibility for or is applying for an eligibility determination for a federal, state or local assistance program;
   (b) The family would be evicted as result of the imposition of the Minimum Rent requirement;
   (c) The income of the family has decreased because of changed circumstances, including loss of employment;
   (d) A death in the family has occurred.[11]

The Minimum Rent hardship exemption is retroactive to October 21, 1998, so if any tenant who qualified for the hardship exemption was charged a Minimum Rent since that time, the tenant may be entitled to a retroactive credit.

[11] Adopted by LMHA's Board as Resolution 7132, October 6, 1999.

XIII) Definitions of Terms Used in this Policy

1) Accessible Dwelling Unit - with respect to the design, construction or alteration of an individual unit, the unit is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical handicaps. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in 24 CFR §8.32 and the UFAS is "accessible" within the meaning of this paragraph. When an individual unit in an existing facility is being modified for use by a specific individual, the unit will not be deemed accessible, even though it meets the standards that address the impairment of that individual, unless it also meets the UFAS standards. (24 CFR §8.3)
2) Accessible Facility - all or any portion of a facility, other than an individual unit, that can be approached, entered and used by individuals with physical handicaps. (24 CFR §8.3)
3) Accessible Route - for persons with a mobility impairment, a continuous unobstructed path that complies with space and reach requirements of the UFAS. Routes serving only persons with hearing or vision impairments need not comply with requirements specific to mobility. (24 CFR §8.3 & Part 40, App. A, Std. 3.5)
4) Adaptability - ability of certain elements in a unit to be altered to accommodate the needs of persons with or without handicaps or of persons with different types or degrees of disability. (24 CFR §8.3 & Part 40, App. A, Std. 3.5)
5) Alteration - any change in a facility or its permanent fixtures or equipment. It does not include: normal maintenance or repairs, reroofing, interior decoration or changes to mechanical systems. (24 CFR §8.3)
6) Applicant - a person or a family that has applied for admission to housing.
7) Area of Operation - the jurisdiction of LMHA as described in applicable state law and LMHA's Articles of Incorporation.
8) Assets - cash (including checking accounts), stocks, bonds, savings, equity in real property, or the cash value of life insurance policies. Assets do not include the value of personal property such as furniture, automobiles and household effects or the value of business assets. IMPORTANT: See 24 CFR §5.603 for the definition of Net Family Assets, as used to compute Annual Income.
9) Auxiliary Aids - services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in and enjoy the benefits of LMHA programs or activities. (24 CFR §8.3)
10) Care Attendant - a person who regularly visits the unit of a LMHA tenant to provide supportive or medical services. Care attendants are not live-in aides, since they have their own places of residence (and if requested by LMHA must demonstrate separate residence) and do not live in the public housing unit. Care attendants have no rights of tenancy.
11) Dependent – a member of the family, other than head, spouse, sole member, foster child, foster adult, or live-in aide, who is under 18 years of age, a person with a disability, or a full-time student. (24 CFR §5.603)
12) Designated Housing (or designated development) - a development, or portion of a development, designated for elderly only or for disabled families only in accordance with PL 96-106.
13) Development – project or apartment community.
14) Disabled Family - a family whose head, spouse or sole member is a Person with Disabilities. The term includes two or more Persons with Disabilities living together, and one or more Persons with Disabilities living with one or more Live-in Aides. A disabled family may include persons with disabilities who are elderly. (24 CFR §5.403)
15) Displaced Person – a person displaced by government action or a person whose dwelling has been extensively damaged or destroyed as a result of a been displaced by a federal or state declared natural disaster. This definition is used for eligibility determinations only and should not be confused with the federal preference for involuntary displacement. (42 USC §1437a(b)(3))
16) Domestic Violence - the actual or threatened physical violence directed against one or more members of the applicant's family by a spouse or other members of the applicant's household.
17) Drug-Related Criminal Activity – the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with the intent to manufacture, sell, distribute or use the drug. (24 CFR §5.100)
18) Elderly Family - a family whose head, spouse or sole member is at least 62 years of age. It may include two or more Elderly Persons living together, or one or more such persons living with one or more Live-in Aides. An Elderly Family may include Elderly Persons with disabilities and other family members who are not elderly. (24 CFR §5.403)
19) Elderly Person - a person who is at least 62 years of age. (42 USC §1437a(b)(3)(D); 24 CFR §5.100)

20) Family - two or more persons (with or without children) regularly living together, related by blood, marriage, adoption, guardianship or operation of law, who will live together in LMHA housing; OR two or more persons who are not so related, but are regularly living together, can verify shared income or resources and who will live together in LMHA housing. The term Family also includes: Elderly Family, Near-Elderly Family, Disabled Family, Displaced Person, Single Person, the remaining member of a tenant Family, a foster care arrangement, or a Kinship Care arrangement. (24 CFR §5.403) Other persons, including members temporarily absent (e.g., a child temporarily placed in foster care or a student temporarily away at college), may be considered a part of the applicant Family's household if they are living or will live regularly with the Family. (24 CFR Parts 5 and 960) Live-in Aides may also be considered part of the applicant Family's household. However, Live-in Aides are not Family members and have no rights of tenancy or continued occupancy. Foster care arrangements include situations in which the family is caring for a foster child or children placed in the home by a public child placement agency, or a foster adult or adults placed in the home by a public adult placement agency. For purposes of continued occupancy, the term Family also includes the remaining member of a tenant Family with the capacity to execute a lease.
21) Full-Time Student - a person carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. Educational institution will include but not be limited to: college, university, secondary school, vocational school or trade school. (24 CFR §5.603)
22) Head of the Household - the Family member (identified by the Family) who is held responsible and accountable for the Family. ("Household" means the family and LMHA-approved Live-in Aide. (24 CFR §5.100))
23) Individual with Handicaps [Section 504 definition] (24 CFR §8.3) - any person who has:
    (a) A physical or mental impairment that:
        (i) substantially limits one or more major life activities;
        (ii) has a record of such an impairment;
        (iii) or is regarded as having such an impairment.
    (b) For purposes of housing programs, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the housing program or activity, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.
    (c) Definitional elements:
        (i) Physical or mental impairment" means Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or
        (ii) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.
        (iii) "Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.
        (iv) Has a record of such an impairment" means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.
        (v) "Is regarded as having an impairment" means has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient of federal funds as constituting such a limitation; or Has a physical or mental impairment that substantially limits one or more major life activities only as result of the attitudes of others toward such impairment; or
        (vi) Has none of the impairments defined in this section but is treated by a recipient as having such an impairment.
        (vii) NOTE: A person is covered under the first item ('treated by the recipient …") if LMHA refuses to serve the person because of a perceived impairment and thus "treats" the person in accordance with this perception.

The latter two items cover persons who are denied the services or benefits of LMHA's housing program because of myths, fears, and stereotypes associated with the disability or perceived disability.

(viii) The Section 504 definition of handicap does not include homosexuality, bisexuality, or transvestitism. Note: These characteristics do not disqualify an otherwise disabled applicant/tenant from being covered.

(ix) The Section 504 definition of Individual With Handicaps is a civil rights definition. Section 504 definitions are not the definitions used to determine program eligibility. To be considered "disabled" for purposes of public housing, a person must meet the program definition of Person with Disabilities. Note: the Section 504, Fair Housing, and Americans with Disabilities Act (ADA) definitions are similar. ADA uses the term "individual with a disability."

24) Kinship Care - an arrangement in which a relative or non-relative becomes the primary caregiver for a child or children but is not the biological parent of the child or children. The primary caregiver need not have legal custody of such child or children to be a kinship caregiver under this definition. (Definition provided by the Kinship Care Project, National Association for Public Interest Law.)

25) Live-in Aide - A person who resides with an Elderly Person(s), Near-Elderly Person(s) or Person(s) with Disabilities and who: (a) is determined by LMHA to be essential to the care and well being of the person(s); (b) is not obligated for the support of the person(s); and (c) would not be living in the unit except to provide the necessary supportive services. (24 CFR §5.403) LMHA policy on Live-in Aides states that:

(a) Before a Live-in Aide may be moved into a unit, a third-party verification must be supplied that establishes the need for such care and the fact that the Live-in Aide is qualified to provide such care;

(b) Move-in of a Live-in Aide must not result in overcrowding of the existing unit according to the maximum number of persons per unit standard (although a reasonable accommodation for a tenant with a disability may be to move the family to a larger unit);

(c) Live-in Aides have no right to the unit as a remaining member of a tenant Family;

(d) Relatives who satisfy the definition above may qualify as Live-in Aides, but only if they sign a statement prior to moving in relinquishing all rights to the unit as the remaining member of a tenant Family.

(e) A Live-in Aide is a single person.

(f) A Live-in Aide will be required to meet LMHA's screening requirements with respect to past behavior, especially:

(i) 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 residents or neighbors;

(ii) Criminal activity such as crimes of physical violence to persons or property and drug-related criminal activity that adversely affects the health, safety, or welfare of other residents or staff or causes damage to the unit or the development; or

(iii) A record of eviction from housing or termination from residential programs.

26) Low-Income Family - a Family whose Annual Income does not exceed 80% of the median income for the area as determined by HUD with adjustments for smaller and larger families. (42 USC §1437a(b)(2); 24 CFR §5.603)

27) Minor - a person less than 18 years of age. An unborn child is not a minor. (See definition of Dependent.) Some Minors are permitted to execute contracts, provided a court declares them "emancipated."

28) Mixed Population Development - a public housing development, or portion of a development, reserved for elderly and disabled families. LMHA is not required to designate this type of development under the Extension Act. (24 CFR §960.102)

29) Multifamily Housing Project - for purposes of Section 504, a development containing five or more units. (24 CFR §8.3)

30) Near-Elderly Family - a Family whose head, spouse, or sole member is a Near-Elderly Person, who may be a Person with Disabilities. The term includes two or more Near-Elderly Persons living together, and one or more such persons living with one or more Live-in Aides. A Near-Elderly Family may include other Family members who are not near-elderly. (24 CFR §5.403)
31) Near-Elderly Person - a person who is at least 50 years of age but below 62, who may be a Person with Disabilities. (42 USC §1437a(b)(3)(G))
32) Net Family Assets - the net cash value after deducting reasonable costs incurred in disposing of: (24 CFR §5.603)
    (a) Real property (land, houses, mobile homes)
    (b) Savings (CDs, IRA or KEOGH accounts, checking and savings accounts, precious metals)
    (c) Cash value of whole life insurance policies
    (d) Stocks and bonds (mutual funds, corporate bonds, savings bonds)
    (e) Other forms of capital investments (business equipment)
    (f) Net cash value is determined by subtracting the reasonable costs likely to be incurred in selling or disposing of an asset from the market value of the asset. Examples of such costs are: brokerage or legal fees, settlement costs for real property, or penalties for withdrawing saving funds before maturity.
    (g) Net Family Assets also include the amount in excess of any consideration received for Family or business assets disposed of by an applicant or tenant for less than fair market value during the two years preceding the date of the initial certification or reexamination. This does not apply to assets transferred as the result of a foreclosure or bankruptcy sale.
    (h) In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be less than fair market value if the applicant or tenant receives important considerations not measurable in dollar terms.
33) Person with Disabilities[12] (42 USC §1437a(b)(3)(E); 24 CFR §5.403) - a person who —
    (a) Has a disability as defined in Section 223 of the Social Security Act (42 USC §423); or,
    (b) Has a physical, mental, or emotional impairment that:
        (i) Is expected to be of long continued and indefinite duration;
        (ii) Substantially impedes his/her ability to live independently; and,
        (iii) Is of such nature that such impairment could be improved by more suitable housing conditions; or,
    (c) Has a developmental disability as defined in Section 102(5)(b) of the Developmental Disabilities Assistance and Bill of Rights Act. (42 USC §6001(8))
34) Portion of Development - includes, one or more buildings in a multi-building development; one or more floors of a development or developments; and, a certain number of units in a development or developments. (24 CFR § 945.105)
35) Project [Section 504] - the whole of one or more residential structures and appurtenant structures, equipment, roads, walks, and parking lots that are covered by a single contract for federal financial assistance or application for assistance, or are treated as a whole for processing purposes, whether or not located on a common site. (24 CFR §8.3)

[12] NOTE: this is the program definition for public housing. The Section 504 definition does not supersede this definition for eligibility or admission. (24 CFR §8.4(c)(2))

36) Qualified Individual with Handicaps [Section 504] - an individual with handicaps who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that LMHA can demonstrate results in a fundamental alteration in its nature.
   (a) Essential eligibility requirements include stated eligibility requirements such as income as well as other explicit or implicit requirements inherent in the nature of the program or activity, such as requirements that an occupant of multifamily housing be capable of meeting LMHA's selection criteria and be capable of complying with all obligations of occupancy with or without supportive services provided by persons other than LMHA.
   (b) For example, a chronically mentally ill person whose particular condition poses a significant risk of substantial interference with the safety or enjoyment of others or with his or her own health or safety in the absence of necessary supportive services may be qualified for occupancy in a development where such supportive services are provided by LMHA as a part of the assisted program. The person may not be qualified for a development lacking such services. (24 CFR §8.3)
37) Single Person - a person who is not an Elderly Person, a Person with Disabilities, a Displaced Person, or the remaining member of a tenant Family.
38) Spouse - the husband or wife of the Head of the Household.
39) Tenant Rent - the amount payable monthly by the Family as rent to LMHA. Where all utilities (except telephone) and other essential housing services are supplied by LMHA, Tenant Rent equals TTP. Where some or all utilities (except telephone) and other essential housing services are not supplied by LMHA and the cost thereof is not included in the amount paid as rent, Tenant Rent equals TTP less the utility allowance. (24 CFR §5.603)
40) Total Tenant Payment (TTP) - the TTP is calculated as the greatest of: 30% of the monthly Adjusted Income (as defined in Section XI, above), or 10% of the monthly income (one twelfth of Annual Income, 24 CFR §5.603), or the welfare rent if applicable, but never less than the Minimum Rent. If the tenant pays any of the utilities directly to the utility supplier, the amount of the utility allowance is deducted from the TTP. (See Section XI.E., above; see also Tenant Rent.) (24 CFR §5.628)
41) Uniform Federal Accessibility Standards (UFAS) - standards for the design, construction, and alteration of publicly owned residential structures to insure that physically handicapped persons will have ready access to and use of such structures, set forth in Appendix A to 24 CFR Part 40. See cross reference to UFAS in 24 CFR §8.32.
42) Utilities - water, electricity, gas, other heating, refrigeration and cooking fuels, trash collection, and sewerage services. Telephone service is not included as a utility.
43) Upward Mobility Preference - an admissions preference granted when:
   (a) A family can verify employment of an adult member:
      (i) Employment at the time of the offer — To receive this preference the applicant Family must have at least one Family member, age 18 or older, employed at the time of LMHA's offer of housing. Employment at the time of the offer must be for the 90-day period immediately prior to the offer of housing and provide a minimum of 20 hours of work per week for the Family member claiming the preference.
      (ii) Employment periods may be interrupted, but to claim the preference, a Family must have an employed Family member prior to the actual offer of housing as described above. A Family member who leaves a job will be asked to document the reasons for the termination. LMHA will consider someone who quits work after receiving benefit of the preference (as opposed to layoff, or taking a new job) to have misrepresented the facts and will terminate their assistance.
      (iii) The amount earned will not be a factor in granting this local preference. This local preference will also be available to a Family if the head, spouse, or sole member is 62 or older, or is receiving Social Security disability, or SSI disability benefits, or any other payments based on the individual's inability to work.
   (b) A Family can verify participation in a job-training program or graduation from such a program. This includes programs of job training, skills training or education accepted or mandated by the OWF program. The Family must notify LMHA if it enters such a program while on the waiting list and provide documentation of participation to LMHA. LMHA will not grant this preference if the Family fails to provide notice. Notice and verification of the preference claim must be received prior to the offer of housing. To claim this preference, applicants must be in good standing with respect to attendance and program rules.

44) Utility Reimbursement - funds that are reimbursed to the tenant or, with the tenant's written permission, the utility company on the tenant's behalf if the utility allowance exceeds the TTP. Families that are on a flat rent are not entitled to a utility reimbursement.

45) Veteran's Preference – Ohio Rev. Code §3735.42 states:

Except as provided in any contract for financial assistance with the federal government in the selection of tenants for housing projects, a metropolitan housing authority shall give preference, as among applicants equally in need and eligible for occupancy of the dwelling and at the rent involved, to families of veterans and persons serving in the active military or naval service of the United States, including families of deceased veterans or deceased persons who were so serving at the time of death.

(a) As used in this section:

(i) "Veteran" means either of the following:

1. A person who has served in the active military or naval service of the United States and who was discharged or released there from under conditions other than dishonorable;
2. A person who served as a member of the United States merchant marine and to whom either of the following applies:
3. The person has an honorable report of separation from active duty military service, form DD214 or DD215.
4. The person served in the United States merchant marine between December 7, 1941, and December 31, 1946, and died on active duty while serving in a war zone during that period of service.
5. "United States merchant marine" includes the United States army transport service and the United States naval transport service.

XIV) Schedule of Flat Rents

Bedroom Size

Single Family Units where the tenant pays the utilities

Location	0- Bedroom	1- Bedroom	2- Bedroom	3- Bedroom	4- Bedroom	5- Bedroom
North	$319	$342	$472	$514	$565	$650
South	$319	$375	$478	$540	$565	$650
East	$319	$354	$462	$525	$565	$650
West	$319	$384	$484	$540	$565	$650
Central	$319	$369	$417	$480	$565	$650

** Includes Scattered Sites, Marsrow Acres, Devonshire/Olander, Jade Estates, Pulley Homes**

Marsrow- West
Devonshire- South
Scattered Sites (see back of page)
Jade Estates- South
Olander- West
Pulley Homes- North

Multi Family Units where the tenant pays the utilities

Location	0- Bedroom	1- Bedroom	2- Bedroom	3- Bedroom	4- Bedroom	5- Bedroom
North	$319	$342	$425	$490	$565	$650
South	$319	$375	$410	$500	$565	$650
East	$319	$354	$406	$469	$525	$650
West	$319	$384	$425	$500	$565	$650
Central	$319	$369	$400	$465	$565	$650

Includes Elmdale/Mercer Court, John Holland, Northern Heights, McClinton Nunn, Harry Hansen, Parqwood, Richmar Manor, Oak Grove

Elmdale/ Mercer- South
Harry Hansen- North
Oak Grove- South
John Holland- Central
Northern Heights- North
Parqwood- Central
McClinton Nunn- Central
Richmar- West

Multi Family Units where LMHA pays the utilities

Development	0- Bedroom	1- Bedroom	2- Bedroom	3- Bedroom	4- Bedroom	5- Bedroom
Weiler Homes	-	$426	$494	$572	-	-
Brand Whit. Ext.	-	$402	$440	$512	$607	-
Ravine	-	-	$520	$603	$689	$835
Albertus Brown	-	$402	$440	$512	$607	-
Port Lawrence	-	$515	$577	$673	$806	-
Birmingham	-	-	$522	$606	$693	-
Brand Whitlock	-	$402	$440	$512	-	-
Spieker Terrace	-	$429	-	-	-	-
Vistula Manor	$378	$444	$492	-	-	-
Glendale Terr.	$386	$460	-	-	-	-
Flory Gardens	$374	$445	$495	-	-	-
TenEyck	-	$440	-	-	-	-
Dorrell Manor	-	$452	$504	-	-	-
Ashley Arms	-	$497	$563	-	-	-

Scattered Site Location by Address

North	West	West Cont.	South	South Cont.	Central	East
432 E. Oakland	3122 Haughton	1946 Christan	1740 Finch	4702 S. Detroit	2242 Auburn	128 Nagy Apt. A
3334 Blackstone	3515 Maxwell	4424 Garrison	640 Geneva	4704 S. Detroit	1431 Potomac	128 Nagy Apt. B
618 Russell	3332 Anderson	4249 Garrison	842 Toronto	4706 S. Detroit	1431 Potomac 1/2	54 Garfield
127 Hausman	1830 Jermain	2615 Grantwood	802 Lorain	4708 S. Detroit	109 Wellington	1115 Idaho
536 Spring	2467 Parkview	2651 Ivy Place	804 Lorain	4998 Merry	1112 Heston	841 Kingston
1422 Noble	1453 S. Cove	4330 Garden Park	241 Somerset	1004 Nela Pkwy	1050 Pinewood	1223 Navarre
241 Majestic	1936 Christie	3928 Woodmont	514 Shasta	1253 Eastgate		1505 Carlyle
3338 Jeanette	4127 Walker	2331 Charlestown	1468 Beecham	1255 Eastgate		1511 Carlyle
3449 Maher	1157 Brooke Park	2444 Portsmouth	1332 Prouty	4409 Cherry Creek	3244 N. Detroit	1555 Carlyle
121 W. Streicher	1155 Brooke Park	1721 Brussels	1158 Walbridge	4411 Cherry Creek	3235 Kimball	
820 Woodward	1153 Brooke Park	3715 Elmhurst	334 Spencer	4413 Cherry Creek	2909 Lawrence	Zip Code
2114 Chestnut	1151 Brooke Park	3153 Jackman		4415 Cherry Creek	208 Islington	43605 (all)
3569 146th	1048 Gribbin Lane	4814 Bowser	544 Hampton	2519 Luddington	614 Nesslewood	
3480 147th	1050 Gribbin Lane	6045 Merle	859 Woodsdale	5537 Morrow	2356 Putnam	
5312 302nd	1052 Gribbin Lane	3856 Mill Run Ct.	631 South	5243 Newhart Cir.	2358 Putnam	
2429 Chase	1054 Gribbin Lane	3858 Mill Run Ct.	633 South	701 Jean	220 Floyd Apt. 1	
3236 Bellaire	3602 Hoiles	4417 Naomi	544 Pleasant Pl.	5586 Nebraska	220 Floyd Apt. 2	
3624 Dixie	3530 Watson	4245 Penelope	546 Pleasant Pl.	5630 Nebraska	220 Floyd Apt. 3	
5522 304th	3631 Jackman	5905 Meteor	822 N Byrne	5811 Cook	220 Floyd Apt. 4	
3263 137th	1662 Dartmoor	5938 Malden	420 Heathshire	107 Hargrave	220 Floyd Apt. 5	
5416 305th	4038 Wetzler	5754 Comet	4249 Wickford Pt.	336 Ivanhill	220 Floyd Apt. 6	
	4119 Asbury	5630 Bannockburn	4022 Ruskin	4350 Deerwood	226 Floyd	
Zip Codes	4410 Vermaas	3820 Branch	2220 Rockspring	4327 Shawn Terrace	228 Floyd	
43608 (all)	1612 Hagley	5210 Calyx	2222 Rockspring	5015 Kitchener		
43611 (all)	4403 Lewis	3756 Philmar	2224 Rockspring	5011 Saint Aubin		
	1311 Craigwood	5605 Armada	2226 Rockspring	415 S. Haven	Zip Codes	
	1543 Craigwood		4045 Heatherdowns	5341 Sanders	43606 (partial)	
	802 W. Northgate	Zip Codes	1428 Bensch		43607 (partial)	
	1543 Biscayne	43606 (partial)	3015 S. Byrne	Zip Codes	43610 (all)	
	4120 Asbury	43612 (all)	2518 Heatherwyck	43607 (partial)	43620 (all)	
	1934 Loxley	43613 (all)	2520 Heatherwyck	43609 (all)		
	2525 Ozark	43623 (all)	2522 Heatherwyck	43614 (all)		
	501 Pasadena		2524 Heatherwyck	43615 (all)		
	4122 Vogel		2526 Heatherwyck			
	4148 Douglas		2528 Heatherwyck			
	4150 Douglas		2530 Heatherwyck			
	3701 Douglas Apt. 1		2532 Heatherwyck			
	3701 Douglas Apt. 2		5500 Cresthaven Apt. 1			
	3701 Douglas Apt. 3		5500 Cresthaven Apt. 2			
	3701 Douglas Apt. 4		5500 Cresthaven Apt. 3			
	4342 Commonwealth		5500 Cresthaven Apt. 4			
	3334 Upton		5614 Ryewyck			
	6056 Douglas		5616 Ryewyck			
	5869 Tetherwood		5618 Ryewyck			
	5867 Tetherwood		5620 Ryewyck			
	1728 Brim		5622 Ryewyck			
	2315 Bucklew		5624 Ryewyck			
	5065 Breezeway		5626 Ryewyck			
	5067 Breezeway		5628 Ryewyck			

XV) Family Self-Sufficiency

A) LMHA will implement a public housing Family Self-Sufficiency Program for Section 8 Homeownership in accordance with 24 CFR Part 984 and LMHA's Section 8 Administrative Plan, Section XIV. Family Self-Sufficiency Program.

XVI) Special Programs

The purpose of this section is to allow individuals and families special access to conventional housing opportunities. No other requirements are waived. Applicants must still be qualified for admission as set forth in this Policy.

A) LMHA will continue to "partner" with local community agencies, including Zepf Community Mental Health Center and Unison Behavioral Health Group, to provide conventional housing opportunities for those with mental disabilities. LMHA may, in some instances, provide office space for local community agencies so that they may reach their clientele more effectively. In some instances, an applicant with mental disabilities will be permitted to reside at the development containing an office provided by Zepf, Unison or other community mental health agency.

B) LMHA will continue to "partner" with the Lucas County Childrens Services Board ("CSB") to provide no more than 10 units, per year, for occupancy by single, non elderly, non handicapped/disabled, individuals, who are participating in CSB's Post Emancipation Project.

C) LMHA will establish a "partnership" with local community agencies, including the Ability Center of Greater Toledo, to provide no more than 10 handicapped accessible units, per year, for occupancy by persons with disabilities who are currently in nursing homes.

ATTACHMENT L

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No. OH12P00650105 Replacement Housing Factor Grant No:	2005

- [ ] Original Annual Statement
- [ ] Reserve for Disasters/Emergencies
- [ ] Revised Annual Statement (revision no:)
- [x] Performance and Evaluation Report for Period Ending:Dec 2007
- [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost		
			Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds						
2	1406	Operations	$868,500.00	$868,500.00	$868,500.00	$868,500.00	
3	1408	Management Improvements	$75,000.00	$71,927.11	$71,927.11	$71,878.11	
4	1410	Administration	$540,000.00	$540,000.00	$540,000.00	$540,000.00	
5	1411	Audit	$0.00	$0.00	$0.00	$0.00	
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00	
7	1430	Fees and Costs	$186,000.00	$186,000.00	$186,000.00	$187,734.76	
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00	
9	1450	Site Improvement	$224,500.00	$398,462.30	$398,462.30	$398,462.30	
10	1460	Dwelling Structures	$3,240,536.00	$3,032,379.11	$3,032,379.11	$3,025,409.71	
11	1465.1	Dwelling Equipment-Nonexpendable	$155,000.00	$155,000.00	$155,000.00	$155,000.00	
12	1470	Nondwelling Structures	$85,500.00	$137,785.48	$137,785.48	$132,761.42	
13	1475	Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00	
14	1485	Demolition	$0.00	$0.00	$0.00	$0.00	
15	1490	Replacement Reserve	$0.00	$0.00	$0.00	$0.00	
16	1492	Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00	
17	1495.1	Relocation Cost	$25,000.00	$9,982.00	$9,982.00	$9,982.00	
18	1499	Development Activities	$0.00	$0.00	$0.00	$0.00	
19	1501	Collateralization or Debt Service	$0.00	$0.00	$0.00	$0.00	
20	1502	Contingency	$0.00	$0.00	$0.00	$0.00	
21	**Amount of Annual Grant: (sum of lines 2-20)**		$5,400,036.00	$5,400,036.00	$5,400,036.00	$5,389,728.30	
22	Amount of line 21 Related to LBP Activities		$25,000.00	$0.00	$0.00	$0.00	
23	Amount of line 21 Related to Section 504 Compliance		$150,000.00	$0.00	$0.00	$0.00	
24	Amount of line 21 Related to Security -- Soft Costs		$800,000.00	$0.00	$0.00	$0.00	
25	Amount of line 21 Related to Security -- Hard Costs		$125,000.00	$0.00	$0.00	$0.00	
26	Amount of line 21 Related to Energy Conservation Measures		$1,150,000.00	$0.00	$0.00	$0.00	

Signature of Executive Director and Date	Signature of Public Housing Director or Office of Native American Programs Administrator & Date:
X	X

1 To be completed for the Performance & Evaluation Report or a Revised A
2 To be completed for the Performance & Evaluation Report

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations		1406		$868,500.00	$868,500.00	$868,500.00	$868,500.00	**Complete**
			Total 1406	$868,500.00	$868,500.00	$868,500.00	$868,500.00	
HA-Wide Mgmt. Improvmts	Security Systems	1408		$75,000.00	$71,927.11	$71,927.11	$71,878.11	**Complete**
			Total 1408	$75,000.00	$71,927.11	$71,927.11	$71,878.11	
HA-Wide Admin	Modernization Staff Salaries	1410		$540,000.00	$540,000.00	$540,000.00	$540,000.00	**Complete**
HA-Wide Fees and Costs	A & E Services	1430		$186,000.00	$186,000.00	$186,000.00	$187,734.76	**ongoing**
HA-Wide								
"								
"	Appliances	1465		$135,000.00	$155,000.00	$155,000.00	$155,000.00	**Complete**
"								
"	Demolition (specify location[s])	1485						
"	Relocation (Flory)	1495.1		$25,000.00	$9,982.00	$9,982.00	$9,982.00	**ongoing**

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-1 CF Weiler Homes	**Site:** Parking lot re-surface	1450		$35,000.00	$11,967.40	$11,967.40	$11,967.40	**Complete**
			Total Site:	$35,000.00	$11,967.40	$11,967.40	$11,967.40	
	Mechanical and Electrical:	1460		$0.00	$42,661.71	$42,661.71	$42,661.71	**Water heater moved forward**
			Total M&E:	$0.00	$42,661.71	$42,661.71	$42,661.71	
	Building Exterior: Gable ends replacements	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$0.00	$400.00	$400.00	$834.77	**Complete**
			Total DUs:	$0.00	$400.00	$400.00	$834.77	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$7,500.00	$7,500.00	$7,500.00	**non-routine roof repair**
			Total SWFs:	$0.00	$7,500.00	$7,500.00	$7,500.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**CF Weiler**		Project Total:	$35,000.00	$62,529.11	$62,529.11	$62,963.88	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH6-2/8 Brand Whitlock	**Site:** Site improvements walks, grading, etc.	1450		$80,000.00	$1,399.10	$1,399.10	$1,399.10	complete
			Total Site:	$80,000.00	$1,399.10	$1,399.10	$1,399.10	
	Mechanical and Electrical: Major re-hab heating system	1460		$957,536.00	$44,537.68	$44,537.68	$44,537.68	emergency boiler replacement
			Total M&E:	$957,536.00	$44,537.68	$44,537.68	$44,537.68	
	Building Exterior: Major re-hab exterior façade and roofs	1460		$925,000.00	$0.00	$0.00	$0.00	Major renovation
			Total B.E.:	$925,000.00	$0.00	$0.00	$0.00	postponed
	Dwelling Units: Major re-hab kitchens and baths	1460		$975,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$975,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: Appliances	1465.1		$20,000.00	$0.00	$0.00	$0.00	
			Total D.E.:	$20,000.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$7,420.00	$7,420.00	$7,420.00	complete
			Total SWFs:	$0.00	$7,420.00	$7,420.00	$7,420.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Brand**		Project Total:	$2,957,536.00	$53,356.78	$53,356.78	$53,356.78	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-3 Ravine Park	**Site:** Sidewalks & curbs & drives	1450		$2,000.00	$7,697.90	$7,697.90	$7,697.90	complete
			Total Site:	$2,000.00	$7,697.90	$7,697.90	$7,697.90	
	Mechanical and Electrical: Plumbing, fixtures	1460		$1,500.00	$0.00	$0.00	$0.00	
			Total M&E:	$1,500.00	$0.00	$0.00	$0.00	
	Building Exterior: Exterior finishes	1460		$2,000.00	$0.00	$0.00	$0.00	postponed
			Total B.E.:	$2,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$2,000.00	$2,977.00	$2,977.00	$2,977.00	complete
			Total DUs:	$2,000.00	$2,977.00	$2,977.00	$2,977.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Ravine**		Project Total:	$7,500.00	$10,674.90	$10,674.90	$10,674.90	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-4 Albertus Brown	Site:	1450		$0.00	$1,650.00	$1,650.00	$1,650.00	complete
			Total Site:	$0.00	$1,650.00	$1,650.00	$1,650.00	
	Mechanical and Electrical:	1460		$0.00	$3,713.13	$3,713.13	$3,713.13	Emergency heating control replacement
			Total M&E:	$0.00	$3,713.13	$3,713.13	$3,713.13	
	Building Exterior: Window replacement	1460		$0.00	$176,464.00	$176,464.00	$176,464.00	Project moved forward complete
			Total B.E.:	$0.00	$176,464.00	$176,464.00	$176,464.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Albertus		Project Total:	$0.00	$181,827.13	$181,827.13	$181,827.13	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-5 Port Lawrence	Site: Playground, asphalt sealing	1450		$50,000.00	$7,501.12	$7,501.12	$7,501.12	complete scope change
			Total Site:	$50,000.00	$7,501.12	$7,501.12	$7,501.12	
	Mechanical and Electrical:	1460		$0.00	$3,011.86	$3,011.86	$3,011.86	non-routine maintenace complete
			Total M&E:	$0.00	$3,011.86	$3,011.86	$3,011.86	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Port		Project Total:	$50,000.00	$10,512.98	$10,512.98	$10,512.98	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-6 Birmingham Terrace	Site:							
	Drive replacement Phase I	1450		$20,000.00	$160,023.16	$160,023.16	$160,023.16	Project moved forward complete
			Total Site:	$20,000.00	$160,023.16	$160,023.16	$160,023.16	
	Mechanical and Electrical:							
		1460		$0.00	$1,690.00	$1,690.00	$1,690.00	non-routine furnace replacement complete
			Total M&E:	$0.00	$1,690.00	$1,690.00	$1,690.00	
	Building Exterior:							
	Siding replacement Phase I	1460		$50,000.00	$212,174.00	$212,174.00	$212,174.00	complete Scope change all phases done together
			Total B.E.:	$50,000.00	$212,174.00	$212,174.00	$212,174.00	
	Dwelling Units:							
		1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
		1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
		1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
		1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Birmingham		Project Total:	$70,000.00	$373,887.16	$373,887.16	$373,887.16	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-7 Hansen Terrace	**Site:** Asphalt paving & lighting improvem	1450		$2,000.00	$63,823.00	$63,823.00	$63,823.00	**Project moved forward complete**
			Total Site:	$2,000.00	$63,823.00	$63,823.00	$63,823.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Roof replacement	1460		$0.00	$138,960.00	$138,960.00	$138,960.00	**Roofing project moved forward complete**
			Total B.E.:	$0.00	$138,960.00	$138,960.00	$138,960.00	
	Dwelling Units: Interior finishes	1460		$1,500.00	$16,261.92	$16,261.92	$14,568.62	**complete**
			Total DUs:	$1,500.00	$16,261.92	$16,261.92	$14,568.62	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Hansen**		Project Total:	$3,500.00	$219,044.92	$219,044.92	$217,351.62	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-9 Spieker Terrace	**Site:**	1450			$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces & water heaters	1460		$2,500.00	$1,775.00	$1,775.00	$1,775.00	**complete**
			Total M&E:	$2,500.00	$1,775.00	$1,775.00	$1,775.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Spieker**		Project Total:	$2,500.00	$1,775.00	$1,775.00	$1,775.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-10 Pulley Homes	**Site:** Asphalt resurfacing	1450		$10,000.00	$0.00	$0.00	$0.00	postponed
			Total Site:	$10,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$3,659.96	$3,659.96	$3,659.96	non-routine furnace replacement complete
			Total B.E.:	$0.00	$3,659.96	$3,659.96	$3,659.96	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: appliances	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Pulley**		Project Total:	$10,000.00	$3,659.96	$3,659.96	$3,659.96	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-11 McClinton Nunn	**Site:** Patoi wal demo and walk improvem	1450		$0.00	$100,498.00	$100,498.00	$100,498.00	**Project moved forward complete**
			Total Site:	$0.00	$100,498.00	$100,498.00	$100,498.00	
	Mechanical and Electrical: Boiler replacement	1460		$3,000.00	$0.00	$0.00	$0.00	**postponed**
			Total M&E:	$3,000.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$2,000.00	$9,234.50	$9,234.50	$9,234.50	**complete**
			Total DUs:	$2,000.00	$9,234.50	$9,234.50	$9,234.50	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**McClinton**		Project Total:	$5,000.00	$109,732.50	$109,732.50	$109,732.50	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-12 Vistula Manor	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Elevator upgrades	1460		$0.00	$430,130.43	$430,130.43	$430,130.43	**Elevator Project moved forward complete**
			Total M&E:	$0.00	$430,130.43	$430,130.43	$430,130.43	
	Building Exterior:	1460		$0.00	$747.50	$747.50	$747.50	
			Total B.E.:	$0.00	$747.50	$747.50	$747.50	
	Dwelling Units: Interior finishes, carpet	1460		$5,000.00	$0.00	$0.00	$0.00	**postponed**
			Total DUs:	$5,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Vistula**		Project Total:	$5,000.00	$430,877.93	$430,877.93	$430,877.93	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-13 Glendale Terrace	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$6,439.40	$6,439.40	$6,439.40	**Emegency boiler replacement**
			Total M&E:	$0.00	$6,439.40	$6,439.40	$6,439.40	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$3,000.00	$0.00	$0.00	$0.00	**postponed**
			Total DUs:	$3,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Glendale**		Project Total:	$3,000.00	$6,439.40	$6,439.40	$6,439.40	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-14 Oak Terrace	**Site:** Parking and sidewalk improvements	1450		$2,000.00	$0.00	$0.00	$0.00	**postponed**
			Total Site:	$2,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnace and water heater replacements	1460		$3,500.00	$0.00	$0.00	$0.00	**postponed**
			Total M&E:	$3,500.00	$0.00	$0.00	$0.00	
	Building Exterior: Tuckpointing and painting	1460		$500.00	$0.00	$0.00	$0.00	**postponed**
			Total B.E.:	$500.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Shed replacements	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$6,000.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-15 Richmar Manor	**Site:** security lighting	1450		$1,000.00	$4,490.00	$4,490.00	$4,490.00	complete
			Total Site:	$1,000.00	$4,490.00	$4,490.00	$4,490.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: outside fixture relacements, new ma	1460		$1,500.00	$0.00	$0.00	$0.00	
			Total B.E.:	$1,500.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$1,500.00	$4,686.23	$4,686.23	$5,327.88	complete
			Total DUs:	$1,500.00	$4,686.23	$4,686.23	$5,327.88	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Richmar**		Project Total:	$4,000.00	$9,176.23	$9,176.23	$9,817.88	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-17/19 Northern Heights	**Site:**	1450		$0.00	$7,779.62	$7,779.62	$7,779.62	emergency gas line repair complete
			Total Site:	$0.00	$7,779.62	$7,779.62	$7,779.62	
	Mechanical and Electrical:	1460		$0.00	$38,532.68	$38,532.68	$35,116.68	non-routine furnace and duct replacement complete
			Total M&E:	$0.00	$38,532.68	$38,532.68	$35,116.68	
	Building Exterior:	1460		$0.00	$46,385.00	$46,385.00	$46,385.00	Causualty loss complete
			Total B.E.:	$0.00	$46,385.00	$46,385.00	$46,385.00	
	Dwelling Units:	1460		$0.00	$53,441.63	$53,441.63	$53,441.63	Causualty loss complete
			Total DUs:	$0.00	$53,441.63	$53,441.63	$53,441.63	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Northern**		Project Total:	$0.00	$146,138.93	$146,138.93	$142,722.93	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-20 Parqwood Apts.	**Site:**							
	Lighting	1450		$1,500.00	$0.00	$0.00	$0.00	postponed
			Total Site:	$1,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$2,712.00	$2,712.00	$2,712.00	partial facade moved forward complete
			Total B.E.:	$0.00	$2,712.00	$2,712.00	$2,712.00	
	Dwelling Units: Interiior finishes	1460		$2,000.00	$21,166.51	$21,166.51	$24,177.63	moved forward complete
			Total DUs:	$2,000.00	$21,166.51	$21,166.51	$24,177.63	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Hall carpet and tile replacement	1470		$6,000.00	$58,354.24	$58,354.24	$53,255.18	moved forward complete
			Total ICAs:	$6,000.00	$58,354.24	$58,354.24	$53,255.18	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Parqwood**		Project Total:	$9,500.00	$82,232.75	$82,232.75	$80,144.81	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-21 Flory Gardens	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: water heater	1460		$0.00	$187,579.94	$187,579.94	$227,557.98	**partial project moved forward complete**
			Total M&E:	$0.00	$187,579.94	$187,579.94	$227,557.98	
	Building Exterior:	1460		$0.00	$36,165.05	$36,165.05	$45,060.33	
			Total B.E.:	$0.00	$36,165.05	$36,165.05	$45,060.33	
	Dwelling Units: major rehab of units	1460		$0.00	$437,770.14	$437,770.14	$458,583.86	**project moved forward ongoing**
			Total DUs:	$0.00	$437,770.14	$437,770.14	$458,583.86	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Front entrance upgrade Exit door upgrades	1470		$35,000.00	$0.00	$0.00	$0.00	**postponed**
			Total ICAs:	$35,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Flory**		Project Total:	$35,000.00	$661,515.13	$661,515.13	$731,202.17	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-22 Scattered Sites	**Site:** Drives, walks, landscape	1450		$1,500.00	$1,108.00	$1,108.00	$1,108.00	complete
			Total Site:	$1,500.00	$1,108.00	$1,108.00	$1,108.00	
	Mechanical and Electrical: Plumbing, heating and electrical upgrades	1460		$3,000.00	$1,470.00	$1,470.00	$1,470.00	complete
			Total M&E:	$3,000.00	$1,470.00	$1,470.00	$1,470.00	
	Building Exterior: Roofing, siding, windows and doors	1460		$12,500.00	$9,848.00	$9,848.00	$12,703.00	complete
			Total B.E.:	$12,500.00	$9,848.00	$9,848.00	$12,703.00	
	Dwelling Units: Kitchens, bath and interior finishes	1460		$25,000.00	$17,141.52	$17,141.52	$17,141.52	complete
			Total DUs:	$25,000.00	$17,141.52	$17,141.52	$17,141.52	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$42,000.00	$29,567.52	$29,567.52	$32,422.52	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-23 Elmdale Mercer Court	**Site:**							
	Asphalt	1450		$1,500.00	$0.00	$0.00	$0.00	
			Total Site:	$1,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$5,840.00	$5,840.00	$5,840.00	**non-routinr furnace replacement complete**
			Total M&E:	$0.00	$5,840.00	$5,840.00	$5,840.00	
	Building Exterior:							
	siding pwr wash	1460		$0.00	$52,090.00	$52,090.00	$52,090.00	**project moved forward complete**
			Total B.E.:	$0.00	$52,090.00	$52,090.00	$52,090.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	Interior finishes	1470		$1,500.00	$0.00	$0.00	$0.00	**postponed**
			Total ICAs:	$1,500.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Elmdale**		Project Total:	$3,000.00	$57,930.00	$57,930.00	$57,930.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-28 Urban Renewal Scattered	**Site:** Concrete and landscaping	1450		$1,500.00	$0.00	$0.00	$0.00	**postponed**
			Total Site:	$1,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces	1460		$3,500.00	$0.00	$0.00	$0.00	**postponed**
			Total M&E:	$3,500.00	$0.00	$0.00	$0.00	
	Building Exterior: Roofing, windows and siding	1460		$17,000.00	$0.00	$0.00	$0.00	**postponed**
			Total B.E.:	$17,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Kitchens and baths	1460		$20,000.00	$3,183.96	$3,183.96	$3,183.96	**complete**
			Total DUs:	$20,000.00	$3,183.96	$3,183.96	$3,183.96	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Urban**		Project Total:	$42,000.00	$3,183.96	$3,183.96	$3,183.96	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-30 TenEyck Towers	**Site:** Lighting	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$2,575.00	
			Total M&E:	$0.00	$0.00	$0.00	$2,575.00	
	Building Exterior: Painting	1460		$10,000.00	$0.00	$0.00	$0.00	**postponed**
			Total B.E.:	$10,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$0.00	$33,078.19	$33,078.19	$36,426.59	**complete project moved forward**
			Total DUs:	$0.00	$33,078.19	$33,078.19	$36,426.59	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$2,100.00	$2,100.00	$2,100.00	**partial project moved forward**
			Total ICAs:	$0.00	$2,100.00	$2,100.00	$2,100.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**TenEyck**		Project Total:	$10,000.00	$35,178.19	$35,178.19	$41,101.59	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-31 John Holland Estates	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: exterior finishes	1460		$0.00	$24,855.00	$24,855.00	$24,855.00	**project moved forward complete**
			Total B.E.:	$0.00	$24,855.00	$24,855.00	$24,855.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**John**		Project Total:	$0.00	$24,855.00	$24,855.00	$24,855.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-32 Dorrell Manor	**Site:** Landscaping	1450		$1,500.00	$380.00	$380.00	$380.00	complete
			Total Site:	$1,500.00	$380.00	$380.00	$380.00	
	Mechanical and Electrical: Elevator upgrade	1460		$0.00	$288,075.85	$288,075.85	$285,854.64	ongoing project moved forward
			Total M&E:	$0.00	$288,075.85	$288,075.85	$285,854.64	
	Building Exterior: roof recoat	1460		$15,000.00	$0.00	$0.00	$3,218.20	
			Total B.E.:	$15,000.00	$0.00	$0.00	$3,218.20	
	Dwelling Units: Interior finishes	1460		$6,000.00	$11,750.77	$11,750.77	$12,619.80	complete
			Total DUs:	$6,000.00	$11,750.77	$11,750.77	$12,619.80	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$8,000.00	$5,791.36	$5,791.36	$5,791.36	complete
			Total ICAs:	$8,000.00	$5,791.36	$5,791.36	$5,791.36	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Dorrell**		Project Total:	$30,500.00	$305,997.98	$305,997.98	$307,864.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-36 Oak Grove Estates	**Site:**							
	dumpster pads	1450		$3,500.00	$0.00	$0.00	$0.00	**postponed**
			Total Site:	$3,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$1,950.00	$1,950.00	$1,950.00	**Casualty loss complete**
			Total M&E:	$0.00	$1,950.00	$1,950.00	$1,950.00	
	Building Exterior:	1460		$2,500.00	$1,270.83	$1,270.83	$1,270.83	**Casualty loss complete**
			Total B.E.:	$2,500.00	$1,270.83	$1,270.83	$1,270.83	
	Dwelling Units: None	1460		$0.00	$48,127.92	$48,127.92	$50,318.10	**Casualty loss complete**
			Total DUs:	$0.00	$48,127.92	$48,127.92	$50,318.10	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$6,000.00	$51,348.75	$51,348.75	$53,538.93	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-37 Scattered Sites	**Site:** Concrete, paving	1450		$1,500.00	$14,055.00	$14,055.00	$14,055.00	ongoing
			Total Site:	$1,500.00	$14,055.00	$14,055.00	$14,055.00	
	Mechanical and Electrical: Plumbing, heating upgrades	1460		$6,000.00	$11,753.00	$11,753.00	$11,753.00	ongoing
			Total M&E:	$6,000.00	$11,753.00	$11,753.00	$11,753.00	
	Building Exterior: Roofing, siding, windows	1460		$12,500.00	$735.00	$735.00	$145.00	ongoing
			Total B.E.:	$12,500.00	$735.00	$735.00	$145.00	
	Dwelling Units: Kitchens, baths, interior finishes	1460		$30,000.00	$169,151.62	$169,151.62	$171,547.24	ongoing
			Total DUs:	$30,000.00	$169,151.62	$169,151.62	$171,547.24	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$50,000.00	$195,694.62	$195,694.62	$197,500.24	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-38 Ashley Arms	Site:	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$2,889.85	$2,889.85	$2,889.85	emergency fire pump repair complete
			Total M&E:	$0.00	$2,889.85	$2,889.85	$2,889.85	
	Building Exterior: re-roof	1460		$20,000.00	$48,511.00	$48,511.00	$48,511.00	complete
			Total B.E.:	$20,000.00	$48,511.00	$48,511.00	$48,511.00	
	Dwelling Units: Interior finishes	1460		$3,000.00	$6,516.24	$6,516.24	$7,517.03	complete
			Total DUs:	$3,000.00	$6,516.24	$6,516.24	$7,517.03	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$1,152.66	$1,152.66	$1,152.66	complete
			Total ICAs:	$0.00	$1,152.66	$1,152.66	$1,152.66	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Ashley		Project Total:	$23,000.00	$59,069.75	$59,069.75	$60,070.54	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-40 Scattered Sites	**Site:**	1450		$1,500.00	$8,830.00	$8,830.00	$8,830.00	complete
			Total Site:	$1,500.00	$8,830.00	$8,830.00	$8,830.00	
	Mechanical and Electrical: Furances, water heaters	1460		$7,500.00	$4,718.60	$4,718.60	$4,718.60	complete
			Total M&E:	$7,500.00	$4,718.60	$4,718.60	$4,718.60	
	Building Exterior: Siding, windows, tuckpointing	1460		$12,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$12,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Kitchens, bath renovations	1460		$15,000.00	$35,981.28	$35,981.28	$34,848.62	complete
			Total DUs:	$15,000.00	$35,981.28	$35,981.28	$34,848.62	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$36,000.00	$49,529.88	$49,529.88	$48,397.22	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-41 Jade Estates	Site:							
	walks	1450		$1,000.00	$1,500.00	$1,500.00	$1,500.00	complete
			Total Site:	$1,000.00	$1,500.00	$1,500.00	$1,500.00	
	Mechanical and Electrical:							
		1460		$0.00	$1,220.48	$1,220.48	$1,220.48	casualty loss complete
			Total M&E:	$0.00	$1,220.48	$1,220.48	$1,220.48	
	Building Exterior:							
		1460		$0.00	$4,509.33	$4,509.33	$4,509.33	casualty loss complete
			Total B.E.:	$0.00	$4,509.33	$4,509.33	$4,509.33	
	Dwelling Units:							
		1460		$0.00	$8,685.49	$8,685.49	$8,685.49	casualty loss complete
			Total DUs:	$0.00	$8,685.49	$8,685.49	$8,685.49	
	Dwelling Equipment:							
		1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Jade		Project Total:	$1,000.00	$15,915.30	$15,915.30	$15,915.30	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-42 Devonshire Olander	**Site:** Asphast and concrete	1450		$3,500.00	$1,960.00	$1,960.00	$1,960.00	ongoing
			Total Site:	$3,500.00	$1,960.00	$1,960.00	$1,960.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: floor finishes	1460		$0.00	$41,819.64	$41,819.64	$43,156.06	project moved forward ongoing
			Total DUs:	$0.00	$41,819.64	$41,819.64	$43,156.06	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Devonshire**		Project Total:	$3,500.00	$43,779.64	$43,779.64	$45,116.06	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-43 Marsrow Estates	**Site:** Drives	1450		$2,000.00	$0.00	$0.00	$0.00	postponed
			Total Site:	$2,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: water heaters	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$0.00	$5,995.18	$5,995.18	$5,995.18	complete
			Total DUs:	$0.00	$5,995.18	$5,995.18	$5,995.18	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Marsrow**		Project Total:	$2,000.00	$5,995.18	$5,995.18	$5,995.18	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-44 Willow Bend Estates	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: windows	1460		$20,000.00	$0.00	$0.00	$0.00	**postponed**
			Total B.E.:	$20,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Kitchens and bath rehab	1460		$30,000.00	$259,993.00	$259,993.00	$168,463.55	**project moved forward ongoing**
			Total DUs:	$30,000.00	$259,993.00	$259,993.00	$168,463.55	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Willow**		Project Total:	$50,000.00	$259,993.00	$259,993.00	$168,463.55	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-45 Scattered Sites	**Site:** Drives and walks	1450		$2,000.00	$3,800.00	$3,800.00	$3,800.00	complete
			Total Site:	$2,000.00	$3,800.00	$3,800.00	$3,800.00	
	Mechanical and Electrical: HVAC upgrades	1460		$2,000.00	$5,357.85	$5,357.85	$5,357.85	complete
			Total M&E:	$2,000.00	$5,357.85	$5,357.85	$5,357.85	
	Building Exterior: Roofing, siding and windows	1460		$12,000.00	$0.00	$0.00	$0.00	postponed
			Total B.E.:	$12,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior rehab	1460		$17,000.00	$2,582.24	$2,582.24	$2,582.24	complete
			Total DUs:	$17,000.00	$2,582.24	$2,582.24	$2,582.24	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$33,000.00	$11,740.09	$11,740.09	$11,740.09	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Thumbs-Up Fixtures Equipment	Site:	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$852.01	
			Total ICAs:	$0.00	$0.00	$0.00	$852.01	
	Site-Wide Facilities: C.O. upgrades	1470		$35,000.00	$55,467.22	$55,467.22	$54,690.21	ongoing
			Total SWFs:	$35,000.00	$55,467.22	$55,467.22	$54,690.21	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Fixtures		Project Total:	$35,000.00	$55,467.22	$55,467.22	$55,542.22	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Security Systems	06/30/07			06/30/08			
	06/30/07			06/30/08			
0	06/30/07			06/30/08			
	06/30/07			06/30/08			
	06/30/07			06/30/08			
HA-Wide 0	06/30/07			06/30/08			
" 0	06/30/07			06/30/08			
" Appliances	06/30/07			06/30/08			
" 0	06/30/07			06/30/08			
" Demolition (specify location[s])	06/30/07			06/30/08			
OH 6-1 CF Weiler	06/30/07			06/30/08			
OH6-2/8 Brand	06/30/07			06/30/08			
OH 6-3 Ravine	06/30/07			06/30/08			
OH 6-4 Albertus	06/30/07			06/30/08			
OH 6-5 Port	06/30/07			06/30/08			
OH 6-6 Birmingham	06/30/07			06/30/08			
OH 6-7 Hansen	06/30/07			06/30/08			
OH 6-9 Spieker	06/30/07			06/30/08			
OH 6-10 Pulley	06/30/07			06/30/08			
OH 6-11 McClinton	06/30/07			06/30/08			
OH 6-12 Vistula	06/30/07			06/30/08			
OH 6-13 Glendale	06/30/07			06/30/08			
OH 6-14 Oak	06/30/07			06/30/08			
OH 6-15 Richmar	06/30/07			06/30/08			
OH 6-17/19 Northern	06/30/07			06/30/08			
OH 6-20 Parqwood	06/30/07			06/30/08			
OH 6-21 Flory	06/30/07			06/30/08			
OH 6-22 Scattered	06/30/07			06/30/08			

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule (Continuation)

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650105 Replacement Housing Factor Grant No:	2005

Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
OH 6-23	Elmdale	06/30/07			06/30/08			
OH 6-28	Urban	06/30/07			06/30/08			
OH 6-30	TenEyck	06/30/07			06/30/08			
OH 6-31	John	06/30/07			06/30/08			
OH 6-32	Dorrell	06/30/07			06/30/08			
OH 6-36	Oak	06/30/07			06/30/08			
OH 6-37	Scattered	06/30/07			06/30/08			
OH 6-38	Ashley	06/30/07			06/30/08			
OH 6-40	Scattered	06/30/07			06/30/08			
OH 6-41	Jade	06/30/07			06/30/08			
OH 6-42	Devonshire	06/30/07			06/30/08			
OH 6-43	Marsrow	06/30/07			06/30/08			
OH 6-44	Willow	06/30/07			06/30/08			
OH 6-45	Scattered	06/30/07			06/30/08			
Thumbs-Up	Fixtures	06/30/07			06/30/08			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name:
Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2005**	Work Statement for Year 2 FFY Grant: **2006** PHA FY:	Work Statement for Year 3 FFY Grant: **2007** PHA FY:	Work Statement for Year 4 FFY Grant: **2008** PHA FY:	Work Statement for Year 5 FFY Grant: **2009** PHA FY:
OH 6-1 Weiler Homes		$380,000	$375,000	$387,500	$80,000
OH 6-2 & 8 Brand Whitlock Homes		$3,730,000	$3,480,000	$3,508,000	$3,593,000
OH 6-3 Ravine Park Village		$85,000	$135,000	$185,000	$200,000
OH 6-4 Albertus Brown		$195,000	$125,000	$75,000	$160,000
OH 6-5 Port Lawrence Homes	**Annual**	$130,000	$155,000	$200,000	$225,000
OH 6-6 Birmingham Terrace		$105,000	$177,500	$285,000	$315,000
OH 6-7 Hansen Terrace	**Statement**	$26,000	$103,500	$198,000	$112,500
OH 6-9 Spieker Terrace		$415,000	$306,500	$390,000	$485,000
HA-Wide Physical Activities		$427,500	$357,500	$362,500	$367,500
HA-Wide Non-Physical Activities		$0	$0	$0	$0
HA-Wide Contingency @ X%		$0	$0	$0	$0
CFP Funds Listed for 5-year planning		$10,093,000	$10,978,800	$10,937,000	##########
Replacement Housing Factor Funds		$0	$0	$0	$0

Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)

HA Name:

Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2005**	Work Statement for Year 2 FFY Grant: **2006** PHA FY:	Work Statement for Year 3 FFY Grant: **2007** PHA FY:	Work Statement for Year 4 FFY Grant: **2008** PHA FY:	Work Statement for Year 5 FFY Grant: **2009** PHA FY:
OH 6-10 Pulley Homes		$168,100	$129,100	$60,000	$47,500
OH 6-11 McClinton Nunn Homes		$617,500	$634,500	$642,500	$697,500
OH 6-12 Vistula Manor		$368,000	$632,000	$657,500	$7,500
OH 6-13 Glendale Terrace	**See**	$120,000	$385,000	$185,000	$140,000
OH 6-14 Oak Terrace		$57,500	$59,500	$47,400	$47,400
OH 6-15 Richmar Manor	**Annual**	$203,300	$201,100	$286,600	$181,600
OH 6-17/19 Northern Heights		$230,000	$214,000	$230,000	$280,000
OH 6-20 Parqwood Apartments	**Statement**	$167,500	$105,000	$120,000	$100,000
OH 6-21 Flory Gardens		$764,700	$850,000	$885,000	$885,000
OH 6-22 Scattered Sites 22		$282,000	$215,000	$225,000	$225,000
OH 6-23 Elmdale/Mercer Cts.		$50,000	$50,000	$50,000	$50,000
OH 6-28 Scattered Sites -		$119,200	$128,000	$140,500	$150,500
OH 6-30 TenEyck Tower		$185,000	$130,000	$281,500	$281,500
OH 6-31 John Holland		$50,000	$50,000	$65,000	$35,000
OH 6-32 Robert Dorrell Manor		$147,000	$675,000	$505,000	$660,000
OH 6-36 Oak Grove Estates		$51,500	$53,500	$43,000	$38,500
OH 6-37 Scattered Sites 37		$145,000	$275,000	$195,000	$195,000
OH 6-38 Ashley Arms		$29,600	$223,600	$69,000	$57,000
OH 6-40 Scattered Sites 40		$185,000	$202,000	$205,000	$225,000
OH 6-41 Jade Estates		$220,000	$114,500	$70,000	$70,000
OH 6-42 Devonshire & Olander		$206,000	$191,000	$193,000	$193,000
OH 6-43 Marsrow Acres		$46,100	$59,500	$50,500	$50,500
OH 6-44 Willow Bend Estates		$31,500	$31,500	$19,500	$19,500
OH 6-45 Scattered Sites 45		$155,000	$155,000	$120,000	$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000
		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000
		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500
		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500
		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000
		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		ON-DEMAND Dwelling Units: Interior finishes	$20,000		ON-DEMAND Dwelling Units: None	$0		ON-DEMAND Dwelling Units: None	$0		ON-DEMAND Dwelling Units: None	$0
		Total DUs:	$20,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$135,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$140,000
		Total D.E.:	$130,000		Total D.E.:	$130,000		Total D.E.:	$135,000		Total D.E.:	$140,000
		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$175,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000
		Total ICAs:	$175,000		Total ICAs:	$125,000		Total ICAs:	$125,000		Total ICAs:	$125,000
		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000
		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000
		HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:	
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$427,500	Estimated Cost		$357,500	Estimated Cost		$362,500	Estimated Cost		$367,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-1 Weiler Homes	**Site:**		OH 6-1 Weiler Homes	**Site:**		OH 6-1 Weiler Homes	**Site:**		OH 6-1 Weiler Homes	**Site:**	
		Landscaping, drives & walks	$45,000		Concrete/Asphalt	$20,000		Concrete/Asphalt	$25,000		Concrete/Asphalt	$15,000
		Total Site:	$45,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$7,500
		Domestic water heater replacement			Domestic water heater replacement			Domestic water heater replcment			Domestic water heater replcment	
		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Soffit & gable finish replacement	$145,000		Soffit & gable finish replacement	$145,000		Soffit & gable finish replacement	$165,000			$0
		Total B.E.:	$145,000		Total B.E.:	$145,000		Total B.E.:	$165,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000
		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		furishings and interior finishes	$2,500		furishings and interior finishes	$2,500
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$2,500		Total ICAs:	$2,500
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Management office	$20,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$20,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Office equipment	$5,000			$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$5,000		Total NDE:	$0
ubtotal of Estimated Cost			$380,000	Estimated Cost		$375,000	Estimated Cost		$387,500	Estimated Cost		$80,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-2 & 8 Brand Whitlock Homes			OH 6-2 & 8 Brand Whitlock Homes			OH 6-2 & 8 Brand Whitlock Homes			OH 6-2 & 8 Brand Whitlock Homes		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt parking & roadway paving	$100,000		Asphalt parking & roadway paving	$75,000		Asphalt parking & roadway paving	$75,000		Asphalt parking & roadway paving	$75,000
		Total Site:	$100,000		Total Site:	$75,000		Total Site:	$75,000		Total Site:	$75,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Domestic water heater replacement	$1,500,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000
		Smoke detector replacement			Smoke detector replacement			Smoke detector replacement			Smoke detector replacement	
		Boiler & distribution system replacement	$1,500,000		Boiler replacement	$1,200,000		Total M&E:	$1,200,000		Total M&E:	$1,200,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Façade improvements, roof	$800,000		Façade improvements, roof	$800,000		Façade improvements, roof	$800,000		Façade improvements, roof	$800,000
		Masonry sealing			Masonry sealing			Masonry sealing			Masonry sealing	
		Total B.E.:	$800,000		Replace chimney	$800,000		Total B.E.:	$800,000		Total B.E.:	$800,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major Interior Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000
		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$30,000		Appliances	$30,000		Refrigerators/Ranges	$30,000		Refrigerators/Ranges	$30,000
		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community room upgrades	$100,000			$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$100,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Office improvements	$75,000		None	$0		Maintenance shop improvements	$185,000
		Total SWFs:	$0		Total SWFs:	$75,000		Total SWFs:	$0		Total SWFs:	$185,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Equipment	$3,000		Equipment	$3,000
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$3,000
ubtotal of Estimated Cost			$3,730,000	**Estimated Cost**		$3,480,000	**Estimated Cost**		$3,508,000	**Estimated Cost**		$3,593,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-3 Ravine Park Village	**Site:**		OH 6-3 Ravine Park Village	**Site:**		OH 6-3 Ravine Park Village	**Site:**		OH 6-3 Ravine Park Village	**Site:**	
		Walks and drives	$35,000		Sealing roadway & walkway surfaces	$35,000		Sealing roadway & parking, roadways, utilit	$35,000		Sealing roadway & parking, roadways, utilitie	$35,000
		Total Site:	$35,000		Total Site:	$35,000		drainage, curbing, walks, lighting,	$35,000		drainage, curbing, walks, lighting,	$35,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		CO detectors	$25,000		Equipment cabinets	$20,000		None	$0		None	$0
		Total M&E:	$25,000		Total M&E:	$20,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Sealing masonry	$25,000		Sealing masonry	$125,000		Sealing masonry	$125,000
		Total B.E.:	$0		Total B.E.:	$25,000		Total B.E.:	$125,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$25,000		None	$0		None	$0		Interior finshes	$25,000
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Gym upgrades	$55,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$55,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		Ball field & green space	$25,000		Basketball court resurface	$15,000
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$25,000		Total SWFs:	$15,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$85,000	Estimated Cost		$135,000	Estimated Cost		$185,000	Estimated Cost		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-4 Albertus Brown	**Site:**		OH 6-4 Albertus Brown	**Site:**		OH 6-4 Albertus Brown	**Site:**		OH 6-4 Albertus Brown	**Site:**	
		Walks, drivs	$30,000		None	$0		None	$0		None	$0
		Total Site:	$30,000		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$40,000		Boiler replacement	$50,000		None	$0		None	$0
		Total M&E:	$40,000		Total M&E:	$50,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Window replacement	$125,000		None	$0		None	$0		Roofs	$110,000
		Total B.E.:	$125,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$110,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$75,000		Interior finishes	$75,000		Interior finishes	$50,000
					Floor coverings			Floor coverings			Floor coverings	
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$75,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$195,000	Estimated Cost		$125,000	Estimated Cost		$75,000	Estimated Cost		$160,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-5 Port Lawrence Homes	**Site:**		OH 6-5 Port Lawrence Homes	**Site:**		OH 6-5 Port Lawrence Homes	**Site:**		OH 6-5 Port Lawrence Homes	**Site:**	
		Asphalt/Concrete	$5,000		sidewalks	$5,000		Rebuild catch basins	$25,000		Rebuild catch basins	$25,000
		Total Site:	$5,000		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		None	$0		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuck pointing	$125,000		Roofs and gutters	$150,000		Roofs and gutters	$175,000		Roofs and gutters	$175,000
		Total B.E.:	$125,000		Total B.E.:	$150,000		Total B.E.:	$175,000		Total B.E.:	$175,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		None	$0		Interior finishes	$25,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$130,000	Estimated Cost		$155,000	Estimated Cost		$200,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-6 Birmingham Terrace	**Site:**		OH 6-6 Birmingham Terrace	**Site:**		OH 6-6 Birmingham Terrace	**Site:**		OH 6-6 Birmingham Terrace	**Site:**	
		Concrete/Landscape	$25,000		Landscaping improvements	$25,000		Repave asphalt roadways & parking areas	$180,000		Repave asphalt roadways & parking areas	$180,000
		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$180,000		Total Site:	$180,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detection system replacement I	$35,000		None	$0		Heating systems	$65,000
		Total M&E:	$0		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding	$80,000		Siding	$35,000		Siding	$35,000		Siding	$35,000
		Total B.E.:	$80,000		Total B.E.:	$35,000		Total B.E.:	$35,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Kitchens, baths and Interior finishes	$75,000		Interior finishes	$35,000		Interior finishes	$35,000
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0			$0			$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Interior finishes	$3,000		Interior finishes	$35,000		Interior finishes	$0
		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Management office improvements	$3,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$3,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Office equipment	$1,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$1,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$105,000	Estimated Cost		$177,500	Estimated Cost		$285,000	Estimated Cost		$315,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-7 Hansen Terrace	**Site:**		OH 6-7 Hansen Terrace	**Site:**		OH 6-7 Hansen Terrace	**Site:**		OH 6-7 Hansen Terrace	**Site:**	
		Asphalt sealing	$7,000		Drive improvements	$25,000		Sidewalk improvements & landscaping	$25,000		Sidewalk improvements & landscaping	$10,000
		Total Site:	$7,000		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Boilers	$50,000		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$50,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing & masonry sealing	$6,000		Exterior finishes	$5,000		Roofs	$50,000		Roofs	$50,000
		Total B.E.:	$6,000		Total B.E.:	$5,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$20,000		Windows	$85,000		Windows	$50,000
		Total DUs:	$0		Total DUs:	$20,000		Total DUs:	$85,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes	$13,000		Laundry improvements	$3,500		None	$0		None	$0
		Total ICAs:	$13,000		Total ICAs:	$3,500		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		Community room improvements	$35,000		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Community room furnishings	$3,000		Community room furnishings	$2,500
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$2,500
ubtotal of Estimated Cost			$26,000	Estimated Cost		$103,500	Estimated Cost		$198,000	Estimated Cost		$112,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-9 Spieker Terrace	**Site:**		OH 6-9 Spieker Terrace	**Site:**		OH 6-9 Spieker Terrace	**Site:**		OH 6-9 Spieker Terrace	**Site:**	
		None	$0		Lighting	$3,500		drive and walks	$20,000		None	$0
		Total Site:	$0		Total Site:	$3,500		Total Site:	$20,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces & water heaters	$75,000		Furnaces & water heaters	$65,000		Furnaces and Fixtures	$65,000		Furnaces and Fixtures	$65,000
			$75,000		Total M&E:	$65,000		Total M&E:	$65,000		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows & roofs	$150,000		Masonry tuckpointing & sealing	$35,000		windows	$50,000		windows and roofs	$125,000
		Total B.E.:	$150,000		Total B.E.:	$35,000		Total B.E.:	$50,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit rehab, Kit. & baths	$175,000		Unit rehab, Kit. & baths	$185,000		Unit rehab, Kit. & baths	$250,000		Unit rehab, Kit. & baths	$250,000
		Total DUs:	$175,000		Total DUs:	$185,000		Total DUs:	$250,000		Total DUs:	$250,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community finishes flooring/wall	$10,000		Community finishes flooring/wall	$10,000		None	$0		Interior finishes	$25,000
		Total ICAs:	$10,000		Total ICAs:	$10,000		Total ICAs:	$0		Total ICAs:	$25,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community room furnishings	$3,000		None	$0		Community rm furnishings	$15,000
		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$0		Total NDE:	$15,000
ubtotal of Estimated Cost			$415,000	Estimated Cost		$306,500	Estimated Cost		$390,000	Estimated Cost		$485,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-10 Pulley Homes	**Site:**		OH 6-10 Pulley Homes	**Site:**		OH 6-10 Pulley Homes	**Site:**		OH 6-10 Pulley Homes	**Site:**	
		None	$0		None	$0		Landscaping & concrete	$25,000		Landscaping & concrete	$25,000
		Total Site:	$0		Total Site:	$0		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detector replacement	$10,000		Furnace replacements	$25,000		Exhaust Fan replacement	$10,000		smoke dectectors	$7,500
		Total M&E:	$10,000		Total M&E:	$25,000		Total M&E:	$10,000		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement and painting	$150,000		Roofing replacement	$81,000		None	$0		Painting	$15,000
		Total B.E.:	$150,000		Total B.E.:	$81,000		Total B.E.:	$0		Total B.E.:	$15,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$15,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$15,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$8,100		Appliance replacement	$8,100		None	$0		None	$0
		Total D.E.:	$8,100		Total D.E.:	$8,100		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community rm improvements	$25,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$168,100	Estimated Cost		$129,100	Estimated Cost		$60,000	Estimated Cost		$47,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**	
		Walks	$5,000		None	$0		None	$0		None	$0
		Total Site:	$5,000		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$25,000		Boiler replacement	$25,000		Boiler replacement	$25,000		Boiler replacement	$25,000
		Total M&E:	$25,000		Total M&E:	$25,000		Total M&E:	$25,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Masonry sealing & tuckpoint	$85,000		Roofing and windows	$60,000		Roofing and windows	$65,000		Roofing and windows	$70,000
		Roofing and windows										
		Total B.E.:	$85,000		Total B.E.:	$60,000		Total B.E.:	$65,000		Total B.E.:	$70,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit re-hab	$500,000		Unit re-hab	$500,000		Unit re-hab	$550,000		Unit re-hab	$600,000
		Total DUs:	$500,000		Total DUs:	$500,000		Total DUs:	$550,000		Total DUs:	$600,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Community room improvements	$12,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		C.O. improvements	$35,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$617,500	Estimated Cost		$634,500	Estimated Cost		$642,500	Estimated Cost		$697,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-12 Vistula Manor**			**OH 6-12 Vistula Manor**			**OH 6-12 Vistula Manor**			**OH 6-12 Vistula Manor**		
		Site:			**Site:**			**Site:**			**Site:**	
		Retaining wall improvements	$85,000		Site lighting	$15,000		Landscaping	$7,500		Landscaping	$7,500
		Total Site:	$85,000		Total Site:	$15,000		Total Site:	$7,500		Total Site:	$7,500
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Lighting	$5,000		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Window replacement	$250,000		Window replacement	$250,000		Roof replacement	$650,000		None	$0
		Total B.E.:	$250,000		Total B.E.:	$250,000		Total B.E.:	$650,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Floor coverings	$8,000		None	$0		None	$0		None	$0
		Total DUs:	$8,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Floor finishes	$25,000		Interior finishes	$12,000		None	$0		None	$0
		Total ICAs:	$25,000		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Elevator upgrade	$350,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$350,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$368,000	**Estimated Cost**		$632,000	**Estimated Cost**		$657,500	**Estimated Cost**		$7,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**	
		Unit fencing replacement	$30,000		Site drainage regrading	$225,000		Asphalt paving and patios	$85,000		Asphalt paving	$40,000
		Total Site:	$30,000		Total Site:	$225,000		Total Site:	$85,000		Total Site:	$40,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$30,000		Boiler replacement	$35,000		None	$0		None	$0
		Total M&E:	$30,000		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Roof replacement	$125,000		Roof replacement	$100,000		Roof replacement	$100,000
		Total B.E.:	$0		Total B.E.:	$125,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes, carpet	$25,000		None	$0		None	$0		None	$0
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$5,000		None	$0		None	$0		None	$0
		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes	$15,000		None	$0		None	$0		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Office upgade	$15,000		None	$0		None	$0		None	$0
		Total SWFs:	$15,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$120,000	**Estimated Cost**		$385,000	**Estimated Cost**		$185,000	**Estimated Cost**		$140,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-14 Oak Terrace	**Site:**		OH 6-14 Oak Terrace	**Site:**		OH 6-14 Oak Terrace	**Site:**		OH 6-14 Oak Terrace	**Site:**	
		Parking area replacement, sidewalk improvements, landscape, lighting	$9,500		Parking area replacement, sidewalk improvements, landscaping, lighting &	$9,500		None	$0		None	$0
		and site grading	$9,500		site grading	$9,500		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnace & water heater replacement	$16,000		Furnace & water heater replacement	$16,000		None	$0		None	$0
		Total M&E:	$16,000		Total M&E:	$16,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing, trim finish & masonry sealing	$6,000		Roofing replacement	$8,000		Roofing replacement	$17,000		Roofing replacement	$17,000
		Total B.E.:	$6,000		Total B.E.:	$8,000		Total B.E.:	$17,000		Total B.E.:	$17,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchen & bathroom upgrades & wall and floor finish	$23,600		Kitchens, bathrooms, wall & floor finishes	$23,600		Kitchens, bathrooms, wall & floor finishes	$25,000		Kitchens, bathrooms, wall & floor finishes	$25,000
		Total DUs:	$23,600		Total DUs:	$23,600		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances-range & refrigerator replcmts	$2,400		Ranges & refrigerator units	$2,400		Range & refrigerator units	$2,400		Range & refrigerator units	$2,400
		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Interior finishes	$3,000		Interior finishes	$3,000
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$3,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$57,500	Estimated Cost		$59,500	Estimated Cost		$47,400	Estimated Cost		$47,400

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-15 Richmar Manor			**OH 6-15 Richmar Manor**			**OH 6-15 Richmar Manor**			**OH 6-15 Richmar Manor**		
		Site:			**Site:**			**Site:**			**Site:**	
		lighting	$7,500		None	$0		None	$0		None	$0
See		Total Site:	$7,500		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Fixtures	$20,000		Fixtures	$20,000		Fixtures	$20,000		Fixtures	$20,000
			$20,000			$20,000		Total M&E:	$20,000		Total M&E:	$20,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Masonry sealing, repair & fixtures	$19,200		lighting	$8,500		Tuckpointing	$55,000		None	$0
		Total B.E.:	$19,200		Total B.E.:	$8,500		Total B.E.:	$55,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit Kitchen and bath re-hab	$150,000		Unit Kitchen and bath re-hab	$155,000		Unit Kitchen and bath re-hab	$155,000		Unit Kitchen and bath re-hab	$155,000
		Total DUs:	$150,000		Total DUs:	$155,000		Total DUs:	$155,000		Total DUs:	$155,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Range & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600
		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community Room update	$50,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$50,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Management facility upgrade	$8,500		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$8,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community Room Equipment	$2,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$2,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$203,300	**Estimated Cost**		$201,100	**Estimated Cost**		$286,600	**Estimated Cost**		$181,600

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-17/19 Northern Heights**	**Site:**		**OH 6-17/19 Northern Heights**	**Site:**		**OH 6-17/19 Northern Heights**	**Site:**		**OH 6-17/19 Northern Heights**	**Site:**	
		Concrete drives, walks & stoops, landscap	$150,000		Concrete drives, walks, stoops & landscap	$120,000		Landscaping	$25,000		Landscaping	$25,000
		Total Site:	$150,000		Total Site:	$120,000		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		None	$0		Water heater replacement	$75,000		Furnace replacements	$125,000
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$75,000		Total M&E:	$125,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement, siding & storm door	$80,000		Roofing replacement, siding & storm door	$80,000		Roofing replacement, masonry sealing & siding	$100,000		Roofing replacement, masonry sealing & siding	$100,000
		Total B.E.:	$80,000		Total B.E.:	$80,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Refrigerator replacement	$14,000		Interior finishes	$30,000		Interior finishes	$30,000
		Total DUs:	$0		Total DUs:	$14,000		Total DUs:	$30,000		Total DUs:	$30,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$230,000	**Estimated Cost**		$214,000	**Estimated Cost**		$230,000	**Estimated Cost**		$280,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-20 Parqwood Apartments	**Site:**		OH 6-20 Parqwood Apartments	**Site:**		OH 6-20 Parqwood Apartments	**Site:**		OH 6-20 Parqwood Apartments	**Site:**	
		Lighting improvements	$15,000		None	$0		Sidewalk replacements	$25,000		None	$0
		Total Site:	$15,000		Total Site:	$0		Total Site:	$25,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Fixtures	$7,500		Fixtures	$15,000		None	$0		None	$0
		Total M&E:	$7,500		Total M&E:	$15,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing and façade improvements	$85,000		None	$0		None	$0		None	$0
		Total B.E.:	$85,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Bathroom improvements	$90,000		Bathroom improvements	$95,000		Bathroom improvements	$100,000
		Total DUs:	$0		Total DUs:	$90,000		Total DUs:	$95,000		Total DUs:	$100,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior Finishes	$35,000		None	$0		None	$0		None	$0
		Total ICAs:	$35,000		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Maintenance shop	$25,000		None	$0		None	$0		None	$0
		Total SWFs:	$25,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$167,500	Estimated Cost		$105,000	Estimated Cost		$120,000	Estimated Cost		$100,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-21 Flory Gardens	**Site:**		OH 6-21 Flory Gardens	**Site:**		OH 6-21 Flory Gardens	**Site:**		OH 6-21 Flory Gardens	**Site:**	
		None	$0		None	$0		None	$0		None	$0
		Total Site:	$0		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Fixtures	$250,000		Boilers & water heaters I, fixtures	$350,000		Boilers & water heaters I, fixtures	$350,000		Boilers & water heaters I, fixtures	$350,000
		Total M&E:	$250,000		Total M&E:	$350,000		Total M&E:	$350,000		Total M&E:	$350,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000
		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Substantial renovation Phase I	$400,000		Substantial renovation Phase II	$400,000		Substantial renovation Phase IV	$400,000		Substantial renovation Phase IV	$400,000
		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$14,700		None	$0		None	$0		None	$0
		Total D.E.:	$14,700		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community Room improvements	$35,000		Community Room improvements	$35,000
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$35,000		Total ICAs:	$35,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$764,700	Estimated Cost		$850,000	Estimated Cost		$885,000	Estimated Cost		$885,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**	
		Concrete, paving & landscaping	$30,000		Concrete, paving & landscaping	$30,000		Concrete, site work, concrete & paving	$50,000		Concrete, site work, concrete & paving	$50,000
		Total Site:	$30,000		Total Site:	$30,000		Total Site:	$50,000		Total Site:	$50,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Plumbing, heating & electrical upgrades	$42,000		Plumbing, heating & electrical upgrades	$35,000		Furnaces, water heaters, plumbing, fixtures electrical update & devices	$75,000		Furnaces, water heaters, plumbing, fixtures electrical update & devices	$75,000
		Total M&E:	$42,000		Total M&E:	$35,000		Total M&E:	$75,000		Total M&E:	$75,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing, windows, doors & siding	$60,000		Roofing, siding, doors & windows	$75,000		Roofing, siding, doors, windows, eaves & downs	$50,000		Roofing, siding, doors, windows, eaves & downs	$50,000
		Total B.E.:	$60,000		Total B.E.:	$75,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchen & bathroom update, interior finish	$125,000		Kitchen & bath updates, interior finishes	$75,000		Cabinets, kitchens, baths, wall & floor finishes	$50,000		Cabinets, kitchens, baths, wall & floor finishes	$50,000
		Total DUs:	$125,000		Total DUs:	$75,000		Total DUs:	$50,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Sheds	$25,000		None	$0		None	$0		None	$0
		Total ICAs:	$25,000		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$282,000	**Estimated Cost**		$215,000	**Estimated Cost**		$225,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-23 Elmdale/Mercer Cts.**	**Site:**		**OH 6-23 Elmdale/Mercer Cts.**	**Site:**		**OH 6-23 Elmdale/Mercer Cts.**	**Site:**		**OH 6-23 Elmdale/Mercer Cts.**	**Site:**	
		Concrete walks, asphalt sealing	$15,000		Site lighting upgrade	$20,000		None	$0		None	$0
		Total Site:	$15,000		Total Site:	$20,000		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		None	$0		Furnace and HW replacements	$50,000		Furnace and HW replacements	$50,000
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$50,000		Total M&E:	$50,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding replacements, power washing	$20,000		None	$0		None	$0		None	$0
		Total B.E.:	$20,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Carpet replacements , interior finishes	$30,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$30,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Community Building roof replacement	$15,000		None	$0		None	$0		None	$0
		Total SWFs:	$15,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$50,000	**Estimated Cost**		$50,000	**Estimated Cost**		$50,000	**Estimated Cost**		$50,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**	
		Concrete & landscaping	$12,500		Concrete & landscaping	$12,500		Concrete & landscaping	$15,000		Concrete & landscaping	$16,000
		Total Site:	$12,500		Total Site:	$12,500		Total Site:	$15,000		Total Site:	$16,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnace and heaters	$13,200		Furnace and heaters	$15,000		Furnace and heaters	$17,000		Furnace and heaters	$19,000
		Total M&E:	$13,200		Total M&E:	$15,000		Total M&E:	$17,000		Total M&E:	$19,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing, windows & siding	$35,000		Roofing, windows & siding	$37,000		Roofing, windows & siding	$40,000		Roofing, windows & siding	$42,000
		Total B.E.:	$35,000		Total B.E.:	$37,000		Total B.E.:	$40,000		Total B.E.:	$42,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchens & baths	$55,000		Kitchens & baths	$60,000		Kitchens & baths	$65,000		Kitchens & baths	$70,000
		Total DUs:	$55,000		Total DUs:	$60,000		Total DUs:	$65,000		Total DUs:	$70,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500
		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$119,200	Estimated Cost		$128,000	Estimated Cost		$140,500	Estimated Cost		$150,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-30 TenEyck Tower**	**Site:**		**OH 6-30 TenEyck Tower**	**Site:**		**OH 6-30 TenEyck Tower**	**Site:**		**OH 6-30 TenEyck Tower**	**Site:**	
		None	$0		None	$0		Concrete walk replacement	$6,500		Concrete walk replacement	$6,500
		Total Site:	$0		Total Site:	$0		Total Site:	$6,500		Total Site:	$6,500
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Electric to gas heating conversion	$100,000		Electric to gas heating conversion	$125,000		Electric to gas heating conversion	$125,000
		Total M&E:	$0		Total M&E:	$100,000		Total M&E:	$125,000		Total M&E:	$125,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roof replacement	$135,000		none	$0		Window replacement	$150,000		Window replacement	$150,000
		Total B.E.:	$135,000		Total B.E.:	$0		Total B.E.:	$150,000		Total B.E.:	$150,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		None	$0		None	$0		None	$0
		Total DUs:	$50,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Appliances	$5,000		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Floor finishes	$25,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,000	**Estimated Cost**		$130,000	**Estimated Cost**		$281,500	**Estimated Cost**		$281,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-31 John Holland**	**Site:**		**OH 6-31 John Holland**	**Site:**		**OH 6-31 John Holland**	**Site:**		**OH 6-31 John Holland**	**Site:**	
		Drives	$10,000		Site lighting	$10,000		None	$0		None	$0
		Total Site:	$10,000		Total Site:	$10,000		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		None	$0		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior finishes	$15,000		Masonry tuckpointing & sealing	$40,000		Roofs	$65,000		Masonry tuckpointing & sealing	$35,000
		Total B.E.:	$15,000		Total B.E.:	$40,000		Total B.E.:	$65,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Iterior finishes, carpet	$25,000		None	$0		None	$0		None	$0
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$50,000	**Estimated Cost**		$50,000	**Estimated Cost**		$65,000	**Estimated Cost**		$35,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-32 Robert Dorrell Manor	**Site:**		OH 6-32 Robert Dorrell Manor	**Site:**		OH 6-32 Robert Dorrell Manor	**Site:**		OH 6-32 Robert Dorrell Manor	**Site:**	
		Fence replacement	$35,000		None	$0		None	$0		None	$0
		Total Site:	$35,000		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Roof top air handler replacement	$20,000		None	$0		None	$0		None	$0
		Total M&E:	$20,000		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Masonry tuckpointing & sealing	$120,000		Masonry tuckpoint & sealing	$75,000		Masonry tuckpoint & sealing	$75,000
		Total B.E.:	$0		Total B.E.:	$120,000		Total B.E.:	$75,000		Total B.E.:	$75,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Carpet replacement, interior finishes	$92,000		Carpet replacement, interior finishes	$335,000		Carpet replacement, interior finishes	$335,000		Carpet replacement, interior finishes	$335,000
					Kitchen cabinets			Kitchen cabinets			Kitchen cabinets	
		Total DUs:	$92,000		Total DUs:	$335,000		Total DUs:	$335,000		Total DUs:	$335,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Corridor floor & wall finishes	$70,000		Corridor floor & wall finishes	$95,000		None	$0
		Total ICAs:	$0		Total ICAs:	$70,000		Total ICAs:	$95,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Elevator renovations	$150,000		None	$0		Elevator renovations	$250,000
		Total NDE:	$0		Total NDE:	$150,000		Total NDE:	$0		Total NDE:	$250,000
ubtotal of Estimated Cost			$147,000	Estimated Cost		$675,000	Estimated Cost		$505,000	Estimated Cost		$660,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-36 Oak Grove Estates**	**Site:**		**OH 6-36 Oak Grove Estates**	**Site:**		**OH 6-36 Oak Grove Estates**	**Site:**		**OH 6-36 Oak Grove Estates**	**Site:**	
		Asphalt paving	$16,500		dumpster enclosure	$7,500		Pavement sealing & striping	$4,500		Sheds	$0
		Total Site:	$16,500		Total Site:	$7,500		Total Site:	$4,500		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler room reconfiguration	$20,000		Boiler room reconfiguration	$20,000		Boiler room reconfigure	$20,000		Boiler room reconfigure	$20,000
		Total M&E:	$20,000		Total M&E:	$20,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Replace T1-11 siding I	$15,000		Replace T1-11 siding II	$18,500		Replace T1-11 siding III	$18,500		Replace T1-11 siding IV	$18,500
		Total B.E.:	$15,000		Total B.E.:	$18,500		Total B.E.:	$18,500		Total B.E.:	$18,500
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Interior finishes	$7,500		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$7,500		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$51,500	**Estimated Cost**		$53,500	**Estimated Cost**		$43,000	**Estimated Cost**		$38,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-37 Scattered Sites 37**			**OH 6-37 Scattered Sites 37**			**OH 6-37 Scattered Sites 37**			**OH 6-37 Scattered Sites 37**		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete & landscaping	$20,000		Concrete, grading & landscaping	$40,000		Concrete, paving & landscaping	$10,000		Concrete, paving & landscaping	$10,000
		Total Site:	$20,000		Total Site:	$40,000		Total Site:	$10,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnace installations	$25,000		Furnace & electrical upgrades & installatio	$75,000		Plumbing, heating & electrical upgrades	$25,000		Plumbing, heating & electrical upgrades	$25,000
		Total M&E:	$25,000		Total M&E:	$75,000		Total M&E:	$25,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding and trim painting, roofs	$35,000		Roofing, siding, windows & door installatio	$75,000		Roofing, siding, windows & doors	$65,000		Roofing, siding, windows & doors	$65,000
		Total B.E.:	$35,000		Total B.E.:	$75,000		Total B.E.:	$65,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Window, kitchens, baths	$65,000		Interior renovations & finish replacements	$85,000		Kitchen, bath, wall & floor finishes	$95,000		Kitchen, bath, wall & floor finishes	$95,000
		Total DUs:	$65,000		Total DUs:	$85,000		Total DUs:	$95,000		Total DUs:	$95,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None			None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$145,000	**Estimated Cost**		$275,000	**Estimated Cost**		$195,000	**Estimated Cost**		$195,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-38 Ashley Arms	**Site:**		**OH 6-38 Ashley Arms**	**Site:**		**OH 6-38 Ashley Arms**	**Site:**		**OH 6-38 Ashley Arms**	**Site:**	
		None	$0		None	$0		Asphalt paving	$45,000		None	$0
See		Total Site:	$0		Total Site:	$0		Total Site:	$45,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Water heater replacement	$6,000		Water heater installations	$6,000		None	$0		Fixtures	$22,000
		Total M&E:	$6,000		Total M&E:	$6,000		Total M&E:	$0		Total M&E:	$22,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Insulated glass replacement	$9,000		Insulated glass replacement	$7,000		None	$0		None	$0
		Total B.E.:	$9,000		Total B.E.:	$7,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Floor finishes	$11,000		Floor finishes	$12,000		Floor finishes	$12,000		Iterior finishes	$35,000
		Total DUs:	$11,000		Total DUs:	$12,000		Total DUs:	$12,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$3,600		Refrigerators replacement	$3,600		None	$0		None	$0
		Total D.E.:	$3,600		Total D.E.:	$3,600		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		interior finishes	$12,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Elevator Upgrade	$195,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$195,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$29,600	**Estimated Cost**		$223,600	**Estimated Cost**		$69,000	**Estimated Cost**		$57,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-40 Scattered Sites 40			OH 6-40 Scattered Sites 40			OH 6-40 Scattered Sites 40			OH 6-40 Scattered Sites 40		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work.	$20,000		Concrete, landscaping & tree removal	$20,000		Concrete, landscaping & tree removal	$25,000		Concrete, landscaping & tree removal	$30,000
		Total Site:	$20,000			$20,000		Total Site:	$25,000		Total Site:	$30,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$55,000		Furnace & water heater replacement	$55,000		Furnace & water heater replacement	$60,000		Furnace & water heater replacement	$65,000
		Total M&E:	$55,000		Total M&E:	$55,000		Total M&E:	$60,000		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Vinyl siding installations, tuckpointing, masonry sealants & window installations	$40,000		Siding replacement, gutters, downs & windows	$42,000		Siding replacement, gutters, downs & windows	$45,000		Siding replacement, gutters, downs & windows	$50,000
		Total B.E.:	$40,000		Total B.E.:	$42,000		Total B.E.:	$45,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$70,000		Renovation of kitchens & bathrooms & floor finishes	$70,000		Renovation of kitchens & bathrooms & floor finishes	$75,000		Renovation of kitchens & bathrooms & floor finishes	$80,000
		ments, kitchen & bath updates	$70,000		Total DUs:	$70,000		Total DUs:	$75,000		Total DUs:	$80,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Sheds	$15,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,000	Estimated Cost		$202,000	Estimated Cost		$205,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**	
		Site recovery and landscaping	$15,000		Site recovery & landscaping	$15,000		Site recovery & landscaping	$5,000		Site recovery & landscaping	$5,000
		Total Site:	$15,000		Total Site:	$15,000		Total Site:	$5,000		Total Site:	$5,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, HW heaters	$45,000		Furnace & water heater installatior	$65,000		Furnaces & water heaters	$35,000		Furnaces & water heaters	$35,000
		Total M&E:	$45,000		Total M&E:	$65,000		Total M&E:	$35,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, doors, Roofs	$65,000		Overhead door installation	$4,500		None	$0		None	$0
		Total B.E.:	$65,000		Total B.E.:	$4,500		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major rehab	$90,000		Kitchen replacements & floor coverings	$25,000		Kitchen replacements & floor covering	$25,000		Kitchen replacements & floor covering	$25,000
		Total DUs:	$90,000		Total DUs:	$25,000		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$220,000	Estimated Cost		$114,500	Estimated Cost		$70,000	Estimated Cost		$70,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2006** PHA FY:			FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-42 Devonshire & Olander			**OH 6-42 Devonshire & Olander**			**OH 6-42 Devonshire & Olander**			**OH 6-42 Devonshire & Olander**		
		Site:			**Site:**			**Site:**			**Site:**	
		Regrade & pave @ Olander	$25,000		None	$0		Landscaping	$25,000		Landscaping	$25,000
See		Total Site:	$25,000		Total Site:	$0		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Phase I funding for utility conversior electric to gas	$70,000		Phase II funding for utility conversior	$75,000		Furnaces, HW heaters	$60,000		Furnaces, HW heaters	$60,000
		Total M&E:	$70,000		Total M&E:	$75,000		Total M&E:	$60,000		Total M&E:	$60,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Reroofing installations & garage door replacement	$55,000		Reroofing & garage door installations	$25,000		Reroofing installations	$12,000		Reroofing installations	$12,000
		Total B.E.:	$55,000		Total B.E.:	$25,000		Total B.E.:	$12,000		Total B.E.:	$12,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchens & floor finishes	$50,000		Continued rehab	$85,000		Continued rehab	$90,000		Continued rehab	$90,000
		Total DUs:	$50,000		Total DUs:	$85,000		Total DUs:	$90,000		Total DUs:	$90,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000
		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$206,000	**Estimated Cost**		$191,000	**Estimated Cost**		$193,000	**Estimated Cost**		$193,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2006 PHA FY:			FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:		
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**	
		Paving asphalt drives & landscaping	$12,000		Paving asphalt drives & landscaping	$14,000		None	$0		None	$0
		Total Site:	$12,000		Total Site:	$14,000		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Water heater conversions	$5,000		None	$0		None	$0		None	$0
		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding refinish	$12,500		Siding refinish	$12,500		Siding refinish	$12,500		Siding refinish	$12,500
		Total B.E.:	$12,500		Total B.E.:	$12,500		Total B.E.:	$12,500		Total B.E.:	$12,500
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Damp proof basements	$13,600		Damp proof basements	$30,000		Damp proof basements	$35,000		Damp proof basements	$35,000
		Window installation			Window installation			Window installations			Window installations	
		Total DUs:	$13,600		Total DUs:	$30,000		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000
		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$46,100	**Estimated Cost**		$59,500	**Estimated Cost**		$50,500	**Estimated Cost**		$50,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-44 Willow Bend Estates	**Site:**		OH 6-44 Willow Bend Estates	**Site:**		OH 6-44 Willow Bend Estates	**Site:**		OH 6-44 Willow Bend Estates	**Site:**	
		None	$0		None	$0		None	$0		None	$0
		Total Site:	$0		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces	$5,000		Furnaces	$5,000		Furnaces	$5,000		Furnaces	$5,000
		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Overhead & service door replacement	$4,000		Overhead & service door replacement	$4,000		None			None	
		Total B.E.:	$4,000		Total B.E.:	$4,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchen update and floor finishes	$20,000		Kitchen update & floor finishes	$20,000		Kitchen upgrade & floor finishes	$12,000		Kitchen upgrade & floor finishes	$12,000
		Window installation										
		Total DUs:	$20,000		Total DUs:	$20,000		Total DUs:	$12,000		Total DUs:	$12,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$31,500	**Estimated Cost**		$31,500	**Estimated Cost**		$19,500	**Estimated Cost**		$19,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:			Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-45 Scattered Sites 45			OH 6-45 Scattered Sites 45			OH 6-45 Scattered Sites 45			OH 6-45 Scattered Sites 45		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt paving & concrete work & landscaping	$20,000		Repaving asphalt drives & landscaping w	$20,000		Concrete, asphalt paving, grading & landscaping	$20,000		Concrete, asphalt paving, grading & landscaping	$20,000
		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Plumbing, heating installations & electrica upgrade	$30,000		Plumbing, heating & electrical modernizat	$30,000		Replacement of mechanical & electrica systems	$20,000		Replacement of mechanical & electrica systems	$20,000
		Total M&E:	$30,000		Total M&E:	$30,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Window & door installations & reroofing w	$25,000		Siding & roofing replacements, windows and doors	$25,000		Roofing & siding installations	$20,000		Roofing & siding installations	$20,000
		Total B.E.:	$25,000		Total B.E.:	$25,000		Total B.E.:	$20,000		Total B.E.:	$20,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Substantial renovation of interior units	$80,000		Kitchens & bath renovations & floor finishe	$80,000		Renovation of interior spaces, including finishes	$60,000		Renovation of interior spaces, including finishes	$60,000
		Total DUs:	$80,000		Total DUs:	$80,000		Total DUs:	$60,000		Total DUs:	$60,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$155,000	Estimated Cost		$155,000	Estimated Cost		$120,000	Estimated Cost		$120,000

ATTACHMENT M

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No. OH12P00650106 Replacement Housing Factor Grant No:	2006

[ ] Original Annual Statement
[ ] Reserve for Disasters/Emergencies
[x] Revised Annual Statement (revision no: 1)
[x] Performance and Evaluation Report for Period Ending: Nov 2007
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost		
			Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds						
2	1406	Operations	$694,285.00	$694,285.00	$694,285.00	$694,285.00	
3	1408	Management Improvements	$350,000.00	$350,000.00	$350,000.00	$37,953.71	
4	1410	Administration	$483,749.00	$483,749.00	$483,749.00	$483,749.00	
5	1411	Audit	$0.00	$0.00	$0.00	$0.00	
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00	
7	1430	Fees and Costs	$165,000.00	$165,000.00	$165,000.00	$157,811.91	
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00	
9	1450	Site Improvement	$563,400.00	$563,400.00	$563,400.00	$360,439.25	
10	1460	Dwelling Structures	$2,382,646.00	$2,382,646.00	$2,382,646.00	$2,308,923.44	
11	1465.1	Dwelling Equipment-Nonexpendable	$226,500.00	$226,500.00	$226,500.00	$221,039.75	
12	1470	Nondwelling Structures	$291,200.00	$291,200.00	$291,200.00	$231,422.68	
13	1475	Nondwelling Equipment	$65,000.00	$65,000.00	$65,000.00	$60,599.20	
14	1485	Demolition	$0.00	$0.00	$0.00	$0.00	
15	1490	Replacement Reserve	$0.00	$0.00	$0.00	$0.00	
16	1492	Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00	
17	1495.1	Relocation Cost	$25,000.00	$25,000.00	$25,000.00	$25,000.00	
18	1499	Development Activities	$0.00	$0.00	$0.00	$0.00	
19	1501	Collateralization or Debt Service	$0.00	$0.00	$0.00	$0.00	
20	1502	Contingency	$0.00	$0.00	$0.00	$0.00	
21	**Amount of Annual Grant: (sum of lines 2-20)**		$5,246,780.00	$5,246,780.00	$5,246,780.00	$4,581,223.94	
22	Amount of line 21 Related to LBP Activities		$25,000.00	$0.00	$0.00	$0.00	
23	Amount of line 21 Related to Section 504 Compliance		$85,000.00	$0.00	$0.00	$0.00	
24	Amount of line 21 Related to Security -- Soft Costs		$100,000.00	$0.00	$0.00	$0.00	
25	Amount of line 21 Related to Security -- Hard Costs		$125,000.00	$0.00	$0.00	$0.00	
26	Amount of line 21 Related to Energy Conservation Measures		$1,150,000.00	$0.00	$0.00	$0.00	

Signature of Executive Director and Date	Signature of Public Housing Director or Office of Native American Programs Administrator & Date:
X	X

1 To be completed for the Performance & Evaluation Report or a Revised A
2 To be completed for the Performance & Evaluation Report

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations		1406		$694,285.00	$694,285.00	$694,285.00	$694,285.00	**ongoing**
			Total 1406	$694,285.00	$694,285.00	$694,285.00	$694,285.00	
HA-Wide Mgmt. Improvmts	IS software	1408		$350,000.00	$350,000.00	$350,000.00	$37,953.71	**ongoing**
			Total 1408	$350,000.00	$350,000.00	$350,000.00	$37,953.71	
HA-Wide Admin	Modernization Staff Salaries	1410		$483,749.00	$483,749.00	$483,749.00	$483,749.00	**ongoing**
HA-Wide Fees and Costs	A & E Services	1430		$165,000.00	$165,000.00	$165,000.00	$157,811.91	**ongoing**
HA-Wide								
"								
"	Appliances	1465		$150,000.00	$150,000.00	$169,796.88	$159,212.09	**ongoing**
"	IS hardware	1475		$25,000.00	$25,000.00	$46,242.00	$41,841.20	**ongoing**
"	Demolition (specify location[s]) (BrandWhitlock)	1485		$0.00	$0.00			**postponed**
"	Relocation (BrandWhitlock)	1495.1		$25,000.00	$25,000.00	$25,000.00	$25,000.00	**ongoing**

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-1 CF Weiler Homes	**Site:**							
	Parking lot sealing	1450		$5,000.00	$5,000.00	$0.00	$0.00	
	Tree Triming							
			Total Site:	$5,000.00	$5,000.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$28,023.34	$21,023.34	
			Total M&E:	$0.00	$0.00	$28,023.34	$21,023.34	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$5,000.00	$5,000.00	$5,000.00	$0.00	
			Total DUs:	$5,000.00	$5,000.00	$5,000.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$5,600.00	
			Total D.E.:	$0.00	$0.00	$0.00	$5,600.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: Maint. Building roof replacement	1470		$25,000.00	$25,000.00	$25,000.00	$0.00	
			Total SWFs:	$25,000.00	$25,000.00	$25,000.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**CF Weiler**		Project Total:	$35,000.00	$35,000.00	$58,023.34	$26,623.34	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH6-2/8 Brand Whitlock	**Site:** Site improvements walks, grading, etc.	1450		$0.00	$0.00	$129,269.81	$3,900.00	Postponed
			Total Site:	$0.00	$0.00	$129,269.81	$3,900.00	Re-focused
	Mechanical and Electrical: Major re-hab heating system	1460		$0.00	$0.00	$0.00	$0.00	priority
			Total M&E:	$0.00	$0.00	$0.00	$0.00	to Flory
	Building Exterior: Major re-hab exterior façade and roofs	1460		$0.00	$0.00	$0.00	$0.00	Garden
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	Rehab
	Dwelling Units: Major re-hab kitchens and baths	1460		$0.00	$0.00	$0.00	$750.00	
			Total DUs:	$0.00	$0.00	$0.00	$750.00	
	Dwelling Equipment: Appliances	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Brand**		Project Total:	$0.00	$0.00	$129,269.81	$4,650.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-3 Ravine Park	**Site:** Tree triming Asphalt sealing	1450		$15,000.00	$15,000.00	$0.00	$0.00	
			Total Site:	$15,000.00	$15,000.00	$0.00	$0.00	
	Mechanical and Electrical: CO and smoke detectors	1460		$10,000.00	$10,000.00	$0.00	$0.00	
			Total M&E:	$10,000.00	$10,000.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Ravine**		Project Total:	$25,000.00	$25,000.00	$0.00	$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-4 Albertus Brown	Site: Asphalt sealing	1450		$3,500.00	$3,500.00	$0.00	$0.00	
			Total Site:	$3,500.00	$3,500.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Albertus		Project Total:	$3,500.00	$3,500.00	$0.00	$0.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-5 Port Lawrence	Site: asphalt sealing	1450		$3,500.00	$3,500.00	$0.00	$0.00	
			Total Site:	$3,500.00	$3,500.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$39,870.00	
			Total ICAs:	$0.00	$0.00	$0.00	$39,870.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Port		Project Total:	$3,500.00	$3,500.00	$0.00	$39,870.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-6 Birmingham Terrace	Site:							
	Tree triming	1450		$3,500.00	$3,500.00	$3,500.00	$0.00	
			Total Site:	$3,500.00	$3,500.00	$3,500.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Birmingham		Project Total:	$3,500.00	$3,500.00	$3,500.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-7 Hansen Terrace	**Site:** Tree triming, landscping	1450		$3,500.00	$3,500.00	$3,500.00	$0.00	
			Total Site:	$3,500.00	$3,500.00	$3,500.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$360.00	$360.00	
			Total M&E:	$0.00	$0.00	$360.00	$360.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Hansen**		Project Total:	$3,500.00	$3,500.00	$3,860.00	$360.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-9 Spieker Terrace	**Site:** Tree triming	1450		$2,000.00	$2,000.00	$2,834.33	$2,834.33	
			Total Site:	$2,000.00	$2,000.00	$2,834.33	$2,834.33	
	Mechanical and Electrical: Smoke detectors	1460		$1,000.00	$1,000.00	$3,358.00	$3,358.00	
			Total M&E:	$1,000.00	$1,000.00	$3,358.00	$3,358.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Spieker**		Project Total:	$3,000.00	$3,000.00	$6,192.33	$6,192.33	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-10 Pulley Homes	**Site:** Walks and parking improvements	1450		$50,000.00	$50,000.00	$0.00	$0.00	
			Total Site:	$50,000.00	$50,000.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Pulley**		Project Total:	$50,000.00	$50,000.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-11 McClinton Nunn	**Site:** Drive and parking re-surfureing	1450		$65,000.00	$65,000.00	$23,000.00	$3,000.00	
			Total Site:	$65,000.00	$65,000.00	$23,000.00	$3,000.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Window replacements	1460		$135,000.00	$135,000.00	$0.00	$0.00	
			Total B.E.:	$135,000.00	$135,000.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**McClinton**		Project Total:	$200,000.00	$200,000.00	$23,000.00	$3,000.00	

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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-12 Vistula Manor	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$69,319.44	$69,614.94	
			Total M&E:	$0.00	$0.00	$69,319.44	$69,614.94	
	Building Exterior: Phase I window replacements	1460		$61,146.00	$61,146.00	$160,974.73	$10,974.73	
			Total B.E.:	$61,146.00	$61,146.00	$160,974.73	$10,974.73	
	Dwelling Units: Interior finishes, carpet	1460		$5,500.00	$5,500.00	$0.00	$0.00	
			Total DUs:	$5,500.00	$5,500.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Vistula**		Project Total:	$66,646.00	$66,646.00	$230,294.17	$80,589.67	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-13 Glendale Terrace	**Site:** Tree triming	1450		$2,500.00	$2,500.00	$2,500.00	$0.00	
			Total Site:	$2,500.00	$2,500.00	$2,500.00	$0.00	
	Mechanical and Electrical: Smoke detecror replacement	1460		$13,000.00	$13,000.00	$0.00	$0.00	
			Total M&E:	$13,000.00	$13,000.00	$0.00	$0.00	
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$3,000.00	$3,000.00	$3,000.00	$655.25	
			Total DUs:	$3,000.00	$3,000.00	$3,000.00	$655.25	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Glendale**		Project Total:	$18,500.00	$18,500.00	$5,500.00	$655.25	

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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-14 Oak Terrace	**Site:** Parking and sidewalk improvements	1450		$6,500.00	$6,500.00	$6,500.00	$0.00	
			Total Site:	$6,500.00	$6,500.00	$6,500.00	$0.00	
	Mechanical and Electrical: Furnace and water heater replacements	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Tuckpointing and painting Shed replacements	1460		$7,000.00	$7,000.00	$0.00	$0.00	
			Total B.E.:	$7,000.00	$7,000.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$13,500.00	$13,500.00	$6,500.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-15 Richmar Manor	**Site:** security lighting	1450		$700.00	$700.00	$20,700.00	$0.00	
			Total Site:	$700.00	$700.00	$20,700.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: outside fixture relacements, new ma	1460		$1,500.00	$1,500.00	$0.00	$0.00	
			Total B.E.:	$1,500.00	$1,500.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$3,000.00	$3,000.00	$3,000.00	$2,792.85	
			Total DUs:	$3,000.00	$3,000.00	$3,000.00	$2,792.85	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Richmar**		Project Total:	$5,200.00	$5,200.00	$23,700.00	$2,792.85	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-17/19 Northern Heights	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Shed siding and roofs	1460		$30,000.00	$30,000.00	$0.00	$7,750.00	
			Total B.E.:	$30,000.00	$30,000.00	$0.00	$7,750.00	
	Dwelling Units: None	1460		$0.00	$0.00	$7,750.00	$0.00	
			Total DUs:	$0.00	$0.00	$7,750.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Northern**		Project Total:	$30,000.00	$30,000.00	$7,750.00	$7,750.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-20 Parqwood Apts.	**Site:**							
	Lighting	1450		$500.00	$500.00	$0.00	$0.00	
			Total Site:	$500.00	$500.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Interiior finishes	1460		$3,000.00	$3,000.00	$10,275.55	$11,242.59	**ongoing**
			Total DUs:	$3,000.00	$3,000.00	$10,275.55	$11,242.59	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	Exterior community room painting and improvements	1470		$6,200.00	$6,200.00	$0.00	$0.00	
			Total SWFs:	$6,200.00	$6,200.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Parqwood**		Project Total:	$9,700.00	$9,700.00	$10,275.55	$11,242.59	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-21 Flory Gardens	**Site:** Parking repave, fence and land scaping	1450		$325,000.00	$325,000.00	$325,000.00	$332,463.92	Project moved forward. Multi year Multi Grant Funded Comprehensive Rehab
			Total Site:	$325,000.00	$325,000.00	$325,000.00	$332,463.92	
	Mechanical and Electrical: Boiler replacement plumbing fixtures	1460		$800,000.00	$800,000.00	$465,594.29	$213,733.83	
			Total M&E:	$800,000.00	$800,000.00	$465,594.29	$213,733.83	
	Building Exterior: Windows and doors and stripe	1460		$300,000.00	$300,000.00	$174,211.12	$41,209.99	
			Total B.E.:	$300,000.00	$300,000.00	$174,211.12	$41,209.99	
	Dwelling Units: Comp. Rehab of units	1460		$750,000.00	$750,000.00	$735,443.53	###########	
			Total DUs:	$750,000.00	$750,000.00	$735,443.53	###########	
	Dwelling Equipment: Stove and Ref.	1465.1		$75,000.00	$75,000.00	$56,703.12	$56,227.66	
			Total D.E.:	$75,000.00	$75,000.00	$56,703.12	$56,227.66	
	Interior Common Areas: Community room upgrades	1470		$150,000.00	$150,000.00	$50,000.00	$43,191.01	
			Total ICAs:	$150,000.00	$150,000.00	$50,000.00	$43,191.01	
	Site-Wide Facilities: Gazebel	1470		$85,000.00	$85,000.00	$50,210.92	$0.00	
			Total SWFs:	$85,000.00	$85,000.00	$50,210.92	$0.00	
	Nondwelling Equipment: Office improvements	1475		$15,000.00	$15,000.00	$0.00	$0.00	
			Total NDE:	$15,000.00	$15,000.00	$0.00	$0.00	
Total,	**Flory**		Project Total:	$2,500,000.00	$2,500,000.00	###########	###########	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-22 Scattered Sites	**Site:** Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$3,500.00	$0.00	$1,500.00	
	Total Site:		Total Site:	$3,500.00	$3,500.00	$0.00	$1,500.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$12,500.00	$12,500.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$12,500.00	$12,500.00	$0.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$25,000.00	$25,000.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$25,000.00	$25,000.00	$0.00	$0.00	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$17,500.00	$17,500.00	$6,295.99	$6,458.45	
			Total DUs:	$17,500.00	$17,500.00	$6,295.99	$6,458.45	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$58,500.00	$58,500.00	$6,295.99	$7,958.45	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-23 Elmdale Mercer Court	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detectors	1460		$6,000.00	$6,000.00	$6,851.24	$6,851.24	ongoing
			Total M&E:	$6,000.00	$6,000.00	$6,851.24	$6,851.24	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$2,000.00	$2,000.00	$0.00	$0.00	
			Total ICAs:	$2,000.00	$2,000.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Elmdale**		Project Total:	$8,000.00	$8,000.00	$6,851.24	$6,851.24	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-28 Urban Renewal Scattered	**Site:** Concrete, paving, grading, landscap tree work.	1450		$1,500.00	$1,500.00	$0.00	$0.00	
	Total Site:		Total Site:	$1,500.00	$1,500.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$3,000.00	$3,000.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$3,000.00	$3,000.00	$0.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$12,500.00	$12,500.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$12,500.00	$12,500.00	$0.00	$0.00	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$17,500.00	$17,500.00	$6,000.00	$6,991.17	ongoing
			Total DUs:	$17,500.00	$17,500.00	$6,000.00	$6,991.17	
	Dwelling Equipment: Appliance replacement	1465.1		$1,500.00	$1,500.00	$0.00	$0.00	
			Total D.E.:	$1,500.00	$1,500.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Urban**		Project Total:	$36,000.00	$36,000.00	$6,000.00	$6,991.17	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-30 TenEyck Towers	**Site:** Lighting	1450		$700.00	$700.00	$0.00	$0.00	
			Total Site:	$700.00	$700.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detector upgrade	1460		$7,500.00	$7,500.00	$0.00	$0.00	
			Total M&E:	$7,500.00	$7,500.00	$0.00	$0.00	
	Building Exterior: Painting	1460		$3,000.00	$3,000.00	$0.00	$0.00	
			Total B.E.:	$3,000.00	$3,000.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$6,000.00	$6,000.00	$7,670.50	$8,408.61	
			Total DUs:	$6,000.00	$6,000.00	$7,670.50	$8,408.61	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Tile replacements	1470		$7,500.00	$7,500.00	$2,471.00	$0.00	
			Total ICAs:	$7,500.00	$7,500.00	$2,471.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**TenEyck**		Project Total:	$24,700.00	$24,700.00	$10,141.50	$8,408.61	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-31 John Holland Estates	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Power washing, painting	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**John**		Project Total:	$0.00	$0.00	$0.00	$0.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-32 Dorrell Manor	**Site:** Parking lot repaving	1450		$52,000.00	$52,000.00	$0.00	$0.00	**Project moved forward**
			Total Site:	$52,000.00	$52,000.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: roof recoat	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$7,500.00	$7,500.00	$4,979.57	$5,771.77	
			Total DUs:	$7,500.00	$7,500.00	$4,979.57	$5,771.77	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Dorrell**		Project Total:	$59,500.00	$59,500.00	$4,979.57	$5,771.77	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-36 Oak Grove Estates	**Site:**							
	Tree triming	1450		$1,500.00	$1,500.00	$0.00	$0.00	
			Total Site:	$1,500.00	$1,500.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Exterior upgrades I and Removal of attached sheds and balconeys	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$1,247.76	$1,837.30	
			Total DUs:	$0.00	$0.00	$1,247.76	$1,837.30	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$1,500.00	$1,500.00	$1,247.76	$1,837.30	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-37 Scattered Sites	**Site:** Concrete, paving, grading, landscap tree work.	1450		$2,500.00	$2,500.00	$23,721.00	$12,571.00	
	Total Site:		Total Site:	$2,500.00	$2,500.00	$23,721.00	$12,571.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$7,500.00	$7,500.00	$400,000.00	$0.00	
	Total M&E:		Total M&E:	$7,500.00	$7,500.00	$400,000.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$12,500.00	$12,500.00	$24,249.00	$15,143.72	
	Total B.E.:		Total B.E.:	$12,500.00	$12,500.00	$24,249.00	$15,143.72	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$16,000.00	$16,000.00	$134,345.99	$163,224.56	ongoing
			Total DUs:	$16,000.00	$16,000.00	$134,345.99	$163,224.56	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$38,500.00	$38,500.00	$582,315.99	$190,939.28	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-38 Ashley Arms	**Site:** Asphalt sealing and striping	1450		$3,500.00	$3,500.00	$1,710.00	$1,710.00	
			Total Site:	$3,500.00	$3,500.00	$1,710.00	$1,710.00	
	Mechanical and Electrical: smoke detectors	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: roof recoat	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$5,000.00	$5,000.00	$0.00	$0.00	
			Total DUs:	$5,000.00	$5,000.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Entry door upgrade	1470		$7,500.00	$7,500.00	$0.00	$0.00	
			Total ICAs:	$7,500.00	$7,500.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Ashley**		Project Total:	$16,000.00	$16,000.00	$1,710.00	$1,710.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-40 Scattered Sites	**Site:** Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$3,500.00	$0.00	$2,460.00	
	Total Site:		Total Site:	$3,500.00	$3,500.00	$0.00	$2,460.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$5,000.00	$5,000.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$5,000.00	$5,000.00	$0.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$12,500.00	$12,500.00	$2,460.00	$0.00	
	Total B.E.:		Total B.E.:	$12,500.00	$12,500.00	$2,460.00	$0.00	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$15,000.00	$15,000.00	$47,415.82	$49,109.82	ongoing
			Total DUs:	$15,000.00	$15,000.00	$47,415.82	$49,109.82	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$36,000.00	$36,000.00	$49,875.82	$51,569.82	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-41 Jade Estates	**Site:** tree triming	1450		$2,000.00	$2,000.00	$0.00	$0.00	
			Total Site:	$2,000.00	$2,000.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$1,865.00	$1,865.00	
			Total M&E:	$0.00	$0.00	$1,865.00	$1,865.00	
	Building Exterior: Painting, power washing	1460		$7,000.00	$7,000.00	$0.00	$0.00	
			Total B.E.:	$7,000.00	$7,000.00	$0.00	$0.00	
	Dwelling Units: Floor finishes	1460		$4,500.00	$4,500.00	$1,077.36	$2,987.02	
			Total DUs:	$4,500.00	$4,500.00	$1,077.36	$2,987.02	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Jade**		Project Total:	$13,500.00	$13,500.00	$2,942.36	$4,852.02	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-42 Devonshire Olander	**Site:** tree triming	1450		$3,000.00	$3,000.00	$0.00	$0.00	
			Total Site:	$3,000.00	$3,000.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Painting, power washing	1460		$6,500.00	$6,500.00	$0.00	$0.00	
			Total B.E.:	$6,500.00	$6,500.00	$0.00	$0.00	
	Dwelling Units: Floor finishes	1460		$5,000.00	$5,000.00	$9,632.32	$11,878.58	
			Total DUs:	$5,000.00	$5,000.00	$9,632.32	$11,878.58	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Devonshire**		Project Total:	$14,500.00	$14,500.00	$9,632.32	$11,878.58	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-43 Marsrow Estates	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Marsrow**		Project Total:	$0.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-44 Willow Bend Estates	**Site:**							
	Concrete, paving, grading, landscap tree work.	1450		$0.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$0.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$0.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace- ments, kitchen & bath updates	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
		1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Willow**		Project Total:	$0.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-45 Scattered Sites	**Site:**							
	Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$3,500.00	$0.00	$0.00	
	Total Site:		Total Site:	$3,500.00	$3,500.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$9,000.00	$9,000.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$9,000.00	$9,000.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$15,000.00	$15,000.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$15,000.00	$15,000.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$16,000.00	$16,000.00	$2,245.45	$2,245.45	
			Total DUs:	$16,000.00	$16,000.00	$2,245.45	$2,245.45	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$43,500.00	$43,500.00	$2,245.45	$2,245.45	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Thumbs-Up Fixtures Equipment	**Site:**	1450		$0.00	$0.00	$21,164.86	$0.00	
			Total Site:	$0.00	$0.00	$21,164.86	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$10,000.00	$0.00	
			Total M&E:	$0.00	$0.00	$10,000.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$50,000.00	$0.00	
			Total B.E.:	$0.00	$0.00	$50,000.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: C.O. upgrades	1470		$8,000.00	$8,000.00	$163,518.08	$148,361.67	**ongoing**
			Total SWFs:	$8,000.00	$8,000.00	$163,518.08	$148,361.67	
	Nondwelling Equipment:	1475		$25,000.00	$25,000.00	$18,758.00	$18,758.00	**ongoing**
			Total NDE:	$25,000.00	$25,000.00	$18,758.00	$18,758.00	
Total,	**Fixtures**		Project Total:	$33,000.00	$33,000.00	$263,440.94	$167,119.67	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IS software	06/30/08			06/30/09			
	06/30/08			06/30/09			
0	06/30/08			06/30/09			
	06/30/08			06/30/09			
	06/30/08			06/30/09			
HA-Wide 0	06/30/08			06/30/09			
" 0	06/30/08			06/30/09			
" Appliances	06/30/08			06/30/09			
" IS hardware	06/30/08			06/30/09			
" Demolition (specify location[s])	06/30/08			06/30/09			
OH 6-1 CF Weiler	06/30/08			06/30/09			
OH6-2/8 Brand	06/30/08			06/30/09			
OH 6-3 Ravine	06/30/08			06/30/09			
OH 6-4 Albertus	06/30/08			06/30/09			
OH 6-5 Port	06/30/08			06/30/09			
OH 6-6 Birmingham	06/30/08			06/30/09			
OH 6-7 Hansen	06/30/08			06/30/09			
OH 6-9 Spieker	06/30/08			06/30/09			
OH 6-10 Pulley	06/30/08			06/30/09			
OH 6-11 McClinton	06/30/08			06/30/09			
OH 6-12 Vistula	06/30/08			06/30/09			
OH 6-13 Glendale	06/30/08			06/30/09			
OH 6-14 Oak	06/30/08			06/30/09			
OH 6-15 Richmar	06/30/08			06/30/09			
OH 6-17/19 Northern	06/30/08			06/30/09			
OH 6-20 Parqwood	06/30/08			06/30/09			
OH 6-21 Flory	06/30/08			06/30/09			
OH 6-22 Scattered	06/30/08			06/30/09			

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule (Continuation)

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650106 Replacement Housing Factor Grant No:	2006

Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
OH 6-23	Elmdale	06/30/08			06/30/09			
OH 6-28	Urban	06/30/08			06/30/09			
OH 6-30	TenEyck	06/30/08			06/30/09			
OH 6-31	John	06/30/08			06/30/09			
OH 6-32	Dorrell	06/30/08			06/30/09			
OH 6-36	Oak	06/30/08			06/30/09			
OH 6-37	Scattered	06/30/08			06/30/09			
OH 6-38	Ashley	06/30/08			06/30/09			
OH 6-40	Scattered	06/30/08			06/30/09			
OH 6-41	Jade	06/30/08			06/30/09			
OH 6-42	Devonshire	06/30/08			06/30/09			
OH 6-43	Marsrow	06/30/08			06/30/09			
OH 6-44	Willow	06/30/08			06/30/09			
OH 6-45	Scattered	06/30/08			06/30/09			
Thumbs-Up	Fixtures	06/30/08			06/30/09			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name:
Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2006**	Work Statement for Year 2 FFY Grant: **2007** PHA FY:	Work Statement for Year 3 FFY Grant: **2008** PHA FY:	Work Statement for Year 4 FFY Grant: **2009** PHA FY:	Work Statement for Year 5 FFY Grant: **2010** PHA FY:
OH 6-1 Weiler Homes		$380,000	$375,000	$387,500	$357,500
OH 6-2 & 8 Brand Whitlock Homes		$4,090,000	$4,355,000	$3,633,000	$3,593,000
OH 6-3 Ravine Park Village		$210,000	$170,000	$185,000	$200,000
OH 6-4 Albertus Brown		$125,000	$130,000	$150,000	$160,000
OH 6-5 Port Lawrence Homes	**Annual**	$130,000	$155,000	$200,000	$232,500
OH 6-6 Birmingham Terrace		$120,000	$177,500	$285,000	$200,000
OH 6-7 Hansen Terrace	**Statement**	$209,000	$163,500	$238,000	$157,500
OH 6-9 Spieker Terrace		$415,000	$306,500	$390,000	$485,000
HA-Wide Physical Activities		$427,500	$357,500	$362,500	$367,500
HA-Wide Non-Physical Activities		$0	$0	$0	$0
HA-Wide Contingency @ X%		$0	$0	$0	$0
CFP Funds Listed for 5-year planning		$11,277,650	$11,973,300	$10,911,500	##########
Replacement Housing Factor Funds		$0	$0	$0	$0

Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)

HA Name:

Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2006**	Work Statement for Year 2 FFY Grant: **2007** PHA FY:	Work Statement for Year 3 FFY Grant: **2008** PHA FY:	Work Statement for Year 4 FFY Grant: **2009** PHA FY:	Work Statement for Year 5 FFY Grant: **2010** PHA FY:
OH 6-10 Pulley Homes		$168,100	$129,100	$65,000	$67,500
OH 6-11 McClinton Nunn Homes		$662,500	$634,500	$647,500	$697,500
OH 6-12 Vistula Manor		$373,000	$437,000	$235,000	$310,000
OH 6-13 Glendale Terrace	**See**	$220,000	$420,000	$260,000	$225,000
OH 6-14 Oak Terrace		$49,500	$59,500	$47,400	$48,400
OH 6-15 Richmar Manor	**Annual**	$203,300	$201,100	$275,100	$163,600
OH 6-17/19 Northern Heights		$230,000	$220,000	$230,000	$257,500
OH 6-20 Parqwood Apartments	**Statement**	$167,500	$110,000	$130,000	$150,000
OH 6-21 Flory Gardens		$768,200	$850,000	$885,000	$850,000
OH 6-22 Scattered Sites 22		$257,000	$215,000	$225,000	$225,000
OH 6-23 Elmdale/Mercer Cts.		$57,000	$65,000	$67,000	$85,000
OH 6-28 Scattered Sites -		$119,200	$128,000	$140,500	$150,500
OH 6-30 TenEyck Tower		$185,750	$116,000	$171,500	$590,000
OH 6-31 John Holland		$50,000	$85,000	$68,000	$38,200
OH 6-32 Robert Dorrell Manor		$532,000	$513,500	$522,000	$513,000
OH 6-36 Oak Grove Estates		$101,000	$100,000	$114,500	$119,000
OH 6-37 Scattered Sites 37		$145,000	$275,000	$195,000	$195,000
OH 6-38 Ashley Arms		$29,600	$478,600	$84,000	$57,000
OH 6-40 Scattered Sites 40		$185,000	$187,000	$205,000	$225,000
OH 6-41 Jade Estates		$220,000	$127,000	$95,000	$100,000
OH 6-42 Devonshire & Olander		$196,000	$197,000	$211,000	$184,000
OH 6-43 Marsrow Acres		$65,000	$47,000	$65,500	$76,500
OH 6-44 Willow Bend Estates		$31,500	$33,000	$21,500	$19,500
OH 6-45 Scattered Sites 45		$155,000	$155,000	$120,000	$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000
		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000
		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500
		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500
		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000
		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		ON-DEMAND Dwelling Units: Interior finishes	$20,000		ON-DEMAND Dwelling Units: None	$0		ON-DEMAND Dwelling Units: None	$0		ON-DEMAND Dwelling Units: None	$0
		Total DUs:	$20,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$135,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$140,000
		Total D.E.:	$130,000		Total D.E.:	$130,000		Total D.E.:	$135,000		Total D.E.:	$140,000
		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$175,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000
		Total ICAs:	$175,000		Total ICAs:	$125,000		Total ICAs:	$125,000		Total ICAs:	$125,000
		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000
		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000
		HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:	
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$427,500	Estimated Cost		$357,500	Estimated Cost		$362,500	Estimated Cost		$367,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-1 Weiler Homes	**Site:**		OH 6-1 Weiler Homes	**Site:**		OH 6-1 Weiler Homes	**Site:**		OH 6-1 Weiler Homes	**Site:**	
		Landscaping, drives & walks	$45,000		Utility pole replacements	$20,000		Concrete/Asphalt	$25,000		Concrete/Asphalt	$15,000
		Total Site:	$45,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$35,000
		Domestic water heater replacement			Domestic water heater replacement			Domestic water heater replcment			Domestic water heater replcment	
		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Soffit & gable finish replacement	$145,000		Soffit & gable finish replacement	$145,000		tuckpointing	$165,000		Window replacements	$250,000
											Exterior façade	
		Total B.E.:	$145,000		Total B.E.:	$145,000		Total B.E.:	$165,000		Total B.E.:	$250,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000
		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		furishings and interior finishes	$2,500		furishings and interior finishes	$2,500
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$2,500		Total ICAs:	$2,500
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Management office	$20,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$20,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Office equipment	$5,000			$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$5,000		Total NDE:	$0
ubtotal of Estimated Cost			$380,000	Estimated Cost		$375,000	Estimated Cost		$387,500	Estimated Cost		$357,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-2 & 8 Brand Whitlock Homes**			**OH 6-2 & 8 Brand Whitlock Homes**			**OH 6-2 & 8 Brand Whitlock Homes**			**OH 6-2 & 8 Brand Whitlock Homes**		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$200,000		Asphalt parking & drainage improvements	$75,000
		Total Site:	$375,000		Total Site:	$375,000		Total Site:	$200,000		Total Site:	$75,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Domestic water heater replacement	$1,500,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000
		Smoke detector replacement			Smoke detector replacement			Smoke detector replacement			Smoke detector replacement	
		Boiler & distribution system replacement	$1,500,000		Boiler replacement	$1,200,000		Total M&E:	$1,200,000		Total M&E:	$1,200,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000
		Masonry sealing			Masonry sealing			Masonry sealing			Masonry sealing	
		Total B.E.:	$800,000		Replace chimney	$800,000		Total B.E.:	$800,000		Total B.E.:	$800,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major Interior Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000
		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$30,000		Appliances	$30,000		Refrigerators/Ranges	$30,000		Refrigerators/Ranges	$30,000
		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community room upgrades	$100,000			$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$100,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Office improvements	$85,000		New community building	$650,000		None	$0		Maintenance shop improvements	$185,000
		Total SWFs:	$85,000		Total SWFs:	$650,000		Total SWFs:	$0		Total SWFs:	$185,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Equipment	$3,000		Equipment	$3,000
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$3,000
ubtotal of Estimated Cost			$4,090,000	**Estimated Cost**		$4,355,000	**Estimated Cost**		$3,633,000	**Estimated Cost**		$3,593,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-3 Ravine Park Village**	**Site:**		**OH 6-3 Ravine Park Village**	**Site:**		**OH 6-3 Ravine Park Village**	**Site:**		**OH 6-3 Ravine Park Village**	**Site:**	
		Walks and drives	$35,000		Playground replacement	$35,000		Sealing roadway & parking, roadways, utilit drainage, curbing, walks, lighting,	$35,000		Sealing roadway & parking, roadways, utilitie drainage, curbing, walks, lighting,	$35,000
		Total Site:	$35,000		Total Site:	$35,000			$35,000			$35,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Equipment cabinets	$20,000		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$20,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Sealing masonry	$25,000		Sealing masonry	$125,000		Sealing masonry	$125,000
		Total B.E.:	$0		Total B.E.:	$25,000		Total B.E.:	$125,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$25,000		None	$0		None	$0		Interior finshes	$25,000
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Gym upgrades	$55,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$55,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Community building and Gym roo replacement	$150,000		Maintence building roof replacemen Office exterior door replacements	$35,000		Ball field & green space	$25,000		Basketball court resurface	$15,000
		Total SWFs:	$150,000		Total SWFs:	$35,000		Total SWFs:	$25,000		Total SWFs:	$15,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$210,000	**Estimated Cost**		$170,000	**Estimated Cost**		$185,000	**Estimated Cost**		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-4 Albertus Brown			**OH 6-4 Albertus Brown**			**OH 6-4 Albertus Brown**			**OH 6-4 Albertus Brown**		
		Site:			**Site:**			**Site:**			**Site:**	
		Walks, drivs	$30,000		Tree triming	$5,000		Playground upgrade	$40,000		None	$0
See		Total Site:	$30,000		Total Site:	$5,000		Total Site:	$40,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Boiler replacement	$40,000		Boiler replacement	$50,000		Smoke detectors	$35,000		None	$0
		Total M&E:	$40,000		Total M&E:	$50,000		Total M&E:	$35,000		Total M&E:	$0
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing	$55,000		None	$0		None	$0		Roofs	$110,000
		Total B.E.:	$55,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$110,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$75,000		Interior finishes	$75,000		Interior finishes	$50,000
					Floor coverings			Floor coverings			Floor coverings	
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$75,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	**Estimated Cost**		$130,000	**Estimated Cost**		$150,000	**Estimated Cost**		$160,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-5 Port Lawrence Homes			**OH 6-5 Port Lawrence Homes**			**OH 6-5 Port Lawrence Homes**			**OH 6-5 Port Lawrence Homes**		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming	$5,000		sidewalks	$5,000		Rebuild catch basins	$25,000		Rebuild catch basins	$25,000
See		Total Site:	$5,000		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		None	$0		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0		Total M&E:	$7,500
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuck pointing	$125,000		Roofs and gutters	$150,000		Roofs and gutters	$175,000		Roofs and gutters	$175,000
		Total B.E.:	$125,000		Total B.E.:	$150,000		Total B.E.:	$175,000		Total B.E.:	$175,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		None	$0		Interior finishes	$25,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$130,000	**Estimated Cost**		$155,000	**Estimated Cost**		$200,000	**Estimated Cost**		$232,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-6 Birmingham Terrace	**Site:**		OH 6-6 Birmingham Terrace	**Site:**		OH 6-6 Birmingham Terrace	**Site:**		OH 6-6 Birmingham Terrace	**Site:**	
		Concrete/Landscape	$25,000		Landscaping improvements	$25,000		Repave asphalt roadways & parking areas	$180,000			$0
		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$180,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detection system replacement I	$35,000		None	$0		Heating systems	$65,000
		Total M&E:	$0		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding	$80,000		Siding	$35,000		Re-build chimmey's	$35,000			$0
		Total B.E.:	$80,000		Total B.E.:	$35,000		Total B.E.:	$35,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Kitchens, baths and Interior finishes	$75,000		Interior finishes	$35,000		Kitchen, bath upgrades	$100,000
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$35,000		Total DUs:	$100,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0			$0			$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Interior finishes	$3,000		Interior finishes	$35,000		Interior finishes	$0
		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Management office exterior finishes	$15,000		Management office improvements	$3,000		None	$0		Office roof	$35,000
		Total SWFs:	$15,000		Total SWFs:	$3,000		Total SWFs:	$0		Total SWFs:	$35,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Office equipment	$1,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$1,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$120,000	Estimated Cost		$177,500	Estimated Cost		$285,000	Estimated Cost		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-7 Hansen Terrace**	**Site:**		**OH 6-7 Hansen Terrace**	**Site:**		**OH 6-7 Hansen Terrace**	**Site:**		**OH 6-7 Hansen Terrace**	**Site:**	
		Site drainage improvements	$55,000		Sidewalk improvements	$25,000		Sidewalk improvements & landscaping	$25,000		Sidewalk improvements & landscaping	$10,000
		Total Site:	$55,000		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Heating lines replacement	$85,000		Boilers and heating sytem upgrade	$50,000		Boilers and heating sytem upgrade	$40,000		Smoke detector replacement	$45,000
		Total M&E:	$85,000		Total M&E:	$50,000		Total M&E:	$40,000		Total M&E:	$45,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing & masonry sealing	$6,000		Exterior finishes(doors, screens, etc,)	$65,000		Roofs	$50,000		Window replacements	$50,000
		Total B.E.:	$6,000		Total B.E.:	$65,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Attic insulation	$50,000		Interior finishes	$20,000		Window replacements	$85,000		Window replacements	$50,000
		Total DUs:	$50,000		Total DUs:	$20,000		Total DUs:	$85,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes	$13,000		Laundry improvements	$3,500		None	$0		None	$0
		Total ICAs:	$13,000		Total ICAs:	$3,500		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		Community room improvements	$35,000		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Community room furnishings	$3,000		Community room furnishings	$2,500
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$2,500
ubtotal of Estimated Cost			$209,000	**Estimated Cost**		$163,500	**Estimated Cost**		$238,000	**Estimated Cost**		$157,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-9 Spieker Terrace	**Site:**		OH 6-9 Spieker Terrace	**Site:**		OH 6-9 Spieker Terrace	**Site:**		OH 6-9 Spieker Terrace	**Site:**	
		None	$0		Lighting	$3,500		drive and walks	$20,000		None	$0
		Total Site:	$0		Total Site:	$3,500		Total Site:	$20,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces & water heaters	$75,000		Furnaces & water heaters	$65,000		Furnaces and Fixtures	$65,000		Furnaces and Fixtures	$65,000
			$75,000		Total M&E:	$65,000		Total M&E:	$65,000		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, roofs, entry doors & storms	$150,000		Masonry tuckpointing & sealing	$35,000		windows	$50,000		windows and roofs	$125,000
		Total B.E.:	$150,000		Total B.E.:	$35,000		Total B.E.:	$50,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit rehab, Kit. & baths	$175,000		Unit rehab, Kit. & baths	$185,000		Unit rehab, Kit. & baths	$250,000		Unit rehab, Kit. & baths	$250,000
		Total DUs:	$175,000		Total DUs:	$185,000		Total DUs:	$250,000		Total DUs:	$250,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community finishes flooring/wall	$10,000		Community finishes flooring/wall	$10,000		None	$0		Interior finishes	$25,000
		Total ICAs:	$10,000		Total ICAs:	$10,000		Total ICAs:	$0		Total ICAs:	$25,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community room furnishings	$3,000		None	$0		Community rm furnishings	$15,000
		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$0		Total NDE:	$15,000
ubtotal of Estimated Cost			$415,000	Estimated Cost		$306,500	Estimated Cost		$390,000	Estimated Cost		$485,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-10 Pulley Homes**	**Site:**		**OH 6-10 Pulley Homes**	**Site:**		**OH 6-10 Pulley Homes**	**Site:**		**OH 6-10 Pulley Homes**	**Site:**	
		None	$0		None	$0		Tree triming and Landscaping	$25,000		Shed upgrades	$25,000
		Total Site:	$0		Total Site:	$0		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detector replacement	$10,000		Furnace replacements	$25,000		Exhaust Fan replacement	$10,000		smoke dectectors	$7,500
		Total M&E:	$10,000		Total M&E:	$25,000		Total M&E:	$10,000		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement and painting	$150,000		Roofing replacement	$81,000		None	$0		Painting	$35,000
		Total B.E.:	$150,000		Total B.E.:	$81,000		Total B.E.:	$0		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$15,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$15,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$8,100		Appliance replacement	$8,100		Interior finshes	$30,000		None	$0
		Total D.E.:	$8,100		Total D.E.:	$8,100		Total D.E.:	$30,000		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0			$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$168,100	**Estimated Cost**		$129,100	**Estimated Cost**		$65,000	**Estimated Cost**		$67,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**	
		Walks and site improvements	$50,000		None	$0		None	$0		None	$0
		Total Site:	$50,000		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$25,000		Boiler replacement	$25,000		Boiler replacement	$30,000		Boiler replacement	$25,000
								Smoke detectors				
		Total M&E:	$25,000		Total M&E:	$25,000		Total M&E:	$30,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Masonry sealing & tuckpoint	$85,000		Roofing and windows	$60,000		Roofing and windows	$65,000		Roofing and windows	$70,000
		Roofing and windows										
		Total B.E.:	$85,000		Total B.E.:	$60,000		Total B.E.:	$65,000		Total B.E.:	$70,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit re-hab	$500,000		Unit re-hab	$500,000		Unit re-hab	$550,000		Unit re-hab	$600,000
		Total DUs:	$500,000		Total DUs:	$500,000		Total DUs:	$550,000		Total DUs:	$600,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Community room improvements	$12,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		C.O. improvements	$35,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$662,500	Estimated Cost		$634,500	Estimated Cost		$647,500	Estimated Cost		$697,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-12 Vistula Manor**	**Site:**		**OH 6-12 Vistula Manor**	**Site:**		**OH 6-12 Vistula Manor**	**Site:**		**OH 6-12 Vistula Manor**	**Site:**	
		Retaining wall improvements	$85,000		Site lighting and sidewalks	$15,000		Landscaping	$10,000		Parking lot re-surfaceing	$35,000
		Total Site:	$85,000		Total Site:	$15,000		Total Site:	$10,000		Total Site:	$35,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detectors	$5,000		Lighting	$5,000		None	$0		None	$0
		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Window replacement	$250,000		Window replacement Phase II	$125,000		Window replacement Phase III	$225,000		Roof replacement	$275,000
		Total B.E.:	$250,000		Total B.E.:	$125,000		Total B.E.:	$225,000		Total B.E.:	$275,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Floor coverings	$8,000		Interior finishes	$5,000		None	$0		None	$0
		Total DUs:	$8,000		Total DUs:	$5,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Floor finishes	$25,000		Interior finishes	$12,000		None	$0		None	$0
		Total ICAs:	$25,000		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Chiller upgrade	$275,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$275,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$373,000	**Estimated Cost**		$437,000	**Estimated Cost**		$235,000	**Estimated Cost**		$310,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**	
		Unit fencing replacement	$30,000		Site drainage regrading	$225,000		Asphalt paving and patios	$85,000		Sidewalks and lighting	$40,000
		Total Site:	$30,000		Total Site:	$225,000		Total Site:	$85,000		Total Site:	$40,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$30,000		Boiler replacement	$35,000		None	$0		None	$0
		Total M&E:	$30,000		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Tuckpointing	$35,000		Entry door and storm replacements	$175,000		Clad wood trim & window replacements	$185,000
		Total B.E.:	$0		Total B.E.:	$35,000		Total B.E.:	$175,000		Total B.E.:	$185,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Update baths and kitchens I	$125,000		Update baths and kitchens II	$125,000		None	$0		None	$0
		Interior finishes, carpet										
		Total DUs:	$125,000		Total DUs:	$125,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$5,000		None	$0		None	$0		None	$0
		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes and carpet	$15,000		None	$0		None	$0		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Office upgade	$15,000		None	$0		None	$0		None	$0
		Total SWFs:	$15,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$220,000	**Estimated Cost**		$420,000	**Estimated Cost**		$260,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-14 Oak Terrace			OH 6-14 Oak Terrace			OH 6-14 Oak Terrace			OH 6-14 Oak Terrace		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming	$1,500		Parking area replacement, sidewalk improvements, landscaping, lighting & site grading	$9,500		None	$0		None	$0
			$1,500			$9,500		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnace & water heater replacement	$16,000		Furnace & water heater replacement	$16,000		None	$0		Smoke detectors	$6,000
		Total M&E:	$16,000		Total M&E:	$16,000		Total M&E:	$0		Total M&E:	$6,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing, trim finish & masonry sealing	$6,000		Roofing replacement	$8,000		Windows	$17,000		Gutters and storm doors	$12,000
		Total B.E.:	$6,000		Total B.E.:	$8,000		Total B.E.:	$17,000		Total B.E.:	$12,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchen & bathroom upgrades & wall and floor finish	$23,600		Kitchens, bathrooms, wall & floor finishes	$23,600		Kitchens, bathrooms, wall & floor finishes	$25,000		Kitchens, bathrooms, wall & floor finishes	$25,000
		Total DUs:	$23,600		Total DUs:	$23,600		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances-range & refrigerator replcmts	$2,400		Ranges & refrigerator units	$2,400		Range & refrigerator units	$2,400		Range & refrigerator units	$2,400
		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Interior finishes	$3,000		Interior finishes	$3,000
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$3,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$49,500	Estimated Cost		$59,500	Estimated Cost		$47,400	Estimated Cost		$48,400

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-15 Richmar Manor			**OH 6-15 Richmar Manor**			**OH 6-15 Richmar Manor**			**OH 6-15 Richmar Manor**		
		Site:			**Site:**			**Site:**			**Site:**	
		lighting	$7,500		None	$0		Parking lot sealing and striping	$3,500		Tree triming	$2,000
See		Total Site:	$7,500		Total Site:	$0		Total Site:	$3,500		Total Site:	$2,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Fixtures	$20,000		Fixtures	$20,000		Smoke detectors	$5,000		None	$0
			$20,000			$20,000		Total M&E:	$5,000		Total M&E:	$0
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Masonry sealing, repair & fixtures	$19,200		lighting	$8,500		Tuckpointing	$55,000		None	$0
		Total B.E.:	$19,200		Total B.E.:	$8,500		Total B.E.:	$55,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit Kitchen and bath re-hab	$150,000		Unit Kitchen and bath re-hab I	$155,000		Unit Kitchen and bath re-hab II	$155,000		Unit Kitchen and bath re-hab III	$155,000
		Total DUs:	$150,000		Total DUs:	$155,000		Total DUs:	$155,000		Total DUs:	$155,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Range & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600
		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community Room update	$50,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$50,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Management facility upgrade	$8,500		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$8,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community Room Equipment	$2,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$2,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$203,300	**Estimated Cost**		$201,100	**Estimated Cost**		$275,100	**Estimated Cost**		$163,600

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-17/19 Northern Heights	**Site:**		OH 6-17/19 Northern Heights	**Site:**		OH 6-17/19 Northern Heights	**Site:**		OH 6-17/19 Northern Heights	**Site:**	
		Concrete drives, walks & stoops, landscap	$150,000		Concrete drives, walks, stoops & landscap	$120,000		Landscaping	$25,000		Tree Triming	$2,500
		Total Site:	$150,000		Total Site:	$120,000		Total Site:	$25,000		Total Site:	$2,500
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detectors	$6,000		Water heater replacement	$75,000		Furnace replacements	$125,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$75,000		Total M&E:	$125,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement, siding & storm door	$80,000		Roofing replacement, siding & storm door	$80,000		Roofing replacement, masonry sealing & siding and windows	$100,000		Roofing replacement, masonry sealing & siding and windows	$100,000
		Total B.E.:	$80,000		Total B.E.:	$80,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Refrigerator replacement	$14,000		Interior finishes	$30,000		Interior finishes	$30,000
		Total DUs:	$0		Total DUs:	$14,000		Total DUs:	$30,000		Total DUs:	$30,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$230,000	Estimated Cost		$220,000	Estimated Cost		$230,000	Estimated Cost		$257,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-20 Parqwood Apartments			**OH 6-20 Parqwood Apartments**			**OH 6-20 Parqwood Apartments**			**OH 6-20 Parqwood Apartments**		
		Site:			**Site:**			**Site:**			**Site:**	
		Lighting improvements	$15,000		Tree triming and retaining wall rebuilc	$5,000		Sidewalk and Drive improvements	$25,000		None	$0
See		Total Site:	$15,000		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Fixtures	$7,500		Heating upgrades	$15,000		Heating upgrades	$10,000		Smoke detectors	$5,000
		Total M&E:	$7,500		Total M&E:	$15,000		Total M&E:	$10,000		Total M&E:	$5,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing and façade improvements	$85,000		None	$0		None	$0		Window replacements I	$45,000
		Total B.E.:	$85,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$45,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Bath and Kitchen improvements I	$90,000		Bath and Kitchen improvements II	$95,000		Bath and Kitchen improvements III	$100,000
		Total DUs:	$0		Total DUs:	$90,000		Total DUs:	$95,000		Total DUs:	$100,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior Finishes	$35,000		None	$0		None	$0		None	$0
		Total ICAs:	$35,000		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Maintenance shop	$25,000		None	$0		None	$0		None	$0
		Total SWFs:	$25,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$167,500	**Estimated Cost**		$110,000	**Estimated Cost**		$130,000	**Estimated Cost**		$150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-21 Flory Gardens			**OH 6-21 Flory Gardens**			**OH 6-21 Flory Gardens**			**OH 6-21 Flory Gardens**		
		Site:			**Site:**			**Site:**			**Site:**	
		Lighting	$3,500		None	$0		None	$0		None	$0
See		Total Site:	$3,500		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Fixtures	$250,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000
		Total M&E:	$250,000		Total M&E:	$350,000		Total M&E:	$350,000		Total M&E:	$350,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000
		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Substantial renovation Phase	$400,000		Substantial renovation Phase I	$400,000		Substantial renovation Phase II	$400,000		Substantial renovation Phase IV	$400,000
		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$14,700		None	$0		None	$0		None	$0
		Total D.E.:	$14,700		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community Room improvements	$35,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$768,200	**Estimated Cost**		$850,000	**Estimated Cost**		$885,000	**Estimated Cost**		$850,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**	
		Concrete, paving, grading, landscaping & tree work.	$30,000		Concrete, paving, grading, landscaping & tree work.	$30,000		Concrete, paving, grading, landscaping & tree work.	$50,000		Concrete, paving, grading, landscaping & tree work.	$50,000
		Total Site:	$30,000		Total Site:	$30,000		Total Site:	$50,000		Total Site:	$50,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$42,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$35,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$75,000
		Total M&E:	$42,000		Total M&E:	$35,000		Total M&E:	$75,000		Total M&E:	$75,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$60,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000
		Total B.E.:	$60,000		Total B.E.:	$75,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$125,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$75,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$50,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$50,000
		ments, kitchen & bath updates	$125,000		ments, kitchen & bath updates	$75,000		ments, kitchen & bath updates	$50,000		ments, kitchen & bath updates	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$257,000	Estimated Cost		$215,000	Estimated Cost		$225,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-23 Elmdale/Mercer Cts.**	**Site:**		**OH 6-23 Elmdale/Mercer Cts.**	**Site:**		**OH 6-23 Elmdale/Mercer Cts.**	**Site:**		**OH 6-23 Elmdale/Mercer Cts.**	**Site:**	
		Concrete walks, asphalt sealing and stripeing	$15,000		Site lighting upgrade	$20,000		Tree triming	$0		Playground improvements/replacements	$20,000
		Total Site:	$15,000		Total Site:	$20,000		Total Site:	$0		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detectors	$0		None	$0		Furnace and HW replacements	$50,000		Furnace and HW replacements	$50,000
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$50,000		Total M&E:	$50,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding replacements/cleaning	$27,000		Storm doors	$15,000		Shed improvements	$17,000		Roof replacements	$15,000
		Total B.E.:	$27,000		Total B.E.:	$15,000		Total B.E.:	$17,000		Total B.E.:	$15,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Carpet replacements , interior finishes	$30,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$30,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Community Building roof replacement	$15,000		None	$0		None	$0		None	$0
		Total SWFs:	$15,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$57,000	**Estimated Cost**		$65,000	**Estimated Cost**		$67,000	**Estimated Cost**		$85,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**	
		Concrete, paving, grading, landscaping & tree work.	$12,500		Concrete, paving, grading, landscaping & tree work.	$12,500		Concrete, paving, grading, landscaping & tree work.	$15,000		Concrete, paving, grading, landscaping & tree work.	$16,000
		Total Site:	$12,500		Total Site:	$12,500		Total Site:	$15,000		Total Site:	$16,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$13,200		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$15,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$17,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$19,000
		Total M&E:	$13,200		Total M&E:	$15,000		Total M&E:	$17,000		Total M&E:	$19,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$37,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$40,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$42,000
		Total B.E.:	$35,000		Total B.E.:	$37,000		Total B.E.:	$40,000		Total B.E.:	$42,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$55,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000
			$55,000			$60,000			$65,000			$70,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500
		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$119,200	Estimated Cost		$128,000	Estimated Cost		$140,500	Estimated Cost		$150,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-30 TenEyck Tower**	**Site:**		**OH 6-30 TenEyck Tower**	**Site:**		**OH 6-30 TenEyck Tower**	**Site:**		**OH 6-30 TenEyck Tower**	**Site:**	
		Tree triming	$750		Lighting	$15,000		Concrete walk replacement	$6,500		Asphalt parking replacement	$65,000
		Total Site:	$750		Total Site:	$15,000		Total Site:	$6,500		Total Site:	$65,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		HW hearters and HVAC upgrades	$65,000		None	$0		Electric to gas heating conversion	$375,000
		Total M&E:	$0		Total M&E:	$65,000		Total M&E:	$0		Total M&E:	$375,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roof replacement	$135,000		None	$0		Window replacement I	$150,000		Window replacement II	$150,000
		Total B.E.:	$135,000		Total B.E.:	$0		Total B.E.:	$150,000		Total B.E.:	$150,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		None	$0		None	$0		None	$0
		Total DUs:	$50,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Appliances	$5,000		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Floor finishes	$25,000		Laundry area improvements	$15,000		None	$0
		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$15,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Office upgrades	$6,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$6,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,750	**Estimated Cost**		$116,000	**Estimated Cost**		$171,500	**Estimated Cost**		$590,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-31 John Holland			**OH 6-31 John Holland**			**OH 6-31 John Holland**			**OH 6-31 John Holland**		
		Site:			**Site:**			**Site:**			**Site:**	
		asphalt sealing and striping	$10,000		Site lighting	$10,000		Tree triming	$3,000		None	$0
See		Total Site:	$10,000		Total Site:	$10,000		Total Site:	$3,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		Furnace and HW replacements	$75,000		None	$0		Smoke detectors	$3,200
		Total M&E:	$0		Total M&E:	$75,000		Total M&E:	$0		Total M&E:	$3,200
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior finishes	$15,000		None	$0		Roofs	$65,000		Masonry tuckpointing & sealing	$35,000
		Total B.E.:	$15,000		Total B.E.:	$0		Total B.E.:	$65,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Iterior finishes, carpet	$25,000		None	$0		None	$0		None	$0
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$50,000	**Estimated Cost**		$85,000	**Estimated Cost**		$68,000	**Estimated Cost**		$38,200

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-32 Robert Dorrell Manor	**Site:**		OH 6-32 Robert Dorrell Manor	**Site:**		OH 6-32 Robert Dorrell Manor	**Site:**		OH 6-32 Robert Dorrell Manor	**Site:**	
		Fence replacement	$35,000		parking lot re-paving	$55,000		Parking lot sealing and striping	$0		Tree triming	$3,000
		Total Site:	$35,000		Total Site:	$55,000		Total Site:	$0		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Roof top air handler replacement	$20,000		Smoke detectors	$3,500		Fire pump replacement/upgrade	$17,000		HVAC and HW upgrades	$85,000
		Total M&E:	$20,000		Total M&E:	$3,500		Total M&E:	$17,000		Total M&E:	$85,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Window replacements	$120,000		Masonry tuckpoint & sealing	$75,000		Roof replacement	$90,000
		Total B.E.:	$0		Total B.E.:	$120,000		Total B.E.:	$75,000		Total B.E.:	$90,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Carpet replacement, interior finishes	$92,000		Unit renovations Phase I	$335,000		Unit renovations Phase II	$335,000		Unit renovations Phase III	$335,000
		Total DUs:	$92,000		Total DUs:	$335,000		Total DUs:	$335,000		Total DUs:	$335,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Corridor floor & wall finishes	$95,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$95,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		Elevator upgrade	$385,000		None	$0		None	$0		None	$0
		Total NDE:	$385,000		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$532,000	**Estimated Cost**		$513,500	**Estimated Cost**		$522,000	**Estimated Cost**		$513,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-36 Oak Grove Estates**	**Site:**		**OH 6-36 Oak Grove Estates**	**Site:**		**OH 6-36 Oak Grove Estates**	**Site:**		**OH 6-36 Oak Grove Estates**	**Site:**	
		Asphalt paving	$16,500		dumpster enclosure	$7,500		Pavement sealing & striping	$4,500		Sheds	$15,000
		Total Site:	$16,500		Total Site:	$7,500		Total Site:	$4,500		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler room reconfiguration Phase I	$35,000		Boiler room reconfiguration Phase II	$35,000		Furance and HW replacements	$20,000		Smoke detectors	$4,000
		Total M&E:	$35,000		Total M&E:	$35,000		Total M&E:	$20,000		Total M&E:	$4,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior upgrades II and Removal of attached sheds and balconey	$45,000		Exterior upgrades III and Removal of attached sheds and balconey	$50,000		Exterior upgrades III and Removal of attached sheds and balconeys	$55,000		Window replacements Phase I Roof replacements	$65,000
		Total B.E.:	$45,000		Total B.E.:	$50,000		Total B.E.:	$55,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		Elderly unit re-hab	$35,000		Elderly unit re-hab	$35,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Interior finishes	$7,500		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$7,500		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Management office improvements	$4,500		None	$0		None	$0		None	$0
		Total SWFs:	$4,500		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$101,000	**Estimated Cost**		$100,000	**Estimated Cost**		$114,500	**Estimated Cost**		$119,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-37 Scattered Sites 37			OH 6-37 Scattered Sites 37			OH 6-37 Scattered Sites 37			OH 6-37 Scattered Sites 37		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work.	$20,000		Concrete, paving, grading, landscaping & tree work.	$40,000		Concrete, paving, grading, landscaping & tree work.	$10,000		Concrete, paving, grading, landscaping & tree work.	$10,000
		Total Site:	$20,000		Total Site:	$40,000		Total Site:	$10,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$25,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$25,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$25,000
		Total M&E:	$25,000		Total M&E:	$75,000		Total M&E:	$25,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$65,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$65,000
		Total B.E.:	$35,000		Total B.E.:	$75,000		Total B.E.:	$65,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$85,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$95,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$95,000
		Total D.E.:	$65,000		Total D.E.:	$85,000		Total D.E.:	$95,000		Total D.E.:	$95,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None			None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$145,000	**Estimated Cost**		$275,000	**Estimated Cost**		$195,000	**Estimated Cost**		$195,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-38 Ashley Arms	**Site:**		OH 6-38 Ashley Arms	**Site:**		OH 6-38 Ashley Arms	**Site:**		OH 6-38 Ashley Arms	**Site:**	
		None	$0		None	$0		Asphalt paving	$45,000		None	$0
		Total Site:	$0		Total Site:	$0		Total Site:	$45,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Water heater replacement	$6,000		Water heater installations	$6,000		Fire surpression upgrades	$15,000		Fixtures	$22,000
		Total M&E:	$6,000		Total M&E:	$6,000		Total M&E:	$15,000		Total M&E:	$22,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Insulated glass replacement	$9,000		Insulated glass replacement	$7,000		None	$0		None	$0
		Total B.E.:	$9,000		Total B.E.:	$7,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Floor finishes	$11,000		Floor finishes	$12,000		Floor finishes	$12,000		Iterior finishes	$35,000
		Total DUs:	$11,000		Total DUs:	$12,000		Total DUs:	$12,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$3,600		Refrigerators replacement	$3,600		None	$0		None	$0
		Total D.E.:	$3,600		Total D.E.:	$3,600		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		interior finishes	$12,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Elevator Upgrade	$450,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$450,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$29,600	Estimated Cost		$478,600	Estimated Cost		$84,000	Estimated Cost		$57,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-40 Scattered Sites 40	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$20,000 $20,000	OH 6-40 Scattered Sites 40	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$20,000 $20,000	OH 6-40 Scattered Sites 40	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$25,000 $25,000	OH 6-40 Scattered Sites 40	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$30,000 $30,000
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$55,000 $55,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$55,000 $55,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrade fixtures & devices included. Total M&E:	$60,000 $60,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrades fixtures & devices included. Total M&E:	$65,000 $65,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$40,000 $40,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$42,000 $42,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$45,000 $45,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$50,000 $50,000
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000 $70,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000 $70,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$75,000 $75,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000
		Dwelling Equipment: None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0
		Interior Common Areas: None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0
		Site-Wide Facilities: None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0
		Nondwelling Equipment: None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0
ubtotal of Estimated Cost			$185,000	**Estimated Cost**		$187,000	**Estimated Cost**		$205,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**	
		Tree triming and landscaping	$15,000		Sidewalk / drive replacements	$15,000		Site recovery & landscaping	$5,000		Site recovery & landscaping	$5,000
		Total Site:	$15,000		Total Site:	$15,000		Total Site:	$5,000		Total Site:	$5,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, HW heaters	$45,000		Furnace & water heater installatior	$65,000		Furnaces & water heaters	$35,000		Furnaces & water heaters	$35,000
		Total M&E:	$45,000		Total M&E:	$65,000		Total M&E:	$35,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, storm doors, Roofs	$65,000		Garage door replacements	$17,000		Exterior painting/ power washing	$25,000		Roof replacements	$30,000
		Total B.E.:	$65,000		Total B.E.:	$17,000		Total B.E.:	$25,000		Total B.E.:	$30,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major rehab	$90,000		Kitchen replacements & floor coverings	$25,000		Kitchen replacements & floor covering	$25,000		Kitchen replacements & floor covering	$25,000
		Total DUs:	$90,000		Total DUs:	$25,000		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$220,000	Estimated Cost		$127,000	Estimated Cost		$95,000	Estimated Cost		$100,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2007** PHA FY:			FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-42 Devonshire & Olander			**OH 6-42 Devonshire & Olander**			**OH 6-42 Devonshire & Olander**			**OH 6-42 Devonshire & Olander**		
		Site:			**Site:**			**Site:**			**Site:**	
		Drive replacements	$25,000		Asphalt sealing	$6,000		Sidewalk replacements	$20,000		tree triming	$3,000
See		Total Site:	$25,000		Total Site:	$6,000		Total Site:	$20,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Phase I funding for utility conversior electric to gas	$70,000		Phase II funding for utility conversior	$75,000		Furnaces, HW heaters	$60,000		Furnaces, HW heaters	$60,000
		Total M&E:	$70,000		Total M&E:	$75,000		Total M&E:	$60,000		Total M&E:	$60,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Reroofing installations & garage door replacement	$45,000		Exterior painting/ power washing Tuchpointing	$25,000		Exterior painting/ power washing Storm doors, siding replacements	$35,000		Unit Reroofings	$25,000
		Total B.E.:	$45,000		Total B.E.:	$25,000		Total B.E.:	$35,000		Total B.E.:	$25,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchens & floor finishes	$50,000		Continued rehab	$85,000		Continued rehab	$90,000		Continued rehab	$90,000
		Total DUs:	$50,000		Total DUs:	$85,000		Total DUs:	$90,000		Total DUs:	$90,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000
		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$196,000	**Estimated Cost**		$197,000	**Estimated Cost**		$211,000	**Estimated Cost**		$184,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2007 PHA FY:			FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:		
2006	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**	
		Re-paving asphalt drives & landscaping	$12,000		asphalt sealing	$1,500		None	$0		Tree triming	$1,000
		Total Site:	$12,000		Total Site:	$1,500		Total Site:	$0		Total Site:	$1,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Water heater conversions	$5,000		None	$0		HW heaters	$15,000		Furnace replacements	$25,000
		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$15,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Strom doors, garage doors	$10,000		Siding replacements	$12,500		Exterior painting and power washing	$12,500		Roofs	$12,500
		Total B.E.:	$10,000		Total B.E.:	$12,500		Total B.E.:	$12,500		Total B.E.:	$12,500
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Damp proof basements	$35,000		Damp proof basements	$30,000		Damp proof basements	$35,000		Damp proof basements	$35,000
		Window installation			Window installation			Window installations			Window installations	
		Total DUs:	$35,000		Total DUs:	$30,000		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000
		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$65,000	Estimated Cost		$47,000	Estimated Cost		$65,500	Estimated Cost		$76,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-44 Willow Bend Estates	**Site:** Concrete, paving, grading, landscaping & tree work.	$0	OH 6-44 Willow Bend Estates	**Site:** Asphalt sealing	$1,500	OH 6-44 Willow Bend Estates	**Site:** Tree triming	$2,000	OH 6-44 Willow Bend Estates	**Site:** None	$0
		Total Site:	$0		Total Site:	$1,500		Total Site:	$2,000		Total Site:	$0
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included.	$5,000		**Mechanical and Electrical:** Furnaces	$5,000		**Mechanical and Electrical:** Furnaces	$5,000		**Mechanical and Electrical:** Furnaces	$5,000
		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations	$4,000		**Building Exterior:** Overhead & service door replacement	$4,000		**Building Exterior:** Painging			**Building Exterior:** None	
		Total B.E.:	$4,000		Total B.E.:	$4,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$20,000		**Dwelling Units:** Kitchen update & floor finishes	$20,000		**Dwelling Units:** Kitchen upgrade & floor finishes	$12,000		**Dwelling Units:** Kitchen upgrade & floor finishes	$12,000
		Total DUs:	$20,000		Total DUs:	$20,000		Total DUs:	$12,000		Total DUs:	$12,000
		Dwelling Equipment: Appliance replacement	$2,500		**Dwelling Equipment:** Appliances	$2,500		**Dwelling Equipment:** Appliances	$2,500		**Dwelling Equipment:** Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas: None	$0		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$31,500	Estimated Cost		$33,000	Estimated Cost		$21,500	Estimated Cost		$19,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2006	Activities for Year 2 FFY Grant: 2007 PHA FY:			Activities for Year 3 FFY Grant: 2008 PHA FY:			Activities for Year 4 FFY Grant: 2009 PHA FY:			Activities for Year 5 FFY Grant: 2010 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-45 Scattered Sites 45	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$20,000 $20,000	OH 6-45 Scattered Sites 45	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$20,000 $20,000	OH 6-45 Scattered Sites 45	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$20,000 $20,000	OH 6-45 Scattered Sites 45	**Site:** Concrete, paving, grading, landscaping & tree work. Total Site:	$20,000 $20,000
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$30,000 $30,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$30,000 $30,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrade fixtures & devices included. Total M&E:	$20,000 $20,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrades fixtures & devices included. Total M&E:	$20,000 $20,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$25,000 $25,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$25,000 $25,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$20,000 $20,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$20,000 $20,000
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000 $60,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000 $60,000
		Dwelling Equipment: Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0
		Interior Common Areas: None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0
		Site-Wide Facilities: None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0
		Nondwelling Equipment: None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0
ubtotal of Estimated Cost			$155,000	**Estimated Cost**		$155,000	**Estimated Cost**		$120,000	**Estimated Cost**		$120,000

ATTACHMENT N

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No. OH12P00650107 Replacement Housing Factor Grant No:	2007

[ ] Original Annual Statement
[ ] Reserve for Disasters/Emergencies
[ ] Revised Annual Statement (revision no:)
[X] Performance and Evaluation Report for Period Ending:Nov 2007
[ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost		
			Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds						
2	1406	Operations	$750,000.00	$0.00	$750,000.00	$750,000.00	
3	1408	Management Improvements	$175,000.00	$0.00	$0.00	$0.00	
4	1410	Administration	$498,000.00	$0.00	$211,660.46	$211,660.46	
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	$150,000.00	$0.00	$76,474.68	$77,006.32	
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00	
9	1450	Site Improvement	$308,900.00	$0.00	$65,000.00	$34,368.90	
10	1460	Dwelling Structures	$2,513,400.00	$0.00	$1,983,599.13	$1,005,408.18	
11	1465.1	Dwelling Equipment-Nonexpendable	$184,300.00	$0.00	$170,000.00	$179,598.18	
12	1470	Nondwelling Structures	$309,000.00	$0.00	$130,000.00	$4,555.00	
13	1475	Nondwelling Equipment	$75,000.00	$0.00	$0.00	$0.00	
14	1485	Demolition	$0.00	$0.00	$0.00	$0.00	
15	1490	Replacement Reserve	$0.00	$0.00	$0.00	$0.00	
16	1492	Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00	
17	1495.1	Relocation Cost	$18,500.00	$0.00	$950.00	$17,146.20	
18	1499	Development Activities	$0.00	$0.00	$0.00	$0.00	
19	1501	Collateralization or Debt Service	$0.00	$0.00	$0.00	$0.00	
20	1502	Contingency	$0.00	$0.00	$0.00	$0.00	
21	**Amount of Annual Grant: (sum of lines 2-20)**		$4,982,100.00	$0.00	$3,387,684.27	$2,279,743.24	
22	Amount of line 21 Related to LBP Activities		$1,000.00	$0.00	$0.00	$0.00	
23	Amount of line 21 Related to Section 504 Compliance		$105,000.00	$0.00	$0.00	$0.00	
24	Amount of line 21 Related to Security -- Soft Costs		$35,000.00	$0.00	$0.00	$0.00	
25	Amount of line 21 Related to Security -- Hard Costs		$125,000.00	$0.00	$0.00	$0.00	
26	Amount of line 21 Related to Energy Conservation Measures		$900,000.00	$0.00	$0.00	$0.00	

Signature of Executive Director and Date: X

Signature of Public Housing Director or Office of Native American Programs Administrator & Date: X

1 To be completed for the Performance & Evaluation Report or a Revised A
2 To be completed for the Performance & Evaluation Report

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Operations		1406		$750,000.00	$0.00	$750,000.00	$750,000.00	
			Total 1406	$750,000.00	$0.00	$750,000.00	$750,000.00	
HA-Wide Mgmt. Improvmts	IS software Security	1408		$100,000.00 $75,000.00	$0.00	$0.00	$0.00	
			Total 1408	$175,000.00	$0.00	$0.00	$0.00	
HA-Wide Admin	Modernization Staff Salaries	1410		$498,000.00	$0.00	$211,660.46	$211,660.46	
HA-Wide Fees and Costs	A & E Services	1430		$150,000.00	$0.00	$76,474.68	$77,006.32	
HA-Wide								
"								
"	Appliances	1465		$145,000.00	$0.00	$145,000.00	$146,976.53	
"	IS hardware			$25,000.00				
"	Demolition	1485		$0.00				
"	Relocation (Various sites)	1495.1		$18,500.00	$0.00	$950.00	$17,146.20	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-1 CF Weiler Homes	**Site:** Walk replacements	1450		$5,000.00	$0.00	$0.00	$0.00	
			Total Site:	$5,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detectors	1460		$7,500.00	$0.00	$0.00	$18,329.40	
			Total M&E:	$7,500.00	$0.00	$0.00	$18,329.40	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$5,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$5,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**CF Weiler**		Project Total:	$17,500.00	$0.00	$0.00	$18,329.40	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH6-2/8 Brand Whitlock	**Site:** None	1450		$0.00	$0.00	$0.00	$2,495.00	
			Total Site:	$0.00	$0.00	$0.00	$2,495.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$5,092.00	
			Total M&E:	$0.00	$0.00	$0.00	$5,092.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Brand**		Project Total:	$0.00	$0.00	$0.00	$7,587.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-3 Ravine Park	**Site:** Walks and drives	1450		$7,500.00	$0.00	$0.00	$0.00	
			Total Site:	$7,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Interior finishes	1460		$5,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$5,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: Community building and Gym roof replacement	1470		$135,000.00	$0.00	$0.00	$0.00	
			Total SWFs:	$135,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Ravine**		Project Total:	$147,500.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-4 Albertus Brown	Site: Walks, drivs	1450		$5,000.00	$0.00	$0.00	$0.00	
			Total Site:	$5,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Albertus		Project Total:	$5,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-5 Port Lawrence	**Site:** Tree triming	1450		$2,000.00	$0.00	$0.00	$0.00	
			Total Site:	$2,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Port**		Project Total:	$2,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-6 Birmingham Terrace	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: Management office exterior finishes	1470		$3,000.00	$0.00	$0.00	$0.00	
			Total SWFs:	$3,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Birmingham**		Project Total:	$3,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-7 Hansen Terrace	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Tuckpointing & masonry sealing	1460		$6,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$6,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Attic insulation	1460		$37,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$37,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$5,000.00	$0.00	$0.00	$0.00	
			Total ICAs:	$5,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Hansen**		Project Total:	$48,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-9 Spieker Terrace	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces & water heaters	1460		$2,500.00	$0.00	$0.00	$0.00	
			Total M&E:	$2,500.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: Ranges & refrigerators	1465.1		$5,000.00	$0.00	$0.00	$0.00	
			Total D.E.:	$5,000.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Spieker**		Project Total:	$7,500.00	$0.00	$0.00	$0.00	

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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-10 Pulley Homes	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detector replacement	1460		$5,000.00	$0.00	$0.00	$0.00	
			Total M&E:	$5,000.00	$0.00	$0.00	$0.00	
	Building Exterior: Roofing replacement and painting	1460		$23,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$23,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: Appliance replacement	1465.1		$8,100.00	$0.00	$0.00	$0.00	
			Total D.E.:	$8,100.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Pulley**		Project Total:	$36,100.00	$0.00	$0.00	$0.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-11 McClinton Nunn	Site:	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Masonry sealing & tuckpoint Roofing and windows	1460		$85,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$85,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	postponed
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	McClinton		Project Total:	$85,000.00	$0.00	$0.00	$0.00	

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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-12 Vistula Manor	**Site:** Retaining wall improvements	1450		$45,000.00	$0.00	$0.00	$0.00	
			Total Site:	$45,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detectors	1460		$35,000.00	$0.00	$0.00	$0.00	
			Total M&E:	$35,000.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Floor coverings	1460		$8,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$8,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Vistula**		Project Total:	$88,000.00	$0.00	$0.00	$0.00	

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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-13 Glendale Terrace	**Site:** Site improvements	1450		$5,000.00	$0.00	$0.00	$0.00	
			Total Site:	$5,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes and carpet	1470		$5,000.00	$0.00	$0.00	$0.00	
			Total ICAs:	$5,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: Office upgade	1470		$6,000.00	$0.00	$0.00	$0.00	
			Total SWFs:	$6,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Glendale**		Project Total:	$16,000.00	$0.00	$0.00	$0.00	

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Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-14 Oak Terrace	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnace & water heater replacemer	1460		$16,000.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$16,000.00	$0.00	$0.00	$0.00	
	Building Exterior: Tuckpointing, trim finish & masonry sealing	1460		$6,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$6,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$22,000.00	$0.00	$0.00	$0.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-15 Richmar Manor	**Site:** security lighting	1450		$700.00	$0.00	$0.00	$0.00	
			Total Site:	$700.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$850.00	
			Total M&E:	$0.00	$0.00	$0.00	$850.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Richmar**		Project Total:	$700.00	$0.00	$0.00	$850.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-17/19 Northern Heights	**Site:** Concrete drives, walks & stoops, lai	1450		$90,000.00	$0.00	$0.00	$0.00	
			Total Site:	$90,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$1,999.00	
			Total B.E.:	$0.00	$0.00	$0.00	$1,999.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Northern**		Project Total:	$90,000.00	$0.00	$0.00	$1,999.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-20 Parqwood Apts.	**Site:**							
	Front drive improvements	1450		$15,000.00	$0.00	$0.00	$0.00	
			Total Site:	$15,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Interiior finishes	1460		$2,500.00	$0.00	$0.00	$7,443.23	
			Total DUs:	$2,500.00	$0.00	$0.00	$7,443.23	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Parqwood**		Project Total:	$17,500.00	$0.00	$0.00	$7,443.23	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-21 Flory Gardens	**Site:** Landscaping, lighting,fencing	1450		$65,000.00	$0.00	$65,000.00	$31,073.90	
	Total Site:		Total Site:	$65,000.00	$0.00	$65,000.00	$31,073.90	
	Mechanical and Electrical: Boilers and radiators	1460		$85,000.00	$0.00	$192,199.13	$1,592.00	
	Total M&E:		Total M&E:	$85,000.00	$0.00	$192,199.13	$1,592.00	
	Building Exterior: Tuckpointing	1460		$30,000.00	$0.00	$30,000.00	$0.00	
	Total B.E.:		Total B.E.:	$30,000.00	$0.00	$30,000.00	$0.00	
	Dwelling Units: Major rehab	1460		$1,761,400.00	$0.00	###########	$901,286.30	
	Total DUs:		Total DUs:	$1,761,400.00	$0.00	###########	$901,286.30	
	Dwelling Equipment:	1465.1		$25,000.00	$0.00	$25,000.00	$32,621.65	
			Total D.E.:	$25,000.00	$0.00	$25,000.00	$32,621.65	
	Interior Common Areas: Hallway painting and floors	1470		$95,000.00	$0.00	$95,000.00	$0.00	
			Total ICAs:	$95,000.00	$0.00	$95,000.00	$0.00	
	Site-Wide Facilities: None	1470		$35,000.00	$0.00	$35,000.00	$0.00	
			Total SWFs:	$35,000.00	$0.00	$35,000.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Flory**		Project Total:	$2,096,400.00	$0.00	###########	$966,573.85	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-22 Scattered Sites	**Site:** Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$0.00	$0.00	$800.00	
	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$800.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$15,000.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$15,000.00	$0.00	$0.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$35,000.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$35,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$20,000.00	$0.00	$0.00	$1,379.24	
			Total DUs:	$20,000.00	$0.00	$0.00	$1,379.24	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$73,500.00	$0.00	$0.00	$2,179.24	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-23 Elmdale Mercer Court	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detectors	1460		$4,000.00	$0.00	$0.00	$0.00	
			Total M&E:	$4,000.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Interior finishes	1470		$2,000.00	$0.00	$0.00	$0.00	
			Total ICAs:	$2,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: Community Building roof replaceme	1470		$15,000.00	$0.00	$0.00	$0.00	
			Total SWFs:	$15,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Elmdale**		Project Total:	$21,000.00	$0.00	$0.00	$0.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-28 Urban Renewal Scattered	**Site:** Concrete, paving, grading, landscap tree work.	1450		$1,500.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$1,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$25,000.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$25,000.00	$0.00	$0.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$17,500.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$17,500.00	$0.00	$0.00	$0.00	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$15,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$15,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: Appliance replacement	1465.1		$1,200.00	$0.00	$0.00	$0.00	
			Total D.E.:	$1,200.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Urban**		Project Total:	$60,200.00	$0.00	$0.00	$0.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-30 TenEyck Towers	**Site:** Lighting	1450		$700.00	$0.00	$0.00	$0.00	
			Total Site:	$700.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Smoke detector upgrade	1460		$7,500.00	$0.00	$0.00	$0.00	
			Total M&E:	$7,500.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: Interior finishes	1460		$6,000.00	$0.00	$0.00	$4,998.42	
			Total DUs:	$6,000.00	$0.00	$0.00	$4,998.42	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: Tile replacements	1470		$5,500.00	$0.00	$0.00	$0.00	
			Total ICAs:	$5,500.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**TenEyck**		Project Total:	$19,700.00	$0.00	$0.00	$4,998.42	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-31 John Holland Estates	**Site:** None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Roofs	1460		$35,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$35,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**John**		Project Total:	$35,000.00	$0.00	$0.00	$0.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-32 Dorrell Manor	**Site:** Site improvements	1450		$32,000.00	$0.00	$0.00	$0.00	
			Total Site:	$32,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$876.05	
			Total DUs:	$0.00	$0.00	$0.00	$876.05	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Dorrell**		Project Total:	$32,000.00	$0.00	$0.00	$876.05	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-36 Oak Grove Estates	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Exterior upgrades II and Removal of attached sheds and balconeys	1460		$52,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$52,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$1,186.44	
			Total DUs:	$0.00	$0.00	$0.00	$1,186.44	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Oak**		Project Total:	$52,000.00	$0.00	$0.00	$1,186.44	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-37 Scattered Sites	**Site:** Concrete, paving, grading, landscap tree work.	1450		$4,000.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$4,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$7,500.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$7,500.00	$0.00	$0.00	$0.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$15,000.00	$0.00	$0.00	$3,582.44	
	Total B.E.:		Total B.E.:	$15,000.00	$0.00	$0.00	$3,582.44	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$18,000.00	$0.00	$0.00	$47,972.66	
			Total DUs:	$18,000.00	$0.00	$0.00	$47,972.66	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$44,500.00	$0.00	$0.00	$51,555.10	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-38 Ashley Arms	Site:	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Water heater replacement	1460		$6,000.00	$0.00	$0.00	$0.00	
			Total M&E:	$6,000.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:	1460		$0.00	$0.00	$0.00	$65.00	
			Total DUs:	$0.00	$0.00	$0.00	$65.00	
	Dwelling Equipment:	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Ashley		Project Total:	$6,000.00	$0.00	$0.00	$65.00	

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-40 Scattered Sites	**Site:** Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: Furnaces, water heaters, electrical fixtures & devices included.	1460		$7,500.00	$0.00	$0.00	$195.00	
	Total M&E:		Total M&E:	$7,500.00	$0.00	$0.00	$195.00	
	Building Exterior: Siding, roofs, tuckpointing, sheds, d & window installations	1460		$17,500.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$17,500.00	$0.00	$0.00	$0.00	
	Dwelling Units: Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$21,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$21,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$49,500.00	$0.00	$0.00	$195.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-41 Jade Estates	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Painting, power washing	1460		$5,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$5,000.00	$0.00	$0.00	$0.00	
	Dwelling Units: Floor finishes	1460		$4,500.00	$0.00	$0.00	$0.00	
			Total DUs:	$4,500.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Jade**		Project Total:	$9,500.00	$0.00	$0.00	$0.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-42 Devonshire Olander	**Site:**	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: Painting, power washing, roofs	1460		$8,500.00	$0.00	$0.00	$0.00	
			Total B.E.:	$8,500.00	$0.00	$0.00	$0.00	
	Dwelling Units: Floor finishes	1460		$5,000.00	$0.00	$0.00	$8,561.00	
			Total DUs:	$5,000.00	$0.00	$0.00	$8,561.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Devonshire**		Project Total:	$13,500.00	$0.00	$0.00	$8,561.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-43 Marsrow Estates	**Site:** Re-paving asphalt drives & landsca	1450		$12,000.00	$0.00	$0.00	$0.00	
			Total Site:	$12,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment: None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Marsrow**		Project Total:	$12,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-44 Willow Bend Estates	**Site:**							
	Concrete, paving, grading, landscap tree work.	1450		$8,000.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$8,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Willow**		Project Total:	$8,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH 6-45 Scattered Sites	**Site:**							
	Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$9,000.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$9,000.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$15,000.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$15,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace-ments, kitchen & bath updates	1460		$22,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$22,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$49,500.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA Wide Fixtures Equipment	Site:	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units: None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment: None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas: None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities: C.O. upgrades	1470		$2,500.00	$0.00	$0.00	$4,555.00	
			Total SWFs:	$2,500.00	$0.00	$0.00	$4,555.00	
	Nondwelling Equipment: Maint. Equipment	1475		$50,000.00	$0.00	$0.00	$0.00	
			Total NDE:	$50,000.00	$0.00	$0.00	$0.00	
Total,	Fixtures		Project Total:	$52,500.00	$0.00	$0.00	$4,555.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IS software	09/30/09			09/30/11			
	09/30/09			09/30/11			
0	09/30/09			09/30/11			
	09/30/09			09/30/11			
	09/30/09			09/30/11			
HA-Wide 0	09/30/09			09/30/11			
" 0	09/30/09			09/30/11			
" Appliances	09/30/09			09/30/11			
" IS hardware	09/30/09			09/30/11			
" Demolition	09/30/09			09/30/11			
OH 6-1 CF Weiler	09/30/09			09/30/11			
OH6-2/8 Brand	09/30/09			09/30/11			
OH 6-3 Ravine	09/30/09			09/30/11			
OH 6-4 Albertus	09/30/09			09/30/11			
OH 6-5 Port	09/30/09			09/30/11			
OH 6-6 Birmingham	09/30/09			09/30/11			
OH 6-7 Hansen	09/30/09			09/30/11			
OH 6-9 Spieker	09/30/09			09/30/11			
OH 6-10 Pulley	09/30/09			09/30/11			
OH 6-11 McClinton	09/30/09			09/30/11			
OH 6-12 Vistula	09/30/09			09/30/11			
OH 6-13 Glendale	09/30/09			09/30/11			
OH 6-14 Oak	09/30/09			09/30/11			
OH 6-15 Richmar	09/30/09			09/30/11			
OH 6-17/19 Northern	09/30/09			09/30/11			
OH 6-20 Parqwood	09/30/09			09/30/11			
OH 6-21 Flory	09/30/09			09/30/11			
OH 6-22 Scattered	09/30/09			09/30/11			

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule (Continuation)

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650107 Replacement Housing Factor Grant No:	2007

Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
OH 6-23	Elmdale	09/30/09			09/30/11			
OH 6-28	Urban	09/30/09			09/30/11			
OH 6-30	TenEyck	09/30/09			09/30/11			
OH 6-31	John	09/30/09			09/30/11			
OH 6-32	Dorrell	09/30/09			09/30/11			
OH 6-36	Oak	09/30/09			09/30/11			
OH 6-37	Scattered	09/30/09			09/30/11			
OH 6-38	Ashley	09/30/09			09/30/11			
OH 6-40	Scattered	09/30/09			09/30/11			
OH 6-41	Jade	09/30/09			09/30/11			
OH 6-42	Devonshire	09/30/09			09/30/11			
OH 6-43	Marsrow	09/30/09			09/30/11			
OH 6-44	Willow	09/30/09			09/30/11			
OH 6-45	Scattered	09/30/09			09/30/11			
HA Wide	Fixtures	09/30/09			09/30/11			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name:
Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2007**	Work Statement for Year 2 FFY Grant: **2008** PHA FY:	Work Statement for Year 3 FFY Grant: **2009** PHA FY:	Work Statement for Year 4 FFY Grant: **2010** PHA FY:	Work Statement for Year 5 FFY Grant: **2011** PHA FY:
OH 6-1 Weiler Homes		$380,000	$375,000	$387,500	$357,500
OH 6-2 & 8 Brand Whitlock Homes		$4,090,000	$4,355,000	$3,633,000	$3,593,000
OH 6-3 Ravine Park Village		$60,000	$170,000	$185,000	$200,000
OH 6-4 Albertus Brown		$125,000	$130,000	$150,000	$160,000
OH 6-5 Port Lawrence Homes	**Annual**	$130,000	$155,000	$200,000	$232,500
OH 6-6 Birmingham Terrace		$105,000	$177,500	$115,000	$205,000
OH 6-7 Hansen Terrace	**Statement**	$163,000	$163,500	$238,000	$157,500
OH 6-9 Spieker Terrace		$415,000	$306,500	$390,000	$490,000
HA-Wide Physical Activities		$427,500	$357,500	$362,500	$367,500
HA-Wide Non-Physical Activities		$0	$0	$0	$0
HA-Wide Contingency @ X%		$0	$0	$0	$0
CFP Funds Listed for 5-year planning		$10,695,650	$12,034,800	$10,985,500	$11,287,500
Replacement Housing Factor Funds		$0	$0	$0	$0

Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)

HA Name:

Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2007**	Work Statement for Year 2 FFY Grant: **2008** PHA FY:	Work Statement for Year 3 FFY Grant: **2009** PHA FY:	Work Statement for Year 4 FFY Grant: **2010** PHA FY:	Work Statement for Year 5 FFY Grant: **2011** PHA FY:
OH 6-10 Pulley Homes		$118,100	$129,100	$100,000	$67,500
OH 6-11 McClinton Nunn Homes		$627,500	$634,500	$632,500	$697,500
OH 6-12 Vistula Manor		$325,000	$437,000	$260,000	$310,000
OH 6-13 Glendale Terrace	**See**	$210,000	$420,000	$335,000	$225,000
OH 6-14 Oak Terrace		$62,500	$59,500	$47,400	$48,400
OH 6-15 Richmar Manor	**Annual**	$53,300	$201,100	$275,100	$163,600
OH 6-17/19 Northern Heights		$125,000	$220,000	$230,000	$257,500
OH 6-20 Parqwood Apartments	**Statement**	$152,500	$136,500	$145,000	$150,000
OH 6-21 Flory Gardens		$808,200	$850,000	$885,000	$850,000
OH 6-22 Scattered Sites 22		$257,000	$215,000	$225,000	$225,000
OH 6-23 Elmdale/Mercer Cts.		$57,000	$65,000	$69,000	$85,000
OH 6-28 Scattered Sites -		$119,200	$128,000	$140,500	$150,500
OH 6-30 TenEyck Tower		$185,750	$151,000	$171,500	$590,000
OH 6-31 John Holland		$50,000	$85,000	$88,000	$45,500
OH 6-32 Robert Dorrell Manor		$512,000	$513,500	$559,000	$513,000
OH 6-36 Oak Grove Estates		$101,000	$100,000	$114,500	$119,000
OH 6-37 Scattered Sites 37		$145,000	$275,000	$195,000	$195,000
OH 6-38 Ashley Arms		$50,600	$478,600	$134,000	$107,000
OH 6-40 Scattered Sites 40		$185,000	$187,000	$205,000	$225,000
OH 6-41 Jade Estates		$220,000	$127,000	$95,000	$100,000
OH 6-42 Devonshire & Olander		$196,000	$197,000	$211,000	$184,000
OH 6-43 Marsrow Acres		$53,000	$47,000	$65,500	$76,500
OH 6-44 Willow Bend Estates		$31,500	$33,000	$21,500	$19,500
OH 6-45 Scattered Sites 45		$155,000	$155,000	$120,000	$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	**HA-WIDE Site:** Site fixtures, concrete & bollards	$35,000
		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000
		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		**ON-DEMAND Mech. and Electrical:** Master HVAC Controller Upgrade	$7,500		**ON-DEMAND Mech. and Electrical:** Master HVAC Controller Upgrade	$7,500		**ON-DEMAND Mech. and Electrical:** Master HVAC Controller Upgrade	$7,500
		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500
		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		**ON-DEMAND Building Exterior:** Roofing Replacements	$50,000		**ON-DEMAND Building Exterior:** Roofing Replacements	$50,000		**ON-DEMAND Building Exterior:** Roofing Replacements	$50,000
		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		ON-DEMAND Dwelling Units: Interior finishes	$20,000		**ON-DEMAND Dwelling Units:** None	$0		**ON-DEMAND Dwelling Units:** None	$0		**ON-DEMAND Dwelling Units:** None	$0
		Total DUs:	$20,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		**HA-WIDE Dwelling Equipment:** Appliances-Ranges & Refrigerators	$130,000		**HA-WIDE Dwelling Equipment:** Appliances-Ranges & Refrigerators	$135,000		**HA-WIDE Dwelling Equipment:** Appliances-Ranges & Refrigerators	$140,000
		Total D.E.:	$130,000		Total D.E.:	$130,000		Total D.E.:	$135,000		Total D.E.:	$140,000
		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$175,000		**HA-WIDE Interior Common Areas:** Resident Common Area Improvements	$125,000		**HA-WIDE Interior Common Areas:** Resident Common Area Improvements	$125,000		**HA-WIDE Interior Common Areas:** Resident Common Area Improvements	$125,000
		Total ICAs:	$175,000		Total ICAs:	$125,000		Total ICAs:	$125,000		Total ICAs:	$125,000
		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		**HA-WIDE Site-Wide Facilities:** PUCO Gas Line Regulatory Compliance	$10,000		**HA-WIDE Site-Wide Facilities:** PUCO Gas Line Regulatory Compliance	$10,000		**HA-WIDE Site-Wide Facilities:** PUCO Gas Line Regulatory Compliance	$10,000
		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000
		HA-WIDE Nondwelling Equipment:			**HA-WIDE Nondwelling Equipment:**			**HA-WIDE Nondwelling Equipment:**			**HA-WIDE Nondwelling Equipment:**	
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$427,500	Estimated Cost		$357,500	Estimated Cost		$362,500	Estimated Cost		$367,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-1 Weiler Homes			**OH 6-1 Weiler Homes**			**OH 6-1 Weiler Homes**			**OH 6-1 Weiler Homes**		
		Site:			**Site:**			**Site:**			**Site:**	
		Landscaping, drives & walks	$45,000		Utility pole replacements	$20,000		Concrete/Asphalt	$25,000		Concrete/Asphalt	$15,000
See		Total Site:	$45,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$35,000
		Domestic water heater replacement			Domestic water heater replacement			Domestic water heater replcment			Domestic water heater replcment	
Statement		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Soffit & gable finish replacement	$145,000		Soffit & gable finish replacement	$145,000		tuckpointing	$165,000		Window replacements	$250,000
											Exterior façade	
		Total B.E.:	$145,000		Total B.E.:	$145,000		Total B.E.:	$165,000		Total B.E.:	$250,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000
		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		furishings and interior finishes	$2,500		furishings and interior finishes	$2,500
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$2,500		Total ICAs:	$2,500
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Management office	$20,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$20,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Office equipment	$5,000			$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$5,000		Total NDE:	$0
ubtotal of Estimated Cost			$380,000	**Estimated Cost**		$375,000	**Estimated Cost**		$387,500	**Estimated Cost**		$357,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-2 & 8 Brand Whitlock Homes			OH 6-2 & 8 Brand Whitlock Homes			OH 6-2 & 8 Brand Whitlock Homes			OH 6-2 & 8 Brand Whitlock Homes		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$200,000		Asphalt parking & drainage improvements	$75,000
		Total Site:	$375,000		Total Site:	$375,000		Total Site:	$200,000		Total Site:	$75,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Domestic water heater replacement	$1,500,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000
		Smoke detector replacement			Smoke detector replacement			Smoke detector replacement			Smoke detector replacement	
		Boiler & distribution system replacement	$1,500,000		Boiler replacement	$1,200,000		Total M&E:	$1,200,000		Total M&E:	$1,200,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000
		Masonry sealing			Masonry sealing			Masonry sealing			Masonry sealing	
		Total B.E.:	$800,000		Replace chimney	$800,000		Total B.E.:	$800,000		Total B.E.:	$800,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major Interior Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000
		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$30,000		Appliances	$30,000		Refrigerators/Ranges	$30,000		Refrigerators/Ranges	$30,000
		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community room upgrades	$100,000			$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$100,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Office improvements	$85,000		New community building	$650,000		None	$0		Maintenance shop improvements	$185,000
		Total SWFs:	$85,000		Total SWFs:	$650,000		Total SWFs:	$0		Total SWFs:	$185,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Equipment	$3,000		Equipment	$3,000
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$3,000
ubtotal of Estimated Cost			$4,090,000	**Estimated Cost**		$4,355,000	**Estimated Cost**		$3,633,000	**Estimated Cost**		$3,593,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-3 Ravine Park Village	**Site:**		**OH 6-3 Ravine Park Village**	**Site:**		**OH 6-3 Ravine Park Village**	**Site:**		**OH 6-3 Ravine Park Village**	**Site:**	
		Walks and drives	$35,000		Playground replacement	$35,000		Sealing roadway & parking, roadways, utilit drainage, curbing, walks, lighting,	$35,000		Sealing roadway & parking, roadways, utilitie drainage, curbing, walks, lighting,	$35,000
See		Total Site:	$35,000		Total Site:	$35,000			$35,000			$35,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual			$0		Equipment cabinets	$20,000		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$20,000		Total M&E:	$0		Total M&E:	$0
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Sealing masonry	$25,000		Sealing masonry	$125,000		Sealing masonry	$125,000
		Total B.E.:	$0		Total B.E.:	$25,000		Total B.E.:	$125,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$25,000		None	$0		None	$0		Interior finshes	$25,000
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Gym upgrades	$55,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$55,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Maintence building roof replacemen Office exterior door replacements	$35,000		Ball field & green space	$25,000		Basketball court resurface	$15,000
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$25,000		Total SWFs:	$15,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$60,000	**Estimated Cost**		$170,000	**Estimated Cost**		$185,000	**Estimated Cost**		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-4 Albertus Brown**	**Site:**		**OH 6-4 Albertus Brown**	**Site:**		**OH 6-4 Albertus Brown**	**Site:**		**OH 6-4 Albertus Brown**	**Site:**	
		Walks, drivs	$30,000		Tree triming	$5,000		Playground upgrade	$40,000		None	$0
		Total Site:	$30,000		Total Site:	$5,000		Total Site:	$40,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$40,000		Boiler replacement	$50,000		Smoke detectors	$35,000		None	$0
		Total M&E:	$40,000		Total M&E:	$50,000		Total M&E:	$35,000		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing	$55,000		None	$0		None	$0		Roofs	$110,000
		Total B.E.:	$55,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$110,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$75,000		Interior finishes	$75,000		Interior finishes	$50,000
					Floor coverings			Floor coverings			Floor coverings	
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$75,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	**Estimated Cost**		$130,000	**Estimated Cost**		$150,000	**Estimated Cost**		$160,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-5 Port Lawrence Homes	**Site:**		**OH 6-5 Port Lawrence Homes**	**Site:**		**OH 6-5 Port Lawrence Homes**	**Site:**		**OH 6-5 Port Lawrence Homes**	**Site:**	
		Tree triming	$5,000		sidewalks	$5,000		Rebuild catch basins, seal parking	$25,000		Rebuild catch basins	$25,000
See		Total Site:	$5,000		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		None	$0		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0		Total M&E:	$7,500
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuck pointing	$125,000		Roofs and gutters	$150,000		Roofs and gutters	$175,000		Roofs and gutters	$175,000
		Total B.E.:	$125,000		Total B.E.:	$150,000		Total B.E.:	$175,000		Total B.E.:	$175,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		None	$0		Interior finishes	$25,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$130,000	**Estimated Cost**		$155,000	**Estimated Cost**		$200,000	**Estimated Cost**		$232,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-6 Birmingham Terrace			**OH 6-6 Birmingham Terrace**			**OH 6-6 Birmingham Terrace**			**OH 6-6 Birmingham Terrace**		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete/Landscape	$25,000		Landscaping improvements	$25,000		Seal parking areas	$10,000		Tree triming	$5,000
See		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$10,000		Total Site:	$5,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		Smoke detection system replacement I	$35,000		None	$0		Heating systems	$65,000
		Total M&E:	$0		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$65,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuck pointing	$80,000		Siding	$35,000		Re-build chimmey's	$35,000			$0
		Total B.E.:	$80,000		Total B.E.:	$35,000		Total B.E.:	$35,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Kitchens, baths and Interior finishes	$75,000		Interior finishes	$35,000		Kitchen, bath upgrades	$100,000
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$35,000		Total DUs:	$100,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0			$0			$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Interior finishes	$3,000		Interior finishes	$35,000		Interior finishes	$0
		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Management office improvements	$3,000		None	$0		Office roof	$35,000
		Total SWFs:	$0		Total SWFs:	$3,000		Total SWFs:	$0		Total SWFs:	$35,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Office equipment	$1,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$1,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$105,000	**Estimated Cost**		$177,500	**Estimated Cost**		$115,000	**Estimated Cost**		$205,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-7 Hansen Terrace	**Site:**		OH 6-7 Hansen Terrace	**Site:**		OH 6-7 Hansen Terrace	**Site:**		OH 6-7 Hansen Terrace	**Site:**	
		Driveway improvements	$55,000		Sidewalk improvements	$25,000		Site drainage improvements	$25,000		Sidewalk improvements & landscaping	$10,000
		Total Site:	$55,000		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Heating lines replacement	$85,000		Boilers and heating sytem upgrade	$50,000		Boilers and heating sytem upgrade	$40,000		Smoke detector replacement	$45,000
		Total M&E:	$85,000		Total M&E:	$50,000		Total M&E:	$40,000		Total M&E:	$45,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing	$10,000		Exterior finishes(doors, screens, etc,)	$65,000		Roofs	$50,000		Window replacements	$50,000
		Total B.E.:	$10,000		Total B.E.:	$65,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
			$0		Interior finishes	$20,000		Window replacements	$85,000		Window replacements	$50,000
		Total DUs:	$0		Total DUs:	$20,000		Total DUs:	$85,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes	$13,000		Laundry improvements	$3,500		None	$0		None	$0
		Total ICAs:	$13,000		Total ICAs:	$3,500		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		Community room improvements	$35,000		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Community room furnishings	$3,000		Community room furnishings	$2,500
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$2,500
ubtotal of Estimated Cost			$163,000	Estimated Cost		$163,500	Estimated Cost		$238,000	Estimated Cost		$157,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-9 Spieker Terrace	**Site:**		**OH 6-9 Spieker Terrace**	**Site:**		**OH 6-9 Spieker Terrace**	**Site:**		**OH 6-9 Spieker Terrace**	**Site:**	
		None	$0		Lighting	$3,500		drive and walks	$20,000		Tree triming	$5,000
See		Total Site:	$0		Total Site:	$3,500		Total Site:	$20,000		Total Site:	$5,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Furnaces & water heaters	$75,000		Furnaces & water heaters	$65,000		Furnaces and Fixtures	$65,000		Furnaces and Fixtures	$65,000
			$75,000		Total M&E:	$65,000		Total M&E:	$65,000		Total M&E:	$65,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, roofs, entry doors & storms	$150,000		Masonry tuckpointing & sealing	$35,000		windows	$50,000		windows and roofs	$125,000
		Total B.E.:	$150,000		Total B.E.:	$35,000		Total B.E.:	$50,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit rehab, Kit. & baths	$175,000		Unit rehab, Kit. & baths	$185,000		Unit rehab, Kit. & baths	$250,000		Unit rehab, Kit. & baths	$250,000
		Total DUs:	$175,000		Total DUs:	$185,000		Total DUs:	$250,000		Total DUs:	$250,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community finishes flooring/wall	$10,000		Community finishes flooring/wall	$10,000		None	$0		Interior finishes	$25,000
		Total ICAs:	$10,000		Total ICAs:	$10,000		Total ICAs:	$0		Total ICAs:	$25,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community room furnishings	$3,000		None	$0		Community rm furnishings	$15,000
		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$0		Total NDE:	$15,000
ubtotal of Estimated Cost			$415,000	**Estimated Cost**		$306,500	**Estimated Cost**		$390,000	**Estimated Cost**		$490,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-10 Pulley Homes	**Site:**		OH 6-10 Pulley Homes	**Site:**		OH 6-10 Pulley Homes	**Site:**		OH 6-10 Pulley Homes	**Site:**	
		Parking improvements	$25,000		None	$0		Tree triming and Landscaping	$25,000		Shed upgrades	$25,000
		Total Site:	$25,000		Total Site:	$0		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Furnace replacements	$25,000		Exhaust Fan replacement	$10,000		smoke dectectors	$7,500
		Total M&E:	$0		Total M&E:	$25,000		Total M&E:	$10,000		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement and painting	$85,000		Roofing replacement	$81,000		Siding	$35,000		Painting	$35,000
		Total B.E.:	$85,000		Total B.E.:	$81,000		Total B.E.:	$35,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$15,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$15,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$8,100		Appliance replacement	$8,100		Interior finshes	$30,000		None	$0
		Total D.E.:	$8,100		Total D.E.:	$8,100		Total D.E.:	$30,000		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0			$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$118,100	Estimated Cost		$129,100	Estimated Cost		$100,000	Estimated Cost		$67,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**		OH 6-11 McClinton Nunn Homes	**Site:**	
		Walks and site improvements	$15,000		None	$0		Repaving	$85,000		None	$0
		Total Site:	$15,000		Total Site:	$0		Total Site:	$85,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$25,000		Boiler replacement	$25,000		Boiler replacement	$30,000		Boiler replacement	$25,000
								Smoke detectors				
		Total M&E:	$25,000		Total M&E:	$25,000		Total M&E:	$30,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Masonry sealing & tuckpoint	$85,000		Roofing and windows	$60,000		Roofing and windows	$65,000		Roofing and windows	$70,000
		Roofing and windows										
		Total B.E.:	$85,000		Total B.E.:	$60,000		Total B.E.:	$65,000		Total B.E.:	$70,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit re-hab	$500,000		Unit re-hab	$500,000		Unit re-hab	$450,000		Unit re-hab	$600,000
		Total DUs:	$500,000		Total DUs:	$500,000		Total DUs:	$450,000		Total DUs:	$600,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Community room improvements	$12,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		C.O. improvements	$35,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$627,500	Estimated Cost		$634,500	Estimated Cost		$632,500	Estimated Cost		$697,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-12 Vistula Manor**	**Site:**	$0	**OH 6-12 Vistula Manor**	**Site:** Site lighting and sidewalks	$15,000	**OH 6-12 Vistula Manor**	**Site:** Landscaping	$10,000	**OH 6-12 Vistula Manor**	**Site:** Parking lot re-surfaceing	$35,000
		Total Site:	$0		Total Site:	$15,000		Total Site:	$10,000		Total Site:	$35,000
		Mechanical and Electrical:	$0		**Mechanical and Electrical:** Lighting	$5,000		**Mechanical and Electrical:** None	$0		**Mechanical and Electrical:** None	$0
		Total M&E:	$0		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior: Window replacement	$250,000		**Building Exterior:** Window replacement Phase II	$125,000		**Building Exterior:** Window replacement Phase III	$225,000		**Building Exterior:** Roof replacement	$275,000
		Total B.E.:	$250,000		Total B.E.:	$125,000		Total B.E.:	$225,000		Total B.E.:	$275,000
		Dwelling Units: Fire alarm upgrade	$50,000		**Dwelling Units:** Interior finishes	$5,000		**Dwelling Units:** None	$0		**Dwelling Units:** None	$0
		Total DUs:	$50,000		Total DUs:	$5,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment: None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas: Floor finishes	$25,000		**Interior Common Areas:** Interior finishes	$12,000		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$25,000		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** Chiller upgrade	$275,000		**Nondwelling Equipment:** Trash compactor	$25,000		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$275,000		Total NDE:	$25,000		Total NDE:	$0
ubtotal of Estimated Cost			$325,000	**Estimated Cost**		$437,000	**Estimated Cost**		$260,000	**Estimated Cost**		$310,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**		**OH 6-13 Glendale Terrace**	**Site:**	
		None	$0		Site drainage regrading	$225,000		Asphalt paving and patios	$85,000		Sidewalks and lighting	$40,000
		Total Site:	$0		Total Site:	$225,000		Total Site:	$85,000		Total Site:	$40,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$30,000		Boiler replacement	$35,000		None	$0		None	$0
		Total M&E:	$30,000		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Tuckpointing	$35,000		Entry door and storm replacements	$175,000		Clad wood trim & window replacements	$185,000
		Total B.E.:	$0		Total B.E.:	$35,000		Total B.E.:	$175,000		Total B.E.:	$185,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Update baths and kitchens I Interior finishes, carpet	$125,000		Update baths and kitchens II	$125,000		Fire alarm upgrade	$50,000		None	$0
		Total DUs:	$125,000		Total DUs:	$125,000		Total DUs:	$50,000		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$5,000		None	$0		None	$0		None	$0
		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Painting	$50,000		None	$0		Floors	$25,000		None	$0
		Total ICAs:	$50,000		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$210,000	**Estimated Cost**		$420,000	**Estimated Cost**		$335,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-14 Oak Terrace			OH 6-14 Oak Terrace			OH 6-14 Oak Terrace			OH 6-14 Oak Terrace		
		Site:			Site:			Site:			Site:	
		Tree triming	$1,500		Parking area replacement, sidewalk improvements, landscaping, lighting & site grading	$9,500		None	$0		None	$0
			$1,500			$9,500		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
			$0		Furnace & water heater replacement	$16,000		None	$0		Smoke detectors	$6,000
		Total M&E:	$0		Total M&E:	$16,000		Total M&E:	$0		Total M&E:	$6,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Balconey re-work	$35,000		Roofing replacement	$8,000		Windows	$17,000		Gutters and storm doors	$12,000
		Total B.E.:	$35,000		Total B.E.:	$8,000		Total B.E.:	$17,000		Total B.E.:	$12,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Kitchen & bathroom upgrades & wall and floor finish	$23,600		Kitchens, bathrooms, wall & floor finishes	$23,600		Kitchens, bathrooms, wall & floor finishes	$25,000		Kitchens, bathrooms, wall & floor finishes	$25,000
		Total DUs:	$23,600		Total DUs:	$23,600		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Appliances-range & refrigerator replcmts	$2,400		Ranges & refrigerator units	$2,400		Range & refrigerator units	$2,400		Range & refrigerator units	$2,400
		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		Interior finishes	$3,000		Interior finishes	$3,000
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$3,000
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$62,500	Estimated Cost		$59,500	Estimated Cost		$47,400	Estimated Cost		$48,400

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-15 Richmar Manor			OH 6-15 Richmar Manor			OH 6-15 Richmar Manor			OH 6-15 Richmar Manor		
		Site:			Site:			Site:			Site:	
		lighting	$7,500		None	$0		Parking lot sealing and striping	$3,500		Tree triming	$2,000
		Total Site:	$7,500		Total Site:	$0		Total Site:	$3,500		Total Site:	$2,000
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Fixtures	$20,000		Fixtures	$20,000		Smoke detectors	$5,000		None	$0
			$20,000			$20,000		Total M&E:	$5,000		Total M&E:	$0
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Masonry sealing, repair & fixtures	$19,200		lighting	$8,500		Tuckpointing	$55,000		None	$0
		Total B.E.:	$19,200		Total B.E.:	$8,500		Total B.E.:	$55,000		Total B.E.:	$0
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
			$0		Unit Kitchen and bath re-hab I	$155,000		Unit Kitchen and bath re-hab II	$155,000		Unit Kitchen and bath re-hab III	$155,000
		Total DUs:	$0		Total DUs:	$155,000		Total DUs:	$155,000		Total DUs:	$155,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Range & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600
		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		Community Room update	$50,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$50,000		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		Management facility upgrade	$8,500		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$8,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		Community Room Equipment	$2,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$2,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$53,300	Estimated Cost		$201,100	Estimated Cost		$275,100	Estimated Cost		$163,600

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-17/19 Northern Heights	**Site:**		OH 6-17/19 Northern Heights	**Site:**		OH 6-17/19 Northern Heights	**Site:**		OH 6-17/19 Northern Heights	**Site:**	
		Shed upgrades	$45,000		Concrete drives, walks, stoops & landscap	$120,000		Landscaping	$25,000		Tree Triming	$2,500
		Total Site:	$45,000		Total Site:	$120,000		Total Site:	$25,000		Total Site:	$2,500
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detectors	$6,000		Water heater replacement	$75,000		Furnace replacements	$125,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$75,000		Total M&E:	$125,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement, entry & storm doors	$80,000		Roofing replacement, siding & storm door	$80,000		Roofing replacement, masonry sealing & siding and windows	$100,000		Roofing replacement, masonry sealing & siding and windows	$100,000
		Total B.E.:	$80,000		Total B.E.:	$80,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Refrigerator replacement	$14,000		Interior finishes	$30,000		Interior finishes	$30,000
		Total DUs:	$0		Total DUs:	$14,000		Total DUs:	$30,000		Total DUs:	$30,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	Estimated Cost		$220,000	Estimated Cost		$230,000	Estimated Cost		$257,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-20 Parqwood Apartments	**Site:**	$0	OH 6-20 Parqwood Apartments	**Site:** Tree triming and retaining wall rebuilc	$5,000	OH 6-20 Parqwood Apartments	**Site:** Sidewalk and Drive improvements	$25,000	OH 6-20 Parqwood Apartments	**Site:** None	$0
		Total Site:	$0		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$0
		Mechanical and Electrical: Fixtures	$7,500		**Mechanical and Electrical:** Heating upgrades	$15,000		**Mechanical and Electrical:** Heating upgrades	$10,000		**Mechanical and Electrical:** Smoke detectors	$5,000
		Total M&E:	$7,500		Total M&E:	$15,000		Total M&E:	$10,000		Total M&E:	$5,000
		Building Exterior: Tuckpointing and façade improvements	$85,000		**Building Exterior:** None	$0		**Building Exterior:** Entry door upgrades	$15,000		**Building Exterior:** Window replacements I	$45,000
		Total B.E.:	$85,000		Total B.E.:	$0		Total B.E.:	$15,000		Total B.E.:	$45,000
		Dwelling Units: None	$0		**Dwelling Units:** Bath and Kitchen improvements I	$90,000		**Dwelling Units:** Bath and Kitchen improvements II	$95,000		**Dwelling Units:** Bath and Kitchen improvements III	$100,000
		Total DUs:	$0		Total DUs:	$90,000		Total DUs:	$95,000		Total DUs:	$100,000
		Dwelling Equipment: None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas: Interior Finishes	$35,000		**Interior Common Areas:** Painting	$20,000		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$35,000		Total ICAs:	$20,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: Maintenance shop	$25,000		**Site-Wide Facilities:** Garage doors and parking striping	$6,500		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$25,000		Total SWFs:	$6,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$152,500	Estimated Cost		$136,500	Estimated Cost		$145,000	Estimated Cost		$150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-21 Flory Gardens			**OH 6-21 Flory Gardens**			**OH 6-21 Flory Gardens**			**OH 6-21 Flory Gardens**		
		Site:			**Site:**			**Site:**			**Site:**	
		Lighting	$3,500		None	$0		None	$0		None	$0
See		Total Site:	$3,500		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Fixtures	$250,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000
		Total M&E:	$250,000		Total M&E:	$350,000		Total M&E:	$350,000		Total M&E:	$350,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000
		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Substantial renovation Phase	$400,000		Substantial renovation Phase I	$400,000		Substantial renovation Phase II	$400,000		Substantial renovation Phase IV	$400,000
		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$14,700		None	$0		None	$0		None	$0
		Total D.E.:	$14,700		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Assisted living office area	$15,000		None	$0		Community Room improvements	$35,000		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Patio improvements	$25,000		None	$0		None	$0		None	$0
		Total SWFs:	$25,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$808,200	**Estimated Cost**		$850,000	**Estimated Cost**		$885,000	**Estimated Cost**		$850,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**		OH 6-22 Scattered Sites 22	**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$30,000		Concrete, paving, grading, landscaping & tree work, sheds	$30,000		Concrete, paving, grading, landscaping & tree work, sheds	$50,000		Concrete, paving, grading, landscaping & tree work, sheds	$50,000
		Total Site:	$30,000		Total Site:	$30,000		Total Site:	$50,000		Total Site:	$50,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$42,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$35,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$75,000
		Total M&E:	$42,000		Total M&E:	$35,000		Total M&E:	$75,000		Total M&E:	$75,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$60,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000
		Total B.E.:	$60,000		Total B.E.:	$75,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$125,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$75,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$50,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$50,000
			$125,000			$75,000			$50,000			$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$257,000	Estimated Cost		$215,000	Estimated Cost		$225,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-23 Elmdale/Mercer Cts.	**Site:**		OH 6-23 Elmdale/Mercer Cts.	**Site:**		OH 6-23 Elmdale/Mercer Cts.	**Site:**		OH 6-23 Elmdale/Mercer Cts.	**Site:**	
		Concrete walks, asphalt sealing and stripeing	$15,000		Site lighting upgrade	$20,000		Tree triming	$2,000		Playground improvements/replacements	$20,000
		Total Site:	$15,000		Total Site:	$20,000		Total Site:	$2,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detectors	$15,000		None	$0		Furnace and HW replacements	$50,000		Furnace and HW replacements	$50,000
		Total M&E:	$15,000		Total M&E:	$0		Total M&E:	$50,000		Total M&E:	$50,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding replacements/cleaning	$27,000		Storm doors	$15,000		Shed improvements	$17,000		Roof replacements	$15,000
		Total B.E.:	$27,000		Total B.E.:	$15,000		Total B.E.:	$17,000		Total B.E.:	$15,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Carpet replacements , interior finishes	$30,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$30,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$57,000	Estimated Cost		$65,000	Estimated Cost		$69,000	Estimated Cost		$85,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**		OH 6-28 Scattered Sites - Urban Renewal	**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$12,500		Concrete, paving, grading, landscaping & tree work, sheds	$12,500		Concrete, paving, grading, landscaping & tree work, sheds	$15,000		Concrete, paving, grading, landscaping & tree work, sheds	$16,000
		Total Site:	$12,500		Total Site:	$12,500		Total Site:	$15,000		Total Site:	$16,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$13,200		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$15,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$17,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$19,000
		Total M&E:	$13,200		Total M&E:	$15,000		Total M&E:	$17,000		Total M&E:	$19,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$37,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$40,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$42,000
		Total B.E.:	$35,000		Total B.E.:	$37,000		Total B.E.:	$40,000		Total B.E.:	$42,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$55,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000
			$55,000			$60,000			$65,000			$70,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500
		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$119,200	Estimated Cost		$128,000	Estimated Cost		$140,500	Estimated Cost		$150,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-30 TenEyck Tower	**Site:**		OH 6-30 TenEyck Tower	**Site:**		OH 6-30 TenEyck Tower	**Site:**		OH 6-30 TenEyck Tower	**Site:**	
		Tree triming	$750		Lighting	$15,000		Concrete walk replacement	$6,500		Asphalt parking replacement	$65,000
		Total Site:	$750		Total Site:	$15,000		Total Site:	$6,500		Total Site:	$65,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		HW hearters and HVAC upgrades	$65,000		None	$0		Electric to gas heating conversion	$375,000
		Total M&E:	$0		Total M&E:	$65,000		Total M&E:	$0		Total M&E:	$375,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roof replacement	$135,000		None	$0		Window replacement I	$150,000		Window replacement II	$150,000
		Total B.E.:	$135,000		Total B.E.:	$0		Total B.E.:	$150,000		Total B.E.:	$150,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		None	$0		None	$0		None	$0
		Total DUs:	$50,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Appliances	$5,000		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Floor finishes	$25,000		Laundry area improvements	$15,000		None	$0
		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$15,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Office upgrades	$6,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$6,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Trash compactor	$35,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$35,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,750	Estimated Cost		$151,000	Estimated Cost		$171,500	Estimated Cost		$590,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-31 John Holland			**OH 6-31 John Holland**			**OH 6-31 John Holland**			**OH 6-31 John Holland**		
		Site:			**Site:**			**Site:**			**Site:**	
		asphalt sealing and striping	$10,000		Site lighting	$10,000		Tree triming	$3,000		Walks	$3,000
See		Total Site:	$10,000		Total Site:	$10,000		Total Site:	$3,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		Furnace and HW replacements	$75,000		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$75,000		Total M&E:	$0		Total M&E:	$7,500
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior finishes	$15,000		None	$0		Masonry tuckpointing & sealing	$85,000		Roofs	$35,000
								Storm doors				
		Total B.E.:	$15,000		Total B.E.:	$0		Total B.E.:	$85,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Iterior finishes, carpet	$25,000		None	$0		None	$0		None	$0
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$50,000	**Estimated Cost**		$85,000	**Estimated Cost**		$88,000	**Estimated Cost**		$45,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-32 Robert Dorrell Manor	**Site:**		**OH 6-32 Robert Dorrell Manor**	**Site:**		**OH 6-32 Robert Dorrell Manor**	**Site:**		**OH 6-32 Robert Dorrell Manor**	**Site:**	
			$0		parking lot re-paving	$55,000		Parking lot sealing and striping	$2,000		Tree triming	$3,000
See		Total Site:	$0		Total Site:	$55,000		Total Site:	$2,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Roof top air handler replacement	$20,000		Smoke detectors	$3,500		Fire pump replacement/upgrade	$17,000		HVAC and HW upgrades	$85,000
		Total M&E:	$20,000		Total M&E:	$3,500		Total M&E:	$17,000		Total M&E:	$85,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Window replacements	$120,000		Masonry tuckpoint & sealing	$75,000		Roof replacement	$90,000
		Total B.E.:	$0		Total B.E.:	$120,000		Total B.E.:	$75,000		Total B.E.:	$90,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Carpet replacement, interior finishes	$92,000		Unit renovations Phase I	$335,000		Unit renovations Phase II	$335,000		Unit renovations Phase III	$335,000
		Total DUs:	$92,000		Total DUs:	$335,000		Total DUs:	$335,000		Total DUs:	$335,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community room upgrades	$15,000		None	$0		Corridor floor & wall finishes	$95,000		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$95,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		Elevator upgrade	$385,000		None	$0		Trash compactor	$35,000		None	$0
		Total NDE:	$385,000		Total NDE:	$0		Total NDE:	$35,000		Total NDE:	$0
ubtotal of Estimated Cost			$512,000	**Estimated Cost**		$513,500	**Estimated Cost**		$559,000	**Estimated Cost**		$513,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2008** PHA FY:			FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-36 Oak Grove Estates			**OH 6-36 Oak Grove Estates**			**OH 6-36 Oak Grove Estates**			**OH 6-36 Oak Grove Estates**		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt paving	$16,500		dumpster enclosure	$7,500		Pavement sealing & striping	$4,500		Sheds	$15,000
See		Total Site:	$16,500		Total Site:	$7,500		Total Site:	$4,500		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Boiler room reconfiguration Phase I	$35,000		Boiler room reconfiguration Phase II	$35,000		Furance and HW replacements	$20,000		Smoke detectors	$4,000
		Total M&E:	$35,000		Total M&E:	$35,000		Total M&E:	$20,000		Total M&E:	$4,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior upgrades III and	$45,000		Exterior upgrades IV and	$50,000		Exterior upgrades V and	$55,000		Window replacements Phase I	$65,000
		Removal of attached sheds and balconey			Removal of attached sheds and balconey			Removal of attached sheds and balconeys			Roof replacements	
		Total B.E.:	$45,000		Total B.E.:	$50,000		Total B.E.:	$55,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		Elderly unit re-hab	$35,000		Elderly unit re-hab	$35,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Interior finishes	$7,500		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$7,500		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Management office improvements	$4,500		None	$0		None	$0		None	$0
		Total SWFs:	$4,500		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$101,000	**Estimated Cost**		$100,000	**Estimated Cost**		$114,500	**Estimated Cost**		$119,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-37 Scattered Sites 37			OH 6-37 Scattered Sites 37			OH 6-37 Scattered Sites 37			OH 6-37 Scattered Sites 37		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$40,000		Concrete, paving, grading, landscaping & tree work, sheds	$10,000		Concrete, paving, grading, landscaping & tree work, sheds	$10,000
		Total Site:	$20,000		Total Site:	$40,000		Total Site:	$10,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$25,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$25,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$25,000
		Total M&E:	$25,000		Total M&E:	$75,000		Total M&E:	$25,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$65,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$65,000
		Total B.E.:	$35,000		Total B.E.:	$75,000		Total B.E.:	$65,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$85,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$95,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$95,000
			$65,000			$85,000			$95,000			$95,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None			None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$145,000	Estimated Cost		$275,000	Estimated Cost		$195,000	Estimated Cost		$195,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-38 Ashley Arms	**Site:**		OH 6-38 Ashley Arms	**Site:**		OH 6-38 Ashley Arms	**Site:**		OH 6-38 Ashley Arms	**Site:**	
		Tree triming	$2,000		None	$0		Asphalt paving	$45,000		None	$0
		Total Site:	$2,000		Total Site:	$0		Total Site:	$45,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Water heater installations	$6,000		Fire surpression upgrades	$15,000		Fixtures	$22,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$15,000		Total M&E:	$22,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Insulated glass replacement	$9,000		Insulated glass replacement	$7,000		None	$0		Tuck pointing	$50,000
		Total B.E.:	$9,000		Total B.E.:	$7,000		Total B.E.:	$0		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Floor finishes	$11,000		Floor finishes	$12,000		Floor finishes	$12,000		Iterior finishes	$35,000
		Total DUs:	$11,000		Total DUs:	$12,000		Total DUs:	$12,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$3,600		Refrigerators replacement	$3,600		None	$0		None	$0
		Total D.E.:	$3,600		Total D.E.:	$3,600		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Entry door upgrad	$25,000		None	$0		interior finishes	$12,000		None	$0
		Total ICAs:	$25,000		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Elevator Upgrade	$450,000		Trash compactor	$50,000		None	$0
		Total NDE:	$0		Total NDE:	$450,000		Total NDE:	$50,000		Total NDE:	$0
ubtotal of Estimated Cost			$50,600	Estimated Cost		$478,600	Estimated Cost		$134,000	Estimated Cost		$107,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-40 Scattered Sites 40			OH 6-40 Scattered Sites 40			OH 6-40 Scattered Sites 40			OH 6-40 Scattered Sites 40		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$25,000		Concrete, paving, grading, landscaping & tree work, sheds	$30,000
		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$30,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$55,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$55,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$60,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$65,000
		Total M&E:	$55,000		Total M&E:	$55,000		Total M&E:	$60,000		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$40,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$42,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$45,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000
		Total B.E.:	$40,000		Total B.E.:	$42,000		Total B.E.:	$45,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$70,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$70,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$75,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$80,000
		ments, kitchen & bath updates	$70,000		ments, kitchen & bath updates	$70,000		ments, kitchen & bath updates	$75,000		ments, kitchen & bath updates	$80,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,000	Estimated Cost		$187,000	Estimated Cost		$205,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**		OH 6-41 Jade Estates	**Site:**	
		Tree triming and landscaping	$15,000		Sidewalk / drive replacements	$15,000		Site recovery & landscaping	$5,000		Site recovery & landscaping	$5,000
		Total Site:	$15,000		Total Site:	$15,000		Total Site:	$5,000		Total Site:	$5,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, HW heaters	$45,000		Furnace & water heater installatior	$65,000		Furnaces & water heaters	$35,000		Furnaces & water heaters	$35,000
		Total M&E:	$45,000		Total M&E:	$65,000		Total M&E:	$35,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, storm doors, Roofs	$65,000		Garage door replacements	$17,000		Exterior painting/ power washing	$25,000		Roof replacements	$30,000
		Total B.E.:	$65,000		Total B.E.:	$17,000		Total B.E.:	$25,000		Total B.E.:	$30,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major rehab	$90,000		Kitchen replacements & floor coverings	$25,000		Kitchen replacements & floor covering	$25,000		Kitchen replacements & floor covering	$25,000
		Total DUs:	$90,000		Total DUs:	$25,000		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$220,000	Estimated Cost		$127,000	Estimated Cost		$95,000	Estimated Cost		$100,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-42 Devonshire & Olander	**Site:**		OH 6-42 Devonshire & Olander	**Site:**		OH 6-42 Devonshire & Olander	**Site:**		OH 6-42 Devonshire & Olander	**Site:**	
		Drive replacements	$25,000		Asphalt sealing	$6,000		Sidewalk replacements	$20,000		tree triming	$3,000
		Total Site:	$25,000		Total Site:	$6,000		Total Site:	$20,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Phase I funding for utility conversior electric to gas	$70,000		Phase II funding for utility conversior	$75,000		Furnaces, HW heaters	$60,000		Furnaces, HW heaters	$60,000
		Total M&E:	$70,000		Total M&E:	$75,000		Total M&E:	$60,000		Total M&E:	$60,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Reroofing installations & garage door replacement	$45,000		Exterior painting/ power washing Tuchpointing, garage doors and siding	$25,000		Exterior painting/ power washing Storm doors, siding replacements	$35,000		Unit Reroofings	$25,000
		Total B.E.:	$45,000		Total B.E.:	$25,000		Total B.E.:	$35,000		Total B.E.:	$25,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchens & floor finishes	$50,000		Continued rehab	$85,000		Continued rehab	$90,000		Continued rehab	$90,000
		Total DUs:	$50,000		Total DUs:	$85,000		Total DUs:	$90,000		Total DUs:	$90,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000
		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$196,000	Estimated Cost		$197,000	Estimated Cost		$211,000	Estimated Cost		$184,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2008 PHA FY:			FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**		OH 6-43 Marsrow Acres	**Site:**	
			$0		asphalt sealing	$1,500		None	$0		Tree triming	$1,000
		Total Site:	$0		Total Site:	$1,500		Total Site:	$0		Total Site:	$1,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Water heater conversions	$5,000		None	$0		HW heaters	$15,000		Furnace replacements	$25,000
		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$15,000		Total M&E:	$25,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Strom doors, garage doors	$10,000		Siding replacements	$12,500		Exterior painting and power washing	$12,500		Roofs	$12,500
		Total B.E.:	$10,000		Total B.E.:	$12,500		Total B.E.:	$12,500		Total B.E.:	$12,500
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Damp proof basements	$35,000		Damp proof basements	$30,000		Damp proof basements	$35,000		Damp proof basements	$35,000
		Window installation			Window installation			Window installations			Window installations	
		Total DUs:	$35,000		Total DUs:	$30,000		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000
		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$53,000	Estimated Cost		$47,000	Estimated Cost		$65,500	Estimated Cost		$76,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-44 Willow Bend Estates	**Site:**		OH 6-44 Willow Bend Estates	**Site:**		OH 6-44 Willow Bend Estates	**Site:**		OH 6-44 Willow Bend Estates	**Site:**	
		Concrete, paving, grading, landscaping & tree work.	$0		Asphalt sealing	$1,500		Tree triming	$2,000		None	$0
		Total Site:	$0		Total Site:	$1,500		Total Site:	$2,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$5,000		Furnaces	$5,000		Furnaces	$5,000		Furnaces	$5,000
		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$4,000		Overhead & service door replacement	$4,000		Painging			None	
		Total B.E.:	$4,000		Total B.E.:	$4,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$20,000		Kitchen update & floor finishes	$20,000		Kitchen upgrade & floor finishes	$12,000		Kitchen upgrade & floor finishes	$12,000
		ments, kitchen & bath updates	$20,000		Total DUs:	$20,000		Total DUs:	$12,000		Total DUs:	$12,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$31,500	Estimated Cost		$33,000	Estimated Cost		$21,500	Estimated Cost		$19,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2007	Activities for Year 2 FFY Grant: 2008 PHA FY:			Activities for Year 3 FFY Grant: 2009 PHA FY:			Activities for Year 4 FFY Grant: 2010 PHA FY:			Activities for Year 5 FFY Grant: 2011 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	OH 6-45 Scattered Sites 45			OH 6-45 Scattered Sites 45			OH 6-45 Scattered Sites 45			OH 6-45 Scattered Sites 45		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000
		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$20,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$20,000
		Total M&E:	$30,000		Total M&E:	$30,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000
		Total B.E.:	$25,000		Total B.E.:	$25,000		Total B.E.:	$20,000		Total B.E.:	$20,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000
			$80,000			$80,000			$60,000			$60,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$155,000	Estimated Cost		$155,000	Estimated Cost		$120,000	Estimated Cost		$120,000

ATTACHMENT O

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No. OH12P00650108 Replacement Housing Factor Grant No:	2008

[X] 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	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations	$750,000.00	$0.00	$0.00	$0.00
3	1408	Management Improvements	$175,000.00	$0.00	$0.00	$0.00
4	1410	Administration	$510,000.00	$0.00	$0.00	$0.00
5	1411	Audit	$0.00	$0.00	$0.00	$0.00
6	1415	Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430	Fees and Costs	$175,000.00	$0.00	$0.00	$0.00
8	1440	Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450	Site Improvement	$699,400.00	$0.00	$0.00	$0.00
10	1460	Dwelling Structures	$1,537,500.00	$0.00	$0.00	$0.00
11	1465.1	Dwelling Equipment-Nonexpendable	$164,300.00	$0.00	$0.00	$0.00
12	1470	Nondwelling Structures	$217,500.00	$0.00	$0.00	$0.00
13	1475	Nondwelling Equipment	$25,000.00	$0.00	$0.00	$0.00
14	1485	Demolition	$500,000.00	$0.00	$0.00	$0.00
15	1490	Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492	Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1	Relocation Cost	$18,500.00	$0.00	$0.00	$0.00
18	1499	Development Activities	$350,000.00	$0.00	$0.00	$0.00
19	1501	Collateralization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502	Contingency	$0.00	$0.00	$0.00	$0.00
21	**Amount of Annual Grant: (sum of lines 2-20)**		$5,122,200.00	$0.00	$0.00	$0.00
22	Amount of line 21 Related to LBP Activities		$1,000.00	$0.00	$0.00	$0.00
23	Amount of line 21 Related to Section 504 Compliance		$105,000.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security -- Soft Costs		$35,000.00	$0.00	$0.00	$0.00
25	Amount of line 21 Related to Security -- Hard Costs		$125,000.00	$0.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures		$900,000.00	$0.00	$0.00	$0.00

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance & Evaluation Report or a Revised A
2 To be completed for the Performance & Evaluation Report

facsimile form HUD-52837 (10/96)
ref Handbook 7485.3

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated	Funds Expended	Status of Work	
Operations		1406		$750,000.00	$0.00	$0.00	$0.00		
			Total 1406	$750,000.00	$0.00	$0.00	$0.00		
HA-Wide Mgmt. Improvmts	IS software	1408		$100,000.00	$0.00	$0.00	$0.00		
	Security			$75,000.00					
			Total 1408	$175,000.00	$0.00	$0.00	$0.00		
HA-Wide Admin	Modernization Staff Salaries	1410		$510,000.00	$0.00	$0.00	$0.00		
HA-Wide Fees and Costs	A & E Services	1430		$175,000.00	$0.00	$0.00	$0.00		
HA-Wide									
"									
"	Appliances	1465		$150,000.00	$0.00	$0.00	$0.00		
"	IS hardware			$25,000.00					
"	Demolition(BrandWhitlock)	1485		$500,000.00					
	Development (KincoraPH units)	1499		$350,000.00					
"	Relocation (Flory)	1495.1		$18,500.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Oak Terrace OH 6-14	Site:								
		1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnace & water heater replacemer	1460		$16,000.00	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$16,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Tuckpointing, trim finish & masonry sealing	1460		$6,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$6,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Oak		Project Total:	$22,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 111 Dorrell Manor OH 6-32	Site:								
	Fence Replacement	1450		$32,000.00	$0.00	$0.00	$0.00		
			Total Site:	$32,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Dorrell		Project Total:	$32,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 111 Oak Grove Estates OH 6-36	Site:								
		1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Exterior upgrades II and Removal of attached sheds and balconeys	1460		$85,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$85,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Oak		Project Total:	$85,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Jade Estates OH 6-41	Site:								
		1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Painting, power washing	1460		$5,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$5,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Floor finishes	1460		$4,500.00	$0.00	$0.00	$0.00		
			Total DUs:	$4,500.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Jade		Project Total:	$9,500.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 111 Devonshire Olander OH 6-42	Site:							
		1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
		1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Painting, power washing, roofs	1460		$8,500.00	$0.00	$0.00	$0.00	
			Total B.E.:	$8,500.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Floor finishes	1460		$5,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$5,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Devonshire		Project Total:	$13,500.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 111 Marsrow Estates OH 6-43	**Site:**								
	Re-paving asphalt drives & landsca	1450		$12,000.00	$0.00	$0.00	$0.00		
			Total Site:	$12,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Marsrow**		Project Total:	$12,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 111 Willow Bend Estates OH 6-44	**Site:**							
	Concrete, paving, grading, landscap tree work.	1450		$8,000.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$8,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$25,000.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$25,000.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$45,000.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$45,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace- ments, kitchen & bath updates	1460		$50,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$50,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
		1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Willow**		Project Total:	$128,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 111 Scattered Sites OH 6-22,37,40	**Site:**								
	Concrete, paving, grading, landscap tree work.	1450		$7,000.00	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$7,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$25,000.00	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$25,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$45,000.00	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$45,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace- ments, kitchen & bath updates	1460		$45,000.00	$0.00	$0.00	$0.00		
			Total DUs:	$45,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$122,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 112 Glendale Terrace OH 6-13	**Site:**							
	Unit fencing replacement	1450		$30,000.00	$0.00	$0.00	$0.00	
			Total Site:	$30,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	Interior finishes and carpet	1470		$5,000.00	$0.00	$0.00	$0.00	
			Total ICAs:	$5,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	Office upgade	1470		$6,000.00	$0.00	$0.00	$0.00	
			Total SWFs:	$6,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Glendale**		Project Total:	$41,000.00	$0.00	$0.00	$0.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 112 Flory Gardens OH 6-21	Site:							
	Lighting	1450		$3,500.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
		1460		$0.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
		1460		$0.00	$0.00	$0.00	$0.00	
	Total DUs:		Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
		1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	Hallway painting	1470		$6,000.00	$0.00	$0.00	$0.00	
			Total ICAs:	$6,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Flory		Project Total:	$9,500.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 112 Elmdale Mercer Court OH 6-23	Site:								
	None	1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Smoke detectors	1460		$4,000.00	$0.00	$0.00	$0.00		
			Total M&E:	$4,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	Interior finishes	1470		$2,000.00	$0.00	$0.00	$0.00		
			Total ICAs:	$2,000.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	Community Building roof replaceme	1470		$15,000.00	$0.00	$0.00	$0.00		
			Total SWFs:	$15,000.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Elmdale		Project Total:	$21,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 112 Scattered Sites OH 6-22,37,45	**Site:**								
	Concrete, paving, grading, landscap tree work.	1450		$500.00	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$500.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$15,000.00	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$15,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$25,000.00	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$25,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$37,500.00	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$37,500.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$78,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 113 Richmar Manor OH 6-15	Site:								
	security lighting	1450		$700.00	$0.00	$0.00	$0.00		
			Total Site:	$700.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Unit Kitchen and bath re-hab I	1460		$125,000.00	$0.00	$0.00	$0.00		
			Total DUs:	$125,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Richmar		Project Total:	$125,700.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 113 John Holland Estates OH 6-31	**Site:**							
	None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	GFI upgrades	1460		$5,000.00	$0.00	$0.00	$0.00	
			Total M&E:	$5,000.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Roofs	1460		$35,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$35,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
		1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**John**		Project Total:	$40,000.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 113 Ashley Arms OH 6-38	Site:								
		1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Water heater replacement	1460		$6,000.00	$0.00	$0.00	$0.00		
			Total M&E:	$6,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
		1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Ashley		Project Total:	$6,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 113 Urban Renewal Scattered OH 6-22,28, 37,40,45	**Site:**								
	Concrete, paving, grading, landscap tree work.	1450		$5,500.00	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$5,500.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$35,000.00	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$35,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$4,500.00	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$4,500.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$35,000.00	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$35,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliance replacement	1465.1		$1,200.00	$0.00	$0.00	$0.00		
			Total D.E.:	$1,200.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Urban		Project Total:	$81,200.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 121 Weiler Homes OH 6-1	**Site:**								
	Fencing, walks, parking, lighting	1450		$350,000.00	$0.00	$0.00	$0.00		
			Total Site:	$350,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Smoke detectors	1460		$20,000.00	$0.00	$0.00	$0.00		
			Total M&E:	$20,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Interior finishes	1460		$5,000.00	$0.00	$0.00	$0.00		
			Total DUs:	$5,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	Maint. Building roof replacement	1470		$35,000.00	$0.00	$0.00	$0.00		
			Total SWFs:	$35,000.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Weiler**		Project Total:	$410,000.00	$0.00	$0.00	$0.00		

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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 121 Spieker Terrace OH 6-9	Site:								
	None	1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces & water heaters	1460		$2,500.00	$0.00	$0.00	$0.00		
			Total M&E:	$2,500.00	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Ranges & refrigerators	1465.1		$5,000.00	$0.00	$0.00	$0.00		
			Total D.E.:	$5,000.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Spieker		Project Total:	$7,500.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 122 Ravine Park OH 6-3	**Site:**								
	Walks and drives	1450		$7,500.00	$0.00	$0.00	$0.00		
			Total Site:	$7,500.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Interior finishes	1460		$5,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$5,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	Community building and Gym roof replacement	1470		$135,000.00	$0.00	$0.00	$0.00		
			Total SWFs:	$135,000.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Ravine**		Project Total:	$147,500.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 122 Birmingham Terrace OH 6-6	Site:								
		1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	Management office exterior finishes	1470		$3,000.00	$0.00	$0.00	$0.00		
			Total SWFs:	$3,000.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
		1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Birmingham		Project Total:	$3,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 122 Hansen Terrace OH 6-7	Site:							
		1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
		1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Tuckpointing & masonry sealing	1460		$12,000.00	$0.00	$0.00	$0.00	
			Total B.E.:	$12,000.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Attic insulation	1460		$35,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$35,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	Interior finishes	1470		$5,000.00	$0.00	$0.00	$0.00	
			Total ICAs:	$5,000.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	Hansen		Project Total:	$52,000.00	$0.00	$0.00	$0.00	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 122 Scattered Sites OH 6-22,37,45	**Site:**								
	Concrete, paving, grading, landscap tree work.	1450		$8,000.00	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$8,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$15,000.00	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$15,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$45,000.00	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$45,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$42,000.00	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$42,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$110,000.00	$0.00	$0.00	$0.00		

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 123 Pulley Homes OH 6-10	Site:								
	None	1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Smoke detector replacement	1460		$5,000.00	$0.00	$0.00	$0.00		
			Total M&E:	$5,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Roofing replacement and painting	1460		$23,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$23,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	Appliance replacement	1465.1		$8,100.00	$0.00	$0.00	$0.00		
			Total D.E.:	$8,100.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Pulley		Project Total:	$36,100.00	$0.00	$0.00	$0.00		

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PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 123 Vistula Manor OH 6-12	**Site:**							
	Retaining wall improvements	1450		$45,000.00	$0.00	$0.00	$0.00	
			Total Site:	$45,000.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Smoke detectors	1460		$35,000.00	$0.00	$0.00	$0.00	
			Total M&E:	$35,000.00	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Floor coverings	1460		$8,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$8,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
		1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Vistula**		Project Total:	$88,000.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 123 Northern Heights OH 6-17/19	Site:								
	Concrete drives, walks & stoops, lar	1450		$150,000.00	$0.00	$0.00	$0.00		
			Total Site:	$150,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Northern		Project Total:	$150,000.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
AMP 123 Scattered Sites OH 6-22,37,40	**Site:**							
	Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$0.00	$0.00	$0.00	
	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$7,500.00	$0.00	$0.00	$0.00	
	Total M&E:		Total M&E:	$7,500.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$17,500.00	$0.00	$0.00	$0.00	
	Total B.E.:		Total B.E.:	$17,500.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$21,000.00	$0.00	$0.00	$0.00	
	ments, kitchen & bath updates		Total DUs:	$21,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**Scattered**		Project Total:	$49,500.00	$0.00	$0.00	$0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 131 Port Lawrence OH 6-5	**Site:**								
	Tree triming	1450		$2,000.00	$0.00	$0.00	$0.00		
			Total Site:	$2,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Tuck pointing	1460		$30,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$30,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total DUs:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
		1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
		1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Port**		Project Total:	$32,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
AMP 131 McClinton Nunn OH 6-11	Site:								
		1450		$0.00	$0.00	$0.00	$0.00		
			Total Site:	$0.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
		1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Masonry sealing & tuckpoint Roofing and windows	1460		$85,000.00	$0.00	$0.00	$0.00		
			Total B.E.:	$85,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Unit re-hab	1460		$350,000.00	$0.00	$0.00	$0.00		
			Total DUs:	$350,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
		1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
		1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	McClinton		Project Total:	$435,000.00	$0.00	$0.00	$0.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No		OH12P00650108					
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 131 Scattered Sites OH 6-22,37, 40,45	**Site:**								
	Concrete, paving, grading, landscap tree work.	1450		$3,500.00	$0.00	$0.00	$0.00		
	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	Furnaces, water heaters, electrical fixtures & devices included.	1460		$9,000.00	$0.00	$0.00	$0.00		
	Total M&E:		Total M&E:	$9,000.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	Siding, roofs, tuckpointing, sheds, d & window installations	1460		$15,000.00	$0.00	$0.00	$0.00		
	Total B.E.:		Total B.E.:	$15,000.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Renovation of total & partial units in finishes for floors & walls, door replace-	1460		$22,000.00	$0.00	$0.00	$0.00		
	ments, kitchen & bath updates		Total DUs:	$22,000.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	**Scattered**		Project Total:	$49,500.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 132 OH6-2/8 Brand Whitlock OH6-2/8	Site:							
	None	1450		$0.00	$0.00	$0.00	$0.00	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
		1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	OH6-2/8 Brand		Project Total:	$0.00	$0.00	$0.00	$0.00	

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

PHA Name:		**Grant Type and Number**				**Federal FY of Grant:**				
		Capital Fund Program Grant No		**OH12P00650108**						
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				**2008**				
Development				Total Estimated Cost		Total Actual Cost		Status of Work		
Number	General Description of Major Work	Development	Quantity							
Name/HA-Wide	Categories	Account								
Activities		Number		Original	Revised	Obligated	Expended			
AMP 132	**Site:**									
Albertus	Walks, drivs	1450		$15,000.00	$0.00	$0.00	$0.00			
Brown				---	---	---	---			
OH 6-4			Total Site:	$15,000.00	$0.00	$0.00	$0.00			
	Mechanical and Electrical:									
		1460		$0.00	$0.00	$0.00	$0.00			
					---	---	---			
			Total M&E:	$0.00	$0.00	$0.00	$0.00			
	Building Exterior:									
	Tuckpointing	1460		$20,000.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total B.E.:	$20,000.00	$0.00	$0.00	$0.00			
	Dwelling Units:									
		1460		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total DUs:	$0.00	$0.00	$0.00	$0.00			
	Dwelling Equipment:									
		1465.1		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total D.E.:	$0.00	$0.00	$0.00	$0.00			
	Interior Common Areas:									
	None	1470		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total ICAs:	$0.00	$0.00	$0.00	$0.00			
	Site-Wide Facilities:									
		1470		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total SWFs:	$0.00	$0.00	$0.00	$0.00			
	Nondwelling Equipment:									
		1475		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total NDE:	$0.00	$0.00	$0.00	$0.00			
Total,	**Albertus**		Project Total:	$35,000.00	$0.00	$0.00	$0.00			

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
		Capital Fund Program Grant No	OH12P00650108						
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work	
AMP 133 Parqwood Apts. OH 6-20	Site:								
	Lighting	1450		$15,000.00	$0.00	$0.00	$0.00		
			Total Site:	$15,000.00	$0.00	$0.00	$0.00		
	Mechanical and Electrical:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total M&E:	$0.00	$0.00	$0.00	$0.00		
	Building Exterior:								
	None	1460		$0.00	$0.00	$0.00	$0.00		
			Total B.E.:	$0.00	$0.00	$0.00	$0.00		
	Dwelling Units:								
	Interiior finishes	1460		$2,500.00	$0.00	$0.00	$0.00		
			Total DUs:	$2,500.00	$0.00	$0.00	$0.00		
	Dwelling Equipment:								
	None	1465.1		$0.00	$0.00	$0.00	$0.00		
			Total D.E.:	$0.00	$0.00	$0.00	$0.00		
	Interior Common Areas:								
	None	1470		$0.00	$0.00	$0.00	$0.00		
			Total ICAs:	$0.00	$0.00	$0.00	$0.00		
	Site-Wide Facilities:								
		1470		$0.00	$0.00	$0.00	$0.00		
			Total SWFs:	$0.00	$0.00	$0.00	$0.00		
	Nondwelling Equipment:								
	None	1475		$0.00	$0.00	$0.00	$0.00		
			Total NDE:	$0.00	$0.00	$0.00	$0.00		
Total,	Parqwood		Project Total:	$17,500.00	$0.00	$0.00	$0.00		

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
AMP 133 TenEyck Towers OH 6-30	**Site:**							
	Lighting	1450		$700.00	$0.00	$0.00	$0.00	
			Total Site:	$700.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	Smoke detector upgrade	1460		$7,500.00	$0.00	$0.00	$0.00	
			Total M&E:	$7,500.00	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0.00	$0.00	$0.00	$0.00	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	Interior finishes	1460		$6,000.00	$0.00	$0.00	$0.00	
			Total DUs:	$6,000.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	Tile replacements	1470		$5,500.00	$0.00	$0.00	$0.00	
			Total ICAs:	$5,500.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
			Total SWFs:	$0.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	None	1475		$0.00	$0.00	$0.00	$0.00	
			Total NDE:	$0.00	$0.00	$0.00	$0.00	
Total,	**TenEyck**		Project Total:	$19,700.00	$0.00	$0.00	$0.00	

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

PHA Name:		**Grant Type and Number**				**Federal FY of Grant:**				
		Capital Fund Program Grant No		**OH12P00650108**						
Lucas Metropolitan Housing Authority		Replacement Housing Factor Grant No:				**2008**				
Development				Total Estimated Cost		Total Actual Cost		Status of Work		
Number	General Description of Major Work	Development	Quantity							
Name/HA-Wide	Categories	Account								
Activities		Number		Original	Revised	Obligated	Expended			
AMP 133	**Site:**									
Scattered	Concrete, paving, grading, landscap	1450		$3,500.00	$0.00	$0.00	$0.00			
Sites	tree work.			---	---	---	---			
OH 6-37,40,45	Total Site:		Total Site:	$3,500.00	$0.00	$0.00	$0.00			
	Mechanical and Electrical:									
	Furnaces, water heaters, electrical	1460		$9,000.00	$0.00	$0.00	$0.00			
	fixtures & devices included.			---	---	---	---			
	Total M&E:		Total M&E:	$9,000.00	$0.00	$0.00	$0.00			
	Building Exterior:									
	Siding, roofs, tuckpointing, sheds, d	1460		$15,000.00	$0.00	$0.00	$0.00			
	& window installations			---	---	---	---			
	Total B.E.:		Total B.E.:	$15,000.00	$0.00	$0.00	$0.00			
	Dwelling Units:									
	Renovation of total & partial units in	1460		$22,000.00	$0.00	$0.00	$0.00			
	finishes for floors & walls, door replace-			---	---	---	---			
	ments, kitchen & bath updates		Total DUs:	$22,000.00	$0.00	$0.00	$0.00			
	Dwelling Equipment:									
	None	1465.1		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total D.E.:	$0.00	$0.00	$0.00	$0.00			
	Interior Common Areas:									
	None	1470		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total ICAs:	$0.00	$0.00	$0.00	$0.00			
	Site-Wide Facilities:									
	None	1470		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total SWFs:	$0.00	$0.00	$0.00	$0.00			
	Nondwelling Equipment:									
	None	1475		$0.00	$0.00	$0.00	$0.00			
				---	---	---	---			
			Total NDE:	$0.00	$0.00	$0.00	$0.00			
Total,	**Scattered**		Project Total:	$49,500.00	$0.00	$0.00	$0.00			

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No OH12P00650108	
Lucas Metropolitan Housing Authority	Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
HA Wide	Site:							
Fixtures		1450		$0.00	$0.00	$0.00	$0.00	
Equipment				---	---	---	---	
			Total Site:	$0.00	$0.00	$0.00	$0.00	
	Mechanical and Electrical:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total M&E:	$0.00	$0.00	$0.00	$0.00	
	Building Exterior:							
		1460		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total B.E.:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Units:							
	None	1460		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total DUs:	$0.00	$0.00	$0.00	$0.00	
	Dwelling Equipment:							
	None	1465.1		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total D.E.:	$0.00	$0.00	$0.00	$0.00	
	Interior Common Areas:							
	None	1470		$0.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total ICAs:	$0.00	$0.00	$0.00	$0.00	
	Site-Wide Facilities:							
	C.O. upgrades	1470		$15,000.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total SWFs:	$15,000.00	$0.00	$0.00	$0.00	
	Nondwelling Equipment:							
	Maint. Equipment	1475		$50,000.00	$0.00	$0.00	$0.00	
				---	---	---	---	
			Total NDE:	$50,000.00	$0.00	$0.00	$0.00	
Total,	Fixtures		Project Total:	$65,000.00	$0.00	$0.00	$0.00	

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650108 Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IS software	06/30/10			06/30/12			
	06/30/10			06/30/12			
0	06/30/10			06/30/12			
	06/30/10			06/30/12			
	06/30/10			06/30/12			
HA-Wide	06/30/10			06/30/12			
"	06/30/10			06/30/12			
"	06/30/10			06/30/12			
"	06/30/10			06/30/12			
"	06/30/10			06/30/12			
AMP 111 Oak Terrace OH 6-14	06/30/10			06/30/12			
AMP 111 Robert Dorrell Manor OH 6-32	06/30/10			06/30/12			
AMP 111 Oak Grove Estates OH 6-36	06/30/10			06/30/12			
AMP 111 Jade Estates OH 6-41	06/30/10			06/30/12			
AMP 111 Devonshire & Olander OH 6-42	06/30/10			06/30/12			
AMP 111 Marsrow Acres OH 6-43	06/30/10			06/30/12			
AMP 111 Willow Bend Estates OH 6-44	06/30/10			06/30/12			
AMP 111 Scattered Sites OH 6-22,37,40	06/30/10			06/30/12			
AMP 112 Glendale Terrace OH 6-13	06/30/10			06/30/12			
AMP 112 Flory Gardens OH 6-21	06/30/10			06/30/12			
AMP 112 Elmdale/Mercer Cts. OH 6-23	06/30/10			06/30/12			
AMP 112 Scattered Sites OH 6-22,37,45	06/30/10			06/30/12			
AMP 113 Richmar Manor OH 6-15	06/30/10			06/30/12			
AMP 113 John Holland OH 6-31	06/30/10			06/30/12			
AMP 113 Ashley Arms OH 6-38	06/30/10			06/30/12			
AMP 113 Scattered Sites OH 6-22,28,37,40,45	06/30/10			06/30/12			
AMP 121 Weiler Homes OH 6-1	06/30/10			06/30/12			
AMP 121 Spieker Terrace OH 6-9	06/30/10			06/30/12			

Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule (Continuation)

PHA Name:	Grant Type and Number	Federal FY of Grant:
Lucas Metropolitan Housing Authority	Capital Fund Program Grant No.: OH12P00650108 Replacement Housing Factor Grant No:	2008

Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP 122 Ravine Park Village OH 6-3	06/30/10			06/30/12			
AMP 122 Birmingham Terrace OH 6-6	06/30/10			06/30/12			
AMP 122 Hansen Terrace OH 6-7	06/30/10			06/30/12			
AMP 122 Scattered Sites OH6-22,37,45	06/30/10			06/30/12			
AMP 123 Pulley Homes OH 6-10	06/30/10			06/30/12			
AMP 123 Vistula Manor OH 6-12	06/30/10			06/30/12			
AMP 123 Northern Heights OH 6-17/19	06/30/10			06/30/12			
AMP 123 Scattered Sites OH6-22,37,40	06/30/10			06/30/12			
AMP 131 Port Lawrence Homes OH 6-5	06/30/10			06/30/12			
AMP 131 McClinton Nunn Homes OH 6-11	06/30/10			06/30/12			
AMP 131 Scattered Sites OH6-22,37,40,45	06/30/10			06/30/12			
AMP 132 Brand Whitlock Homes OH 6-2/8	06/30/10			06/30/12			
AMP 132 Albertus Brown OH 6-4	06/30/10			06/30/12			
AMP 133 Parqwood Apartments OH 6-20	06/30/10			06/30/12			
AMP 133 TenEyck Tower OH 6-30	06/30/10			06/30/12			
AMP 133 Scattered Sites OH6-37,40,45	06/30/10			06/30/12			

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name:
Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2008**	Work Statement for Year 2 FFY Grant: **2009** PHA FY:	Work Statement for Year 3 FFY Grant: **2010** PHA FY:	Work Statement for Year 4 FFY Grant: **2011** PHA FY:	Work Statement for Year 5 FFY Grant: **2012** PHA FY:
AMP 111 Oak Terrace OH 6-14		$62,500	$59,500	$47,400	$48,400
AMP 111 Robert Dorrell Manor OH 6-32		$512,000	$513,500	$557,000	$513,000
AMP 111 Oak Grove Estates OH 6-36		$101,000	$100,000	$114,500	$119,000
AMP 111 Jade Estates OH 6-41		$220,000	$127,000	$95,000	$100,000
AMP 111 Devonshire & Olander OH 6-42	**Annual**	$196,000	$197,000	$211,000	$184,000
AMP 111 Marsrow Acres OH 6-43		$53,000	$47,000	$65,500	$76,500
AMP 111 Willow Bend Estates OH 6-44	**Statement**	$31,500	$33,000	$21,500	$19,500
AMP 111 Scattered Sites OH 6-22,37,40		$257,000	$215,000	$225,000	$225,000
HA-Wide Physical Activities		$427,500	$357,500	$362,500	$367,500
HA-Wide Non-Physical Activities		$0	$0	$0	$0
HA-Wide Contingency @ X%		$0	$0	$0	$0
CFP Funds Listed for 5-year planning		$10,955,650	$12,344,800	$11,358,500	##########
Replacement Housing Factor Funds		$0	$0	$0	$0

Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)

HA Name:

Lucas Metropolitan Housing Authority

[X] **Original 5-Year Plan**
[ ] **Revision No:** ___

Development Number/Name/HA-Wide	Year 1 **2008**	Work Statement for Year 2 FFY Grant: **2009** PHA FY:	Work Statement for Year 3 FFY Grant: **2010** PHA FY:	Work Statement for Year 4 FFY Grant: **2011** PHA FY:	Work Statement for Year 5 FFY Grant: **2012** PHA FY:
AMP 112 Glendale Terrace OH 6-13		$210,000	$420,000	$285,000	$225,000
AMP 112 Flory Gardens OH 6-21		$808,200	$850,000	$885,000	$850,000
AMP 112 Elmdale/Mercer Cts. OH 6-23		$57,000	$65,000	$69,000	$85,000
AMP 112 Scattered Sites OH 6-22,37,45	**See**	$119,200	$128,000	$140,500	$150,500
AMP 113 Richmar Manor OH 6-15		$53,300	$201,100	$275,100	$163,600
AMP 113 John Holland OH 6-31	**Annual**	$50,000	$85,000	$88,000	$45,500
AMP 113 Ashley Arms OH 6-38		$50,600	$478,600	$134,000	$107,000
AMP 113 Scattered Sites OH 6-22,28,37,40,4	**Statement**	$145,000	$275,000	$195,000	$195,000
AMP 121 Weiler Homes OH 6-1		$380,000	$375,000	$387,500	$357,500
AMP 121 Spieker Terrace OH 6-9		$415,000	$306,500	$390,000	$485,000
AMP 122 Ravine Park Village OH 6-3		$60,000	$170,000	$185,000	$200,000
AMP 122 Birmingham Terrace OH 6-6		$105,000	$177,500	$285,000	$200,000
AMP 122 Hansen Terrace OH 6-7		$153,000	$163,500	$238,000	$157,500
AMP 122 Scattered Sites OH6-22,37,45		$185,000	$187,000	$205,000	$225,000
AMP 123 Pulley Homes OH 6-10		$93,100	$129,100	$100,000	$67,500
AMP 123 Vistula Manor OH 6-12		$275,000	$437,000	$260,000	$310,000
AMP 123 Northern Heights OH 6-17/19		$125,000	$220,000	$230,000	$257,500
AMP 123 Scattered Sites OH6-22,37,40		$155,000	$155,000	$120,000	$120,000
AMP 131 Port Lawrence Homes OH 6-5		$130,000	$155,000	$200,000	$232,500
AMP 131 McClinton Nunn Homes OH 6-11		$662,500	$634,500	$647,500	$697,500
AMP 131 Scattered Sites OH6-22,37,40,45		$155,000	$155,000	$120,000	$120,000
AMP 132 Brand Whitlock Homes OH 6-2/8		$4,090,000	$4,355,000	$3,633,000	$3,593,000
AMP 132 Albertus Brown OH 6-4		$125,000	$130,000	$150,000	$160,000
AMP 133 Parqwood Apartments OH 6-20		$152,500	$136,500	$145,000	$150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000	HA-Wide Physical Improvements	HA-WIDE Site: Site fixtures, concrete & bollards	$35,000
		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000		Total Site:	$35,000
		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500		ON-DEMAND Mech. and Electrical: Master HVAC Controller Upgrade	$7,500
		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500		Total M&E:	$7,500
		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000		ON-DEMAND Building Exterior: Roofing Replacements	$50,000
		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		ON-DEMAND Dwelling Units: Interior finishes	$20,000		ON-DEMAND Dwelling Units: None	$0		ON-DEMAND Dwelling Units: None	$0		ON-DEMAND Dwelling Units: None	$0
		Total DUs:	$20,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$130,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$135,000		HA-WIDE Dwelling Equipment: Appliances-Ranges & Refrigerators	$140,000
		Total D.E.:	$130,000		Total D.E.:	$130,000		Total D.E.:	$135,000		Total D.E.:	$140,000
		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$175,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000		HA-WIDE Interior Common Areas: Resident Common Area Improvements	$125,000
		Total ICAs:	$175,000		Total ICAs:	$125,000		Total ICAs:	$125,000		Total ICAs:	$125,000
		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000		HA-WIDE Site-Wide Facilities: PUCO Gas Line Regulatory Compliance	$10,000
		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000		Total SWFs:	$10,000
		HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:			HA-WIDE Nondwelling Equipment:	
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$427,500	Estimated Cost		$357,500	Estimated Cost		$362,500	Estimated Cost		$367,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Oak Terrace OH 6-14			AMP 111 Oak Terrace OH 6-14			AMP 111 Oak Terrace OH 6-14			AMP 111 Oak Terrace OH 6-14		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming	$1,500		Parking area replacement, sidewalk improvements, landscaping, lighting &	$9,500		None	$0		None	$0
			$1,500		site grading	$9,500		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Furnace & water heater replacement	$16,000		None	$0		Smoke detectors	$6,000
		Total M&E:	$0		Total M&E:	$16,000		Total M&E:	$0		Total M&E:	$6,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Balconey re-work	$35,000		Roofing replacement	$8,000		Windows	$17,000		Gutters and storm doors	$12,000
		Total B.E.:	$35,000		Total B.E.:	$8,000		Total B.E.:	$17,000		Total B.E.:	$12,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchen & bathroom upgrades & wall and floor finish	$23,600		Kitchens, bathrooms, wall & floor finishes	$23,600		Kitchens, bathrooms, wall & floor finishes	$25,000		Kitchens, bathrooms, wall & floor finishes	$25,000
		Total DUs:	$23,600		Total DUs:	$23,600		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances-range & refrigerator replcmts	$2,400		Ranges & refrigerator units	$2,400		Range & refrigerator units	$2,400		Range & refrigerator units	$2,400
		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400		Total D.E.:	$2,400
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Interior finishes	$3,000		Interior finishes	$3,000
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$3,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$62,500	**Estimated Cost**		$59,500	**Estimated Cost**		$47,400	**Estimated Cost**		$48,400

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Robert Dorrell Manor OH 6-32			**AMP 111 Robert Dorrell Manor OH 6-32**			**AMP 111 Robert Dorrell Manor OH 6-32**			**AMP 111 Robert Dorrell Manor OH 6-32**		
		Site:			**Site:**			**Site:**			**Site:**	
			$0		parking lot re-paving	$55,000		Parking lot sealing and striping	$0		Tree triming	$3,000
See		Total Site:	$0		Total Site:	$55,000		Total Site:	$0		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Roof top air handler replacement	$20,000		Smoke detectors	$3,500		Fire pump replacement/upgrade	$17,000		HVAC and HW upgrades	$85,000
		Total M&E:	$20,000		Total M&E:	$3,500		Total M&E:	$17,000		Total M&E:	$85,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Window replacements	$120,000		Masonry tuckpoint & sealing	$75,000		Roof replacement	$90,000
		Total B.E.:	$0		Total B.E.:	$120,000		Total B.E.:	$75,000		Total B.E.:	$90,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Carpet replacement, interior finishes	$92,000		Unit renovations Phase I	$335,000		Unit renovations Phase II	$335,000		Unit renovations Phase III	$335,000
		Total DUs:	$92,000		Total DUs:	$335,000		Total DUs:	$335,000		Total DUs:	$335,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community room upgrades	$15,000		None	$0		Corridor floor & wall finishes	$95,000		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$95,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		Elevator upgrade	$385,000		None	$0		Trash compactor	$35,000		None	$0
		Total NDE:	$385,000		Total NDE:	$0		Total NDE:	$35,000		Total NDE:	$0
ubtotal of Estimated Cost			$512,000	**Estimated Cost**		$513,500	**Estimated Cost**		$557,000	**Estimated Cost**		$513,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Oak Grove Estates OH 6-36			AMP 111 Oak Grove Estates OH 6-36			AMP 111 Oak Grove Estates OH 6-36			AMP 111 Oak Grove Estates OH 6-36		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt paving	$16,500		dumpster enclosure	$7,500		Pavement sealing & striping	$4,500		Sheds	$15,000
		Total Site:	$16,500		Total Site:	$7,500		Total Site:	$4,500		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler room reconfiguration Phase I	$35,000		Boiler room reconfiguration Phase II	$35,000		Furance and HW replacements	$20,000		Smoke detectors	$4,000
		Total M&E:	$35,000		Total M&E:	$35,000		Total M&E:	$20,000		Total M&E:	$4,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior upgrades III and	$45,000		Exterior upgrades IV and	$50,000		Exterior upgrades V and	$55,000		Window replacements Phase I	$65,000
		Removal of attached sheds and balconey			Removal of attached sheds and balconey			Removal of attached sheds and balconeys			Roof replacements	
		Total B.E.:	$45,000		Total B.E.:	$50,000		Total B.E.:	$55,000		Total B.E.:	$65,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		Elderly unit re-hab	$35,000		Elderly unit re-hab	$35,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Interior finishes	$7,500		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$7,500		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Management office improvements	$4,500		None	$0		None	$0		None	$0
		Total SWFs:	$4,500		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$101,000	Estimated Cost		$100,000	Estimated Cost		$114,500	Estimated Cost		$119,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Jade Estates OH 6-41			AMP 111 Jade Estates OH 6-41			AMP 111 Jade Estates OH 6-41			AMP 111 Jade Estates OH 6-41		
		Site:			Site:			Site:			Site:	
		Tree triming and landscaping	$15,000		Sidewalk / drive replacements	$15,000		Site recovery & landscaping	$5,000		Site recovery & landscaping	$5,000
		Total Site:	$15,000		Total Site:	$15,000		Total Site:	$5,000		Total Site:	$5,000
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Furnaces, HW heaters	$45,000		Furnace & water heater installatior	$65,000		Furnaces & water heaters	$35,000		Furnaces & water heaters	$35,000
		Total M&E:	$45,000		Total M&E:	$65,000		Total M&E:	$35,000		Total M&E:	$35,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Windows, storm doors, Roofs	$65,000		Garage door replacements	$17,000		Exterior painting/ power washing	$25,000		Roof replacements	$30,000
		Total B.E.:	$65,000		Total B.E.:	$17,000		Total B.E.:	$25,000		Total B.E.:	$30,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Major rehab	$90,000		Kitchen replacements & floor coverings	$25,000		Kitchen replacements & floor covering	$25,000		Kitchen replacements & floor covering	$25,000
		Total DUs:	$90,000		Total DUs:	$25,000		Total DUs:	$25,000		Total DUs:	$25,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000		Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$220,000	Estimated Cost		$127,000	Estimated Cost		$95,000	Estimated Cost		$100,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Devonshire & Olander OH 6-42			**AMP 111 Devonshire & Olander OH 6-42**			**AMP 111 Devonshire & Olander OH 6-42**			**AMP 111 Devonshire & Olander OH 6-42**		
		Site:			**Site:**			**Site:**			**Site:**	
		Drive replacements	$25,000		Asphalt sealing	$6,000		Sidewalk replacements	$20,000		tree triming	$3,000
		Total Site:	$25,000		Total Site:	$6,000		Total Site:	$20,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Phase I funding for utility conversior electric to gas	$70,000		Phase II funding for utility conversior	$75,000		Furnaces, HW heaters	$60,000		Furnaces, HW heaters	$60,000
		Total M&E:	$70,000		Total M&E:	$75,000		Total M&E:	$60,000		Total M&E:	$60,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Reroofing installations & garage door replacement	$45,000		Exterior painting/ power washing Tuchpointing, garage doors and siding	$25,000		Exterior painting/ power washing Storm doors, siding replacements	$35,000		Unit Reroofings	$25,000
		Total B.E.:	$45,000		Total B.E.:	$25,000		Total B.E.:	$35,000		Total B.E.:	$25,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Kitchens & floor finishes	$50,000		Continued rehab	$85,000		Continued rehab	$90,000		Continued rehab	$90,000
		Total DUs:	$50,000		Total DUs:	$85,000		Total DUs:	$90,000		Total DUs:	$90,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000		Ranges/refrigerators	$6,000
		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000		Total D.E.:	$6,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$196,000	**Estimated Cost**		$197,000	**Estimated Cost**		$211,000	**Estimated Cost**		$184,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 111 Marsrow Acres OH 6-43			AMP 111 Marsrow Acres OH 6-43			AMP 111 Marsrow Acres OH 6-43			AMP 111 Marsrow Acres OH 6-43		
		Site:			Site:			Site:			Site:	
			$0		asphalt sealing	$1,500		None	$0		Tree triming	$1,000
		Total Site:	$0		Total Site:	$1,500		Total Site:	$0		Total Site:	$1,000
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Water heater conversions	$5,000		None	$0		HW heaters	$15,000		Furnace replacements	$25,000
		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$15,000		Total M&E:	$25,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Strom doors, garage doors	$10,000		Siding replacements	$12,500		Exterior painting and power washing	$12,500		Roofs	$12,500
		Total B.E.:	$10,000		Total B.E.:	$12,500		Total B.E.:	$12,500		Total B.E.:	$12,500
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Damp proof basements	$35,000		Damp proof basements	$30,000		Damp proof basements	$35,000		Damp proof basements	$35,000
		Window installation			Window installation			Window installations			Window installations	
		Total DUs:	$35,000		Total DUs:	$30,000		Total DUs:	$35,000		Total DUs:	$35,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000		Appliances	$3,000
		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000		Total D.E.:	$3,000
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$53,000	Estimated Cost		$47,000	Estimated Cost		$65,500	Estimated Cost		$76,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Willow Bend Estates OH 6-44			AMP 111 Willow Bend Estates OH 6-44			AMP 111 Willow Bend Estates OH 6-44			AMP 111 Willow Bend Estates OH 6-44		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work.	$0		Asphalt sealing	$1,500		Tree triming	$2,000		None	$0
		Total Site:	$0		Total Site:	$1,500		Total Site:	$2,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$5,000		Furnaces	$5,000		Furnaces	$5,000		Furnaces	$5,000
		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000		Total M&E:	$5,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$4,000		Overhead & service door replacement	$4,000		Painging			None	
		Total B.E.:	$4,000		Total B.E.:	$4,000		Total B.E.:	$0		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$20,000		Kitchen update & floor finishes	$20,000		Kitchen upgrade & floor finishes	$12,000		Kitchen upgrade & floor finishes	$12,000
		ments, kitchen & bath updates	$20,000		Total DUs:	$20,000		Total DUs:	$12,000		Total DUs:	$12,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$31,500	Estimated Cost		$33,000	Estimated Cost		$21,500	Estimated Cost		$19,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 111 Scattered Sites OH 6-22,37,40			AMP 111 Scattered Sites OH 6-22,37,40			AMP 111 Scattered Sites OH 6-22,37,40			AMP 111 Scattered Sites OH 6-22,37,40		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$30,000		Concrete, paving, grading, landscaping & tree work, sheds	$30,000		Concrete, paving, grading, landscaping & tree work, sheds	$50,000		Concrete, paving, grading, landscaping & tree work, sheds	$50,000
		Total Site:	$30,000		Total Site:	$30,000		Total Site:	$50,000		Total Site:	$50,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$42,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$35,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$75,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$75,000
		Total M&E:	$42,000		Total M&E:	$35,000		Total M&E:	$75,000		Total M&E:	$75,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$60,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$75,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$50,000
		Total B.E.:	$60,000		Total B.E.:	$75,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-	$125,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$75,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$50,000		Renovation of total & partial units include finishes for floors & walls, door replace-	$50,000
		ments, kitchen & bath updates	$125,000		ments, kitchen & bath updates	$75,000		ments, kitchen & bath updates	$50,000		ments, kitchen & bath updates	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$257,000	Estimated Cost		$215,000	Estimated Cost		$225,000	Estimated Cost		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 112 Glendale Terrace OH 6-13			AMP 112 Glendale Terrace OH 6-13			AMP 112 Glendale Terrace OH 6-13			AMP 112 Glendale Terrace OH 6-13		
		Site:			**Site:**			**Site:**			**Site:**	
		None	$0		Site drainage regrading	$225,000		Asphalt paving and patios	$85,000		Sidewalks and lighting	$40,000
		Total Site:	$0		Total Site:	$225,000		Total Site:	$85,000		Total Site:	$40,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$30,000		Boiler replacement	$35,000		None	$0		None	$0
		Total M&E:	$30,000		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Tuckpointing	$35,000		Entry door and storm replacements	$175,000		Clad wood trim & window replacements	$185,000
		Total B.E.:	$0		Total B.E.:	$35,000		Total B.E.:	$175,000		Total B.E.:	$185,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Update baths and kitchens I	$125,000		Update baths and kitchens II	$125,000		None	$0		None	$0
		Interior finishes, carpet										
		Total DUs:	$125,000		Total DUs:	$125,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$5,000		None	$0		None	$0		None	$0
		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Painting	$50,000		None	$0		Floors	$25,000		None	$0
		Total ICAs:	$50,000		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$210,000	**Estimated Cost**		$420,000	**Estimated Cost**		$285,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 112 Flory Gardens OH 6-21			AMP 112 Flory Gardens OH 6-21			AMP 112 Flory Gardens OH 6-21			AMP 112 Flory Gardens OH 6-21		
		Site:			Site:			Site:			Site:	
		Lighting	$3,500		None	$0		None	$0		None	$0
		Total Site:	$3,500		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Fixtures	$250,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000		Boilers & water heaters , fixtures	$350,000
		Total M&E:	$250,000		Total M&E:	$350,000		Total M&E:	$350,000		Total M&E:	$350,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000		Windows, doors	$100,000
		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Substantial renovation Phase	$400,000		Substantial renovation Phase I	$400,000		Substantial renovation Phase II	$400,000		Substantial renovation Phase IV	$400,000
		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000		Total DUs:	$400,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Appliance replacement	$14,700		None	$0		None	$0		None	$0
		Total D.E.:	$14,700		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		Assisted living office area	$15,000		None	$0		Community Room improvements	$35,000		None	$0
		Total ICAs:	$15,000		Total ICAs:	$0		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		Patio improvements	$25,000		None	$0		None	$0		None	$0
		Total SWFs:	$25,000		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$808,200	Estimated Cost		$850,000	Estimated Cost		$885,000	Estimated Cost		$850,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 112 Elmdale/Mercer Cts. OH 6-23			AMP 112 Elmdale/Mercer Cts. OH 6-23			AMP 112 Elmdale/Mercer Cts. OH 6-23			AMP 112 Elmdale/Mercer Cts. OH 6-23		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete walks, asphalt sealing and stripeing	$15,000		Site lighting upgrade	$20,000		Tree triming	$2,000		Playground improvements/replacements	$20,000
		Total Site:	$15,000		Total Site:	$20,000		Total Site:	$2,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detectors	$15,000		None	$0		Furnace and HW replacements	$50,000		Furnace and HW replacements	$50,000
		Total M&E:	$15,000		Total M&E:	$0		Total M&E:	$50,000		Total M&E:	$50,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding replacements/cleaning	$27,000		Storm doors	$15,000		Shed improvements	$17,000		Roof replacements	$15,000
		Total B.E.:	$27,000		Total B.E.:	$15,000		Total B.E.:	$17,000		Total B.E.:	$15,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Carpet replacements , interior finishes	$30,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$30,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$57,000	**Estimated Cost**		$65,000	**Estimated Cost**		$69,000	**Estimated Cost**		$85,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal	**Site:**		**AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal**	**Site:**		**AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal**	**Site:**		**AMP 112 Scattered Sites OH 6-22,37,45 Urban Renewal**	**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$12,500		Concrete, paving, grading, landscaping & tree work, sheds	$12,500		Concrete, paving, grading, landscaping & tree work, sheds	$15,000		Concrete, paving, grading, landscaping & tree work, sheds	$16,000
		Total Site:	$12,500		Total Site:	$12,500		Total Site:	$15,000		Total Site:	$16,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$13,200		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$15,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$17,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$19,000
		Total M&E:	$13,200		Total M&E:	$15,000		Total M&E:	$17,000		Total M&E:	$19,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$35,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$37,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$40,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$42,000
		Total B.E.:	$35,000		Total B.E.:	$37,000		Total B.E.:	$40,000		Total B.E.:	$42,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$55,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$65,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000
		Total D.E.:	$55,000		Total D.E.:	$60,000		Total D.E.:	$65,000		Total D.E.:	$70,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500		Appliance replacement	$3,500
		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500		Total D.E.:	$3,500
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$119,200	**Estimated Cost**		$128,000	**Estimated Cost**		$140,500	**Estimated Cost**		$150,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 113 Richmar Manor OH 6-15			AMP 113 Richmar Manor OH 6-15			AMP 113 Richmar Manor OH 6-15			AMP 113 Richmar Manor OH 6-15		
		Site:			Site:			Site:			Site:	
		lighting	$7,500		None	$0		Parking lot sealing and striping	$3,500		Tree triming	$2,000
		Total Site:	$7,500		Total Site:	$0		Total Site:	$3,500		Total Site:	$2,000
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Fixtures	$20,000		Fixtures	$20,000		Smoke detectors	$5,000		None	$0
			$20,000			$20,000		Total M&E:	$5,000		Total M&E:	$0
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Masonry sealing, repair & fixtures	$19,200		lighting	$8,500		Tuckpointing	$55,000		None	$0
		Total B.E.:	$19,200		Total B.E.:	$8,500		Total B.E.:	$55,000		Total B.E.:	$0
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
			$0		Unit Kitchen and bath re-hab I	$155,000		Unit Kitchen and bath re-hab II	$155,000		Unit Kitchen and bath re-hab III	$155,000
		Total DUs:	$0		Total DUs:	$155,000		Total DUs:	$155,000		Total DUs:	$155,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Range & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600		Ranges & refrigerators	$6,600
		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600		Total D.E.:	$6,600
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		None	$0		Community Room update	$50,000		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$50,000		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		Management facility upgrade	$8,500		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$8,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		Community Room Equipment	$2,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$2,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$53,300	Estimated Cost		$201,100	Estimated Cost		$275,100	Estimated Cost		$163,600

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 113 John Holland OH 6-31	**Site:**		AMP 113 John Holland OH 6-31	**Site:**		AMP 113 John Holland OH 6-31	**Site:**		AMP 113 John Holland OH 6-31	**Site:**	
		asphalt sealing and striping	$10,000		Site lighting	$10,000		Tree triming	$3,000		Walks	$3,000
		Total Site:	$10,000		Total Site:	$10,000		Total Site:	$3,000		Total Site:	$3,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Furnace and HW replacements	$75,000		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$75,000		Total M&E:	$0		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Exterior finishes	$15,000		None	$0		Masonry tuckpointing & sealing	$85,000		Roofs	$35,000
								Storm doors				
		Total B.E.:	$15,000		Total B.E.:	$0		Total B.E.:	$85,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Iterior finishes, carpet	$25,000		None	$0		None	$0		None	$0
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$50,000	Estimated Cost		$85,000	Estimated Cost		$88,000	Estimated Cost		$45,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 113 Ashley Arms OH 6-38			AMP 113 Ashley Arms OH 6-38			AMP 113 Ashley Arms OH 6-38			AMP 113 Ashley Arms OH 6-38		
		Site:			Site:			Site:			Site:	
		Tree triming	$2,000		None	$0		Asphalt paving	$45,000		None	$0
		Total Site:	$2,000		Total Site:	$0		Total Site:	$45,000		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
			$0		Water heater installations	$6,000		Fire surpression upgrades	$15,000		Fixtures	$22,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$15,000		Total M&E:	$22,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Insulated glass replacement	$9,000		Insulated glass replacement	$7,000		None	$0		Tuck pointing	$50,000
		Total B.E.:	$9,000		Total B.E.:	$7,000		Total B.E.:	$0		Total B.E.:	$50,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Floor finishes	$11,000		Floor finishes	$12,000		Floor finishes	$12,000		Iterior finishes	$35,000
		Total DUs:	$11,000		Total DUs:	$12,000		Total DUs:	$12,000		Total DUs:	$35,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Refrigerators	$3,600		Refrigerators replacement	$3,600		None	$0		None	$0
		Total D.E.:	$3,600		Total D.E.:	$3,600		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		Entry door upgrad	$25,000		None	$0		interior finishes	$12,000		None	$0
		Total ICAs:	$25,000		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		Elevator Upgrade	$450,000		Trash compactor	$50,000		None	$0
		Total NDE:	$0		Total NDE:	$450,000		Total NDE:	$50,000		Total NDE:	$0
ubtotal of Estimated Cost			$50,600	Estimated Cost		$478,600	Estimated Cost		$134,000	Estimated Cost		$107,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 113 Scattered Sites OH 6-22,28,37,40,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 113 Scattered Sites OH 6-22,28,37,40,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$40,000 $40,000	AMP 113 Scattered Sites OH 6-22,28,37,40,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$10,000 $10,000	AMP 113 Scattered Sites OH 6-22,28,37,40,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$10,000 $10,000
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$25,000 $25,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$75,000 $75,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrade fixtures & devices included. Total M&E:	$25,000 $25,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrades fixtures & devices included. Total M&E:	$25,000 $25,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$35,000 $35,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$75,000 $75,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$65,000 $65,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$65,000 $65,000
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates $65,000	$65,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates $85,000	$85,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates $95,000	$95,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates $95,000	$95,000
		Dwelling Equipment: None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0
		Interior Common Areas: None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0
		Site-Wide Facilities: None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0
		Nondwelling Equipment: None Total NDE:	 $0		**Nondwelling Equipment:** None Total NDE:	 $0		**Nondwelling Equipment:** None Total NDE:	 $0		**Nondwelling Equipment:** None Total NDE:	 $0
ubtotal of Estimated Cost			$145,000	**Estimated Cost**		$275,000	**Estimated Cost**		$195,000	**Estimated Cost**		$195,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 121 Weiler Homes OH 6-1			AMP 121 Weiler Homes OH 6-1			AMP 121 Weiler Homes OH 6-1			AMP 121 Weiler Homes OH 6-1		
		Site:			**Site:**			**Site:**			**Site:**	
		Landscaping, drives & walks	$45,000		Utility pole replacements	$20,000		Concrete/Asphalt	$25,000		Concrete/Asphalt	$15,000
		Total Site:	$45,000		Total Site:	$20,000		Total Site:	$25,000		Total Site:	$15,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$135,000		Smoke detection syst replcment	$35,000
		Domestic water heater replacement			Domestic water heater replacement			Domestic water heater replcment			Domestic water heater replcment	
		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$135,000		Total M&E:	$35,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Soffit & gable finish replacement	$145,000		Soffit & gable finish replacement	$145,000		tuckpointing	$165,000		Window replacements	$250,000
											Exterior façade	
		Total B.E.:	$145,000		Total B.E.:	$145,000		Total B.E.:	$165,000		Total B.E.:	$250,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000		Interior finishes	$50,000
		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000		Ranges & Refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		furishings and interior finishes	$2,500		furishings and interior finishes	$2,500
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$2,500		Total ICAs:	$2,500
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Management office	$20,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$20,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Office equipment	$5,000			$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$5,000		Total NDE:	$0
ubtotal of Estimated Cost			$380,000	**Estimated Cost**		$375,000	**Estimated Cost**		$387,500	**Estimated Cost**		$357,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 121 Spieker Terrace OH 6-9	**Site:**		AMP 121 Spieker Terrace OH 6-9	**Site:**		AMP 121 Spieker Terrace OH 6-9	**Site:**		AMP 121 Spieker Terrace OH 6-9	**Site:**	
		None	$0		Lighting	$3,500		drive and walks	$20,000		None	$0
		Total Site:	$0		Total Site:	$3,500		Total Site:	$20,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces & water heaters	$75,000		Furnaces & water heaters	$65,000		Furnaces and Fixtures	$65,000		Furnaces and Fixtures	$65,000
			$75,000		Total M&E:	$65,000		Total M&E:	$65,000		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Windows, roofs, entry doors & storms	$150,000		Masonry tuckpointing & sealing	$35,000		windows	$50,000		windows and roofs	$125,000
		Total B.E.:	$150,000		Total B.E.:	$35,000		Total B.E.:	$50,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Unit rehab, Kit. & baths	$175,000		Unit rehab, Kit. & baths	$185,000		Unit rehab, Kit. & baths	$250,000		Unit rehab, Kit. & baths	$250,000
		Total DUs:	$175,000		Total DUs:	$185,000		Total DUs:	$250,000		Total DUs:	$250,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000		Ranges & refrigerators	$5,000
		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000		Total D.E.:	$5,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Community finishes flooring/wall	$10,000		Community finishes flooring/wall	$10,000		None	$0		Interior finishes	$25,000
		Total ICAs:	$10,000		Total ICAs:	$10,000		Total ICAs:	$0		Total ICAs:	$25,000
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Community room furnishings	$3,000		None	$0		Community rm furnishings	$15,000
		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$0		Total NDE:	$15,000
ubtotal of Estimated Cost			$415,000	Estimated Cost		$306,500	Estimated Cost		$390,000	Estimated Cost		$485,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 122 Ravine Park Village OH 6-3	**Site:**		AMP 122 Ravine Park Village OH 6-3	**Site:**		AMP 122 Ravine Park Village OH 6-3	**Site:**		AMP 122 Ravine Park Village OH 6-3	**Site:**	
		Walks and drives	$35,000		Playground replacement	$35,000		Sealing roadway & parking, roadways, utilit drainage, curbing, walks, lighting,	$35,000		Sealing roadway & parking, roadways, utilitie drainage, curbing, walks, lighting,	$35,000
		Total Site:	$35,000		Total Site:	$35,000			$35,000			$35,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Equipment cabinets	$20,000		None	$0		None	$0
		Total M&E:	$0		Total M&E:	$20,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		None	$0		Sealing masonry	$25,000		Sealing masonry	$125,000		Sealing masonry	$125,000
		Total B.E.:	$0		Total B.E.:	$25,000		Total B.E.:	$125,000		Total B.E.:	$125,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$25,000		None	$0		None	$0		Interior finshes	$25,000
		Total DUs:	$25,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Gym upgrades	$55,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$55,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Maintence building roof replacemen Office exterior door replacements	$35,000		Ball field & green space	$25,000		Basketball court resurface	$15,000
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$25,000		Total SWFs:	$15,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$60,000	Estimated Cost		$170,000	Estimated Cost		$185,000	Estimated Cost		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 122 Birmingham Terrace OH 6-6	**Site:**		AMP 122 Birmingham Terrace OH 6-6	**Site:**		AMP 122 Birmingham Terrace OH 6-6	**Site:**		AMP 122 Birmingham Terrace OH 6-6	**Site:**	
		Concrete/Landscape	$25,000		Landscaping improvements	$25,000		Repave asphalt roadways & parking areas	$180,000			$0
		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$180,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detection system replacement I	$35,000		None	$0		Heating systems	$65,000
		Total M&E:	$0		Total M&E:	$35,000		Total M&E:	$0		Total M&E:	$65,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding	$80,000		Siding	$35,000		Re-build chimmey's	$35,000			$0
		Total B.E.:	$80,000		Total B.E.:	$35,000		Total B.E.:	$35,000		Total B.E.:	$0
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Kitchens, baths and Interior finishes	$75,000		Interior finishes	$35,000		Kitchen, bath upgrades	$100,000
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$35,000		Total DUs:	$100,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0			$0			$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Interior finishes	$3,000		Interior finishes	$35,000		Interior finishes	$0
		Total ICAs:	$0		Total ICAs:	$3,000		Total ICAs:	$35,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
			$0		Management office improvements	$3,000		None	$0		Office roof	$35,000
		Total SWFs:	$0		Total SWFs:	$3,000		Total SWFs:	$0		Total SWFs:	$35,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Office equipment	$1,500		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$1,500		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$105,000	Estimated Cost		$177,500	Estimated Cost		$285,000	Estimated Cost		$200,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 122 Hansen Terrace OH 6-7			**AMP 122 Hansen Terrace OH 6-7**			**AMP 122 Hansen Terrace OH 6-7**			**AMP 122 Hansen Terrace OH 6-7**		
		Site:			**Site:**			**Site:**			**Site:**	
		Driveway improvements	$55,000		Sidewalk improvements	$25,000		Site drainage improvements	$25,000		Sidewalk improvements & landscaping	$10,000
See		Total Site:	$55,000		Total Site:	$25,000		Total Site:	$25,000		Total Site:	$10,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Heating lines replacement	$85,000		Boilers and heating sytem upgrade	$50,000		Boilers and heating sytem upgrade	$40,000		Smoke detector replacement	$45,000
		Total M&E:	$85,000		Total M&E:	$50,000		Total M&E:	$40,000		Total M&E:	$45,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
			$0		Exterior finishes(doors, screens, etc,)	$65,000		Roofs	$50,000		Window replacements	$50,000
		Total B.E.:	$0		Total B.E.:	$65,000		Total B.E.:	$50,000		Total B.E.:	$50,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
			$0		Interior finishes	$20,000		Window replacements	$85,000		Window replacements	$50,000
		Total DUs:	$0		Total DUs:	$20,000		Total DUs:	$85,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		Interior finishes	$13,000		Laundry improvements	$3,500		None	$0		None	$0
		Total ICAs:	$13,000		Total ICAs:	$3,500		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		Community room improvements	$35,000		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Community room furnishings	$3,000		Community room furnishings	$2,500
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$2,500
ubtotal of Estimated Cost			$153,000	**Estimated Cost**		$163,500	**Estimated Cost**		$238,000	**Estimated Cost**		$157,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 122 Scattered Sites OH6-22,37,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 122 Scattered Sites OH6-22,37,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 122 Scattered Sites OH6-22,37,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$25,000 $25,000	AMP 122 Scattered Sites OH6-22,37,45	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$30,000 $30,000
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$55,000 $55,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$55,000 $55,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrade fixtures & devices included. Total M&E:	$60,000 $60,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrades fixtures & devices included. Total M&E:	$65,000 $65,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$40,000 $40,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$42,000 $42,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$45,000 $45,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$50,000 $50,000
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000 $70,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$70,000 $70,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$75,000 $75,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000
		Dwelling Equipment: None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0		**Dwelling Equipment:** None Total D.E.:	$0 $0
		Interior Common Areas: None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0
		Site-Wide Facilities: None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0
		Nondwelling Equipment: None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0
ubtotal of Estimated Cost			$185,000	**Estimated Cost**		$187,000	**Estimated Cost**		$205,000	**Estimated Cost**		$225,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 123 Pulley Homes OH 6-10	**Site:**		**AMP 123 Pulley Homes OH 6-10**	**Site:**		**AMP 123 Pulley Homes OH 6-10**	**Site:**		**AMP 123 Pulley Homes OH 6-10**	**Site:**	
		None	$0		None	$0		Tree triming and Landscaping	$25,000		Shed upgrades	$25,000
		Total Site:	$0		Total Site:	$0		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
			$0		Furnace replacements	$25,000		Exhaust Fan replacement	$10,000		smoke dectectors	$7,500
		Total M&E:	$0		Total M&E:	$25,000		Total M&E:	$10,000		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement and painting	$85,000		Roofing replacement	$81,000		Siding	$35,000		Painting	$35,000
		Total B.E.:	$85,000		Total B.E.:	$81,000		Total B.E.:	$35,000		Total B.E.:	$35,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$15,000		None	$0		None	$0
		Total DUs:	$0		Total DUs:	$15,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliance replacement	$8,100		Appliance replacement	$8,100		Interior finshes	$30,000		None	$0
		Total D.E.:	$8,100		Total D.E.:	$8,100		Total D.E.:	$30,000		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0			$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$93,100	**Estimated Cost**		$129,100	**Estimated Cost**		$100,000	**Estimated Cost**		$67,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 123 Vistula Manor OH 6-12**			**AMP 123 Vistula Manor OH 6-12**			**AMP 123 Vistula Manor OH 6-12**			**AMP 123 Vistula Manor OH 6-12**		
		Site:	$0		**Site:** Site lighting and sidewalks	$15,000		**Site:** Landscaping	$10,000		**Site:** Parking lot re-surfaceing	$35,000
		Total Site:	$0		Total Site:	$15,000		Total Site:	$10,000		Total Site:	$35,000
		Mechanical and Electrical:	$0		**Mechanical and Electrical:** Lighting	$5,000		**Mechanical and Electrical:** None	$0		**Mechanical and Electrical:** None	$0
		Total M&E:	$0		Total M&E:	$5,000		Total M&E:	$0		Total M&E:	$0
		Building Exterior: Window replacement	$250,000		**Building Exterior:** Window replacement Phase II	$125,000		**Building Exterior:** Window replacement Phase III	$225,000		**Building Exterior:** Roof replacement	$275,000
		Total B.E.:	$250,000		Total B.E.:	$125,000		Total B.E.:	$225,000		Total B.E.:	$275,000
		Dwelling Units:	$0		**Dwelling Units:** Interior finishes	$5,000		**Dwelling Units:** None	$0		**Dwelling Units:** None	$0
		Total DUs:	$0		Total DUs:	$5,000		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment: None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0		**Dwelling Equipment:** None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas: Floor finishes	$25,000		**Interior Common Areas:** Interior finishes	$12,000		**Interior Common Areas:** None	$0		**Interior Common Areas:** None	$0
		Total ICAs:	$25,000		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0		**Site-Wide Facilities:** None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		**Nondwelling Equipment:** Chiller upgrade	$275,000		**Nondwelling Equipment:** Trash compactor	$25,000		**Nondwelling Equipment:** None	$0
		Total NDE:	$0		Total NDE:	$275,000		Total NDE:	$25,000		Total NDE:	$0
ubtotal of Estimated Cost			$275,000	**Estimated Cost**		$437,000	**Estimated Cost**		$260,000	**Estimated Cost**		$310,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 123 Northern Heights OH 6-17/19**			**AMP 123 Northern Heights OH 6-17/19**			**AMP 123 Northern Heights OH 6-17/19**			**AMP 123 Northern Heights OH 6-17/19**		
		Site:			**Site:**			**Site:**			**Site:**	
		Shed upgrades	$45,000		Concrete drives, walks, stoops & landscap	$120,000		Landscaping	$25,000		Tree Triming	$2,500
		Total Site:	$45,000		Total Site:	$120,000		Total Site:	$25,000		Total Site:	$2,500
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		Smoke detectors	$6,000		Water heater replacement	$75,000		Furnace replacements	$125,000
		Total M&E:	$0		Total M&E:	$6,000		Total M&E:	$75,000		Total M&E:	$125,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roofing replacement, entry & storm doors	$80,000		Roofing replacement, siding & storm door	$80,000		Roofing replacement, masonry sealing & siding and windows	$100,000		Roofing replacement, masonry sealing & siding and windows	$100,000
		Total B.E.:	$80,000		Total B.E.:	$80,000		Total B.E.:	$100,000		Total B.E.:	$100,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Refrigerator replacement	$14,000		Interior finishes	$30,000		Interior finishes	$30,000
		Total DUs:	$0		Total DUs:	$14,000		Total DUs:	$30,000		Total DUs:	$30,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	**Estimated Cost**		$220,000	**Estimated Cost**		$230,000	**Estimated Cost**		$257,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000	AMP 123 Scattered Sites OH6-22,37,40	**Site:** Concrete, paving, grading, landscaping & tree work, sheds Total Site:	$20,000 $20,000
		Mechanical and Electrical: Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$30,000 $30,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrad fixtures & devices included. Total M&E:	$30,000 $30,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrade fixtures & devices included. Total M&E:	$20,000 $20,000		**Mechanical and Electrical:** Furnaces, water heaters, electrical upgrades fixtures & devices included. Total M&E:	$20,000 $20,000
		Building Exterior: Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$25,000 $25,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$25,000 $25,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$20,000 $20,000		**Building Exterior:** Siding, roofs, tuckpointing, sheds, doors, & window installations Total B.E.:	$20,000 $20,000
		Dwelling Units: Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000 $80,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000 $60,000		**Dwelling Units:** Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000 $60,000
		Dwelling Equipment: Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0		**Dwelling Equipment:** Total D.E.:	$0
		Interior Common Areas: None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0		**Interior Common Areas:** None Total ICAs:	$0 $0
		Site-Wide Facilities: None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0		**Site-Wide Facilities:** None Total SWFs:	$0 $0
		Nondwelling Equipment: None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0		**Nondwelling Equipment:** None Total NDE:	$0 $0
ubtotal of Estimated Cost			$155,000	**Estimated Cost**		$155,000	**Estimated Cost**		$120,000	**Estimated Cost**		$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 131 Port Lawrence Homes OH 6-5			AMP 131 Port Lawrence Homes OH 6-5			AMP 131 Port Lawrence Homes OH 6-5			AMP 131 Port Lawrence Homes OH 6-5		
		Site:			**Site:**			**Site:**			**Site:**	
		Tree triming	$5,000		sidewalks	$5,000		Rebuild catch basins	$25,000		Rebuild catch basins	$25,000
		Total Site:	$5,000		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$25,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		None	$0		None	$0		None	$0		Smoke detectors	$7,500
		Total M&E:	$0		Total M&E:	$0		Total M&E:	$0		Total M&E:	$7,500
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuck pointing	$125,000		Roofs and gutters	$150,000		Roofs and gutters	$175,000		Roofs and gutters	$175,000
		Total B.E.:	$125,000		Total B.E.:	$150,000		Total B.E.:	$175,000		Total B.E.:	$175,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		None	$0		None	$0		Interior finishes	$25,000
		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0		Total DUs:	$25,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$130,000	**Estimated Cost**		$155,000	**Estimated Cost**		$200,000	**Estimated Cost**		$232,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: 2009 PHA FY:			FFY Grant: 2010 PHA FY:			FFY Grant: 2011 PHA FY:			FFY Grant: 2012 PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 131 McClinton Nunn Homes OH 6-11			AMP 131 McClinton Nunn Homes OH 6-11			AMP 131 McClinton Nunn Homes OH 6-11			AMP 131 McClinton Nunn Homes OH 6-11		
		Site:			Site:			Site:			Site:	
		Walks and site improvements	$50,000		None	$0		None	$0		None	$0
		Total Site:	$50,000		Total Site:	$0		Total Site:	$0		Total Site:	$0
		Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:			Mechanical and Electrical:	
		Boiler replacement	$25,000		Boiler replacement	$25,000		Boiler replacement	$30,000		Boiler replacement	$25,000
								Smoke detectors				
		Total M&E:	$25,000		Total M&E:	$25,000		Total M&E:	$30,000		Total M&E:	$25,000
		Building Exterior:			Building Exterior:			Building Exterior:			Building Exterior:	
		Masonry sealing & tuckpoint	$85,000		Roofing and windows	$60,000		Roofing and windows	$65,000		Roofing and windows	$70,000
		Roofing and windows										
		Total B.E.:	$85,000		Total B.E.:	$60,000		Total B.E.:	$65,000		Total B.E.:	$70,000
		Dwelling Units:			Dwelling Units:			Dwelling Units:			Dwelling Units:	
		Unit re-hab	$500,000		Unit re-hab	$500,000		Unit re-hab	$550,000		Unit re-hab	$600,000
		Total DUs:	$500,000		Total DUs:	$500,000		Total DUs:	$550,000		Total DUs:	$600,000
		Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:			Dwelling Equipment:	
		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500		Appliances	$2,500
		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500		Total D.E.:	$2,500
		Interior Common Areas:			Interior Common Areas:			Interior Common Areas:			Interior Common Areas:	
		None	$0		Community room improvements	$12,000		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$12,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:			Site-Wide Facilities:	
		None	$0		C.O. improvements	$35,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$35,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:			Nondwelling Equipment:	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$662,500	Estimated Cost		$634,500	Estimated Cost		$647,500	Estimated Cost		$697,500

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 131 Scattered Sites OH6-22,37,40,45			AMP 131 Scattered Sites OH6-22,37,40,45			AMP 131 Scattered Sites OH6-22,37,40,45			AMP 131 Scattered Sites OH6-22,37,40,45		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000
		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$20,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$20,000
		Total M&E:	$30,000		Total M&E:	$30,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000
		Total B.E.:	$25,000		Total B.E.:	$25,000		Total B.E.:	$20,000		Total B.E.:	$20,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000
			$80,000			$80,000			$60,000			$60,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$155,000	Estimated Cost		$155,000	Estimated Cost		$120,000	Estimated Cost		$120,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
See Annual Statement	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 132 Brand Whitlock Homes OH 6-2/8			AMP 132 Brand Whitlock Homes OH 6-2/8			AMP 132 Brand Whitlock Homes OH 6-2/8			AMP 132 Brand Whitlock Homes OH 6-2/8		
		Site:			**Site:**			**Site:**			**Site:**	
		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$375,000		Asphalt parking & drainage improvements	$200,000		Asphalt parking & drainage improvements	$75,000
		Total Site:	$375,000		Total Site:	$375,000		Total Site:	$200,000		Total Site:	$75,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Domestic water heater replacement	$1,500,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000		Domestic water heater replacement	$1,200,000
		Smoke detector replacement			Smoke detector replacement			Smoke detector replacement			Smoke detector replacement	
		Boiler & distribution system replacement	$1,500,000		Boiler replacement	$1,200,000		Total M&E:	$1,200,000		Total M&E:	$1,200,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000		Façade improvements, roof, windows	$800,000
		Masonry sealing			Masonry sealing			Masonry sealing			Masonry sealing	
		Total B.E.:	$800,000		Replace chimney	$800,000		Total B.E.:	$800,000		Total B.E.:	$800,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Major Interior Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000		Major Re-hab Phase	$1,300,000
		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000		Total DUs:	$1,300,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Appliances	$30,000		Appliances	$30,000		Refrigerators/Ranges	$30,000		Refrigerators/Ranges	$30,000
		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000		Total D.E.:	$30,000
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		Community room upgrades	$100,000			$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$100,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		Office improvements	$85,000		New community building	$650,000		None	$0		Maintenance shop improvements	$185,000
		Total SWFs:	$85,000		Total SWFs:	$650,000		Total SWFs:	$0		Total SWFs:	$185,000
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		Equipment	$3,000		Equipment	$3,000
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$3,000		Total NDE:	$3,000
ubtotal of Estimated Cost			$4,090,000	**Estimated Cost**		$4,355,000	**Estimated Cost**		$3,633,000	**Estimated Cost**		$3,593,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2009** PHA FY:			FFY Grant: **2010** PHA FY:			FFY Grant: **2011** PHA FY:			FFY Grant: **2012** PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	**AMP 132 Albertus Brown OH 6-4**			**AMP 132 Albertus Brown OH 6-4**			**AMP 132 Albertus Brown OH 6-4**			**AMP 132 Albertus Brown OH 6-4**		
		Site:			**Site:**			**Site:**			**Site:**	
		Walks, drivs	$30,000		Tree triming	$5,000		Playground upgrade	$40,000		None	$0
		Total Site:	$30,000		Total Site:	$5,000		Total Site:	$40,000		Total Site:	$0
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
		Boiler replacement	$40,000		Boiler replacement	$50,000		Smoke detectors	$35,000		None	$0
		Total M&E:	$40,000		Total M&E:	$50,000		Total M&E:	$35,000		Total M&E:	$0
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Tuckpointing	$55,000		None	$0		None	$0		Roofs	$110,000
		Total B.E.:	$55,000		Total B.E.:	$0		Total B.E.:	$0		Total B.E.:	$110,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		None	$0		Interior finishes	$75,000		Interior finishes	$75,000		Interior finishes	$50,000
					Floor coverings			Floor coverings			Floor coverings	
		Total DUs:	$0		Total DUs:	$75,000		Total DUs:	$75,000		Total DUs:	$50,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$125,000	**Estimated Cost**		$130,000	**Estimated Cost**		$150,000	**Estimated Cost**		$160,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	AMP 133 Parqwood Apartments OH 6-20			AMP 133 Parqwood Apartments OH 6-20			AMP 133 Parqwood Apartments OH 6-20			AMP 133 Parqwood Apartments OH 6-20		
		Site:	$0		Site: Tree triming and retaining wall rebuilc	$5,000		Site: Sidewalk and Drive improvements	$25,000		Site: None	$0
		Total Site:	$0		Total Site:	$5,000		Total Site:	$25,000		Total Site:	$0
		Mechanical and Electrical: Fixtures	$7,500		Mechanical and Electrical: Heating upgrades	$15,000		Mechanical and Electrical: Heating upgrades	$10,000		Mechanical and Electrical: Smoke detectors	$5,000
		Total M&E:	$7,500		Total M&E:	$15,000		Total M&E:	$10,000		Total M&E:	$5,000
		Building Exterior: Tuckpointing and façade improvements	$85,000		Building Exterior: None	$0		Building Exterior: Entry door upgrades	$15,000		Building Exterior: Window replacements I	$45,000
		Total B.E.:	$85,000		Total B.E.:	$0		Total B.E.:	$15,000		Total B.E.:	$45,000
		Dwelling Units: None	$0		Dwelling Units: Bath and Kitchen improvements I	$90,000		Dwelling Units: Bath and Kitchen improvements II	$95,000		Dwelling Units: Bath and Kitchen improvements III	$100,000
		Total DUs:	$0		Total DUs:	$90,000		Total DUs:	$95,000		Total DUs:	$100,000
		Dwelling Equipment: None	$0		Dwelling Equipment: None	$0		Dwelling Equipment: None	$0		Dwelling Equipment: None	$0
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas: Interior Finishes	$35,000		Interior Common Areas: Painting	$20,000		Interior Common Areas: None	$0		Interior Common Areas: None	$0
		Total ICAs:	$35,000		Total ICAs:	$20,000		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities: Maintenance shop	$25,000		Site-Wide Facilities: Garage doors and parking striping	$6,500		Site-Wide Facilities: None	$0		Site-Wide Facilities: None	$0
		Total SWFs:	$25,000		Total SWFs:	$6,500		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment: None	$0		Nondwelling Equipment: None	$0		Nondwelling Equipment: None	$0		Nondwelling Equipment: None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$152,500	Estimated Cost		$136,500	Estimated Cost		$145,000	Estimated Cost		$150,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 2 FFY Grant: 2009 PHA FY:			Activities for Year 3 FFY Grant: 2010 PHA FY:			Activities for Year 4 FFY Grant: 2011 PHA FY:			Activities for Year 5 FFY Grant: 2012 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 133 TenEyck Tower OH 6-30			AMP 133 TenEyck Tower OH 6-30			AMP 133 TenEyck Tower OH 6-30			AMP 133 TenEyck Tower OH 6-30		
		Site: Tree triming	$750		Site: Lighting	$15,000		Site: Concrete walk replacement	$6,500		Site: Asphalt parking replacement	$65,000

See		Total Site:	$750		Total Site:	$15,000		Total Site:	$6,500		Total Site:	$65,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		None	$0		HW hearters and HVAC upgrades	$65,000		None	$0		Electric to gas heating conversion	$375,000
		Total M&E:	$0		Total M&E:	$65,000		Total M&E:	$0		Total M&E:	$375,000
Statement		**Building Exterior:**			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Roof replacement	$135,000		None	$0		Window replacement I	$150,000		Window replacement II	$150,000
		Total B.E.:	$135,000		Total B.E.:	$0		Total B.E.:	$150,000		Total B.E.:	$150,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Interior finishes	$50,000		None	$0		None	$0		None	$0
		Total DUs:	$50,000		Total DUs:	$0		Total DUs:	$0		Total DUs:	$0
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		None	$0		Appliances	$5,000		None	$0		None	$0
		Total D.E.:	$0		Total D.E.:	$5,000		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		Floor finishes	$25,000		Laundry area improvements	$15,000		None	$0
		Total ICAs:	$0		Total ICAs:	$25,000		Total ICAs:	$15,000		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		Office upgrades	$6,000		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$6,000		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		Trash compactor	$35,000		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$35,000		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$185,750	Estimated Cost		$151,000	Estimated Cost		$171,500	Estimated Cost		$590,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages---Work Activities

Activities for Year 1	Activities for Year 2			Activities for Year 3			Activities for Year 4			Activities for Year 5		
	FFY Grant: **2009**			FFY Grant: **2010**			FFY Grant: **2011**			FFY Grant: **2012**		
	PHA FY:			PHA FY:			PHA FY:			PHA FY:		
2008	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	AMP 133 Scattered Sites OH6-37,40,45			**AMP 133 Scattered Sites OH6-37,40,45**			**AMP 133 Scattered Sites OH6-37,40,45**			**AMP 133 Scattered Sites OH6-37,40,45**		
		Site:			**Site:**			**Site:**			**Site:**	
		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000		Concrete, paving, grading, landscaping & tree work, sheds	$20,000
See		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000		Total Site:	$20,000
		Mechanical and Electrical:			**Mechanical and Electrical:**			**Mechanical and Electrical:**			**Mechanical and Electrical:**	
Annual		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrad fixtures & devices included.	$30,000		Furnaces, water heaters, electrical upgrade fixtures & devices included.	$20,000		Furnaces, water heaters, electrical upgrades fixtures & devices included.	$20,000

Statement		Total M&E:	$30,000		Total M&E:	$30,000		Total M&E:	$20,000		Total M&E:	$20,000
		Building Exterior:			**Building Exterior:**			**Building Exterior:**			**Building Exterior:**	
		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$25,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000		Siding, roofs, tuckpointing, sheds, doors, & window installations	$20,000
		Total B.E.:	$25,000		Total B.E.:	$25,000		Total B.E.:	$20,000		Total B.E.:	$20,000
		Dwelling Units:			**Dwelling Units:**			**Dwelling Units:**			**Dwelling Units:**	
		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$80,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000		Renovation of total & partial units include finishes for floors & walls, door replace-ments, kitchen & bath updates	$60,000
			$80,000			$80,000			$60,000			$60,000
		Dwelling Equipment:			**Dwelling Equipment:**			**Dwelling Equipment:**			**Dwelling Equipment:**	
		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0		Total D.E.:	$0
		Interior Common Areas:			**Interior Common Areas:**			**Interior Common Areas:**			**Interior Common Areas:**	
		None	$0		None	$0		None	$0		None	$0
		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0		Total ICAs:	$0
		Site-Wide Facilities:			**Site-Wide Facilities:**			**Site-Wide Facilities:**			**Site-Wide Facilities:**	
		None	$0		None	$0		None	$0		None	$0
		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0		Total SWFs:	$0
		Nondwelling Equipment:			**Nondwelling Equipment:**			**Nondwelling Equipment:**			**Nondwelling Equipment:**	
		None	$0		None	$0		None	$0		None	$0
		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0		Total NDE:	$0
ubtotal of Estimated Cost			$155,000	**Estimated Cost**		$155,000	**Estimated Cost**		$120,000	**Estimated Cost**		$120,000

ATTACHMENT P

Schedule of Ceiling Rents Draft

Bedroom Size

Single Family

Units where the tenant pays the utilities

Location	0- Bedroom	1- Bedroom	2- Bedroom	3- Bedroom	4- Bedroom	5- Bedroom
North	$319	$342	$472	$514	$565	$650
South	$319	$375	$478	$540	$565	$650
East	$319	$354	$462	$525	$565	$650
West	$319	$384	$484	$540	$565	$650
Central	$319	$369	$417	$480	$565	$650

** Includes Scattered Sites, Marsrow Acres, Devonshire/Olander, Jade Estates, Pulley Homes**

Marsrow- West	Devonshire- South	Scattered Sites (see back of page)
Jade Estates- South	Olander- West	Pulley Homes- North

Multi Family

Units where the tenant pays the utilities

Location	0- Bedroom	1- Bedroom	2- Bedroom	3- Bedroom	4- Bedroom	5- Bedroom
North	$319	$342	$425	$490	$565	$650
South	$319	$375	$410	$500	$565	$650
East	$319	$354	$406	$469	$525	$650
West	$319	$384	$425	$500	$565	$650
Central	$319	$369	$400	$465	$565	$650

Includes Elmdale/Mercer Court, John Holland, Northern Heights, McClinton Nunn, Harry Hansen, Parqwood, Richmar Manor, Oak Grove

Elmdale/ Mercer- South	Harry Hansen- North	Oak Grove- South
John Holland- Central	Northern Heights- North	Parqwood- Central
McClinton Nunn- Central	Richmar- West	

Multi Family

Units where LMHA pays the utilities

Development	0- Bedroom	1- Bedroom	2- Bedroom	3- Bedroom	4- Bedroom	5- Bedroom
Weiler Homes	-	$426	$494	$572	-	-
Brand Whit. Ext.	-	$402	$440	$512	$607	-
Ravine	-	-	$520	$603	$689	$835
Albertus Brown	-	$402	$440	$512	$607	-
Port Lawrence	-	$515	$577	$673	$806	-
Birmingham	-	-	$522	$606	$693	-
Brand Whitlock	-	$402	$440	$512	-	-
Spieker Terrace	-	$429	-	-	-	-
Vistula Manor	$378	$444	$492	-	-	-
Glendale Terr.	$386	$460	-	-	-	-
Flory Gardens	$374	$445	$495	-	-	-
TenEyck	-	$440	-	-	-	-
Dorrell Manor	-	$452	$504	-	-	-
Ashley Arms	-	$497	$563	-	-	-

Scattered Site Location by Address

North	West	West Cont.	South	South Cont.	Central	East
432 E. Oakland	3122 Haughton	1946 Christan	1740 Finch	4702 S. Detroit	2242 Auburn	128 Nagy Apt. A
3334 Blackstone	3515 Maxwell	4424 Garrison	640 Geneva	4704 S. Detroit	1431 Potomac	128 Nagy Apt. B
618 Russell	3332 Anderson	4249 Garrison	842 Toronto	4706 S. Detroit	1431 Potomac 1/2	54 Garfield
127 Hausman	1830 Jermain	2615 Grantwood	802 Lorain	4708 S. Detroit	109 Wellington	1115 Idaho
536 Spring	2467 Parkview	2651 Ivy Place	804 Lorain	4998 Merry	1112 Heston	841 Kingston
1422 Noble	1453 S. Cove	4330 Garden Park	241 Somerset	1004 Nela Pkwy	1050 Pinewood	1223 Navarre
241 Majestic	1936 Christie	3928 Woodmont	514 Shasta	1253 Eastgate		1505 Carlyle
3338 Jeanette	4127 Walker	2331 Charlestown	1468 Beecham	1255 Eastgate		1511 Carlyle
3449 Maher	1157 Brooke Park	2444 Portsmouth	1332 Prouty	4409 Cherry Creek	3244 N. Detroit	1555 Carlyle
121 W. Streicher	1155 Brooke Park	1721 Brussels	1158 Walbridge	4411 Cherry Creek	3235 Kimball	
820 Woodward	1153 Brooke Park	3715 Elmhurst	334 Spencer	4413 Cherry Creek	2909 Lawrence	Zip Code
2114 Chestnut	1151 Brooke Park	3153 Jackman		4415 Cherry Creek	208 Islington	43605 (all)
3569 146th	1048 Gribbin Lane	4814 Bowser	544 Hampton	2519 Luddington	614 Nesslewood	
3480 147th	1050 Gribbin Lane	6045 Merle	859 Woodsdale	5537 Morrow	2356 Putnam	
5312 302nd	1052 Gribbin Lane	3856 Mill Run Ct.	631 South	5243 Newhart Cir.	2358 Putnam	
2429 Chase	1054 Gribbin Lane	3858 Mill Run Ct.	633 South	701 Jean	220 Floyd Apt. 1	
3236 Bellaire	3602 Hoiles	4417 Naomi	544 Pleasant Pl.	5586 Nebraska	220 Floyd Apt. 2	
3624 Dixie	3530 Watson	4245 Penelope	546 Pleasant Pl.	5630 Nebraska	220 Floyd Apt. 3	
5522 304th	3631 Jackman	5905 Meteor	822 N Byrne	5811 Cook	220 Floyd Apt. 4	
3263 137th	1662 Dartmoor	5938 Malden	420 Heathshire	107 Hargrave	220 Floyd Apt. 5	
5416 305th	4038 Wetzler	5754 Comet	4249 Wickford Pt.	336 Ivanhill	220 Floyd Apt. 6	
	4119 Asbury	5630 Bannockburn	4022 Ruskin	4350 Deerwood	226 Floyd	
Zip Codes	4410 Vermaas	3820 Branch	2220 Rockspring	4327 Shawn Terrace	228 Floyd	
43608 (all)	1612 Hagley	5210 Calyx	2222 Rockspring	5015 Kitchener		
43611 (all)	4403 Lewis	3756 Philmar	2224 Rockspring	5011 Saint Aubin		
	1311 Craigwood	5605 Armada	2226 Rockspring	415 S. Haven	Zip Codes	
	1543 Craigwood		4045 Heatherdowns	5341 Sanders	43606 (partial)	
	802 W. Northgate	Zip Codes	1428 Bensch		43607 (partial)	
	1543 Biscayne	43606 (partial)	3015 S. Byrne	Zip Codes	43610 (all)	
	4120 Asbury	43612 (all)	2518 Heatherwyck	43607 (partial)	43620 (all)	
	1934 Loxley	43613 (all)	2520 Heatherwyck	43609 (all)		
	2525 Ozark	43623 (all)	2522 Heatherwyck	43614 (all)		
	501 Pasadena		2524 Heatherwyck	43615 (all)		
	4122 Vogel		2526 Heatherwyck			
	4148 Douglas		2528 Heatherwyck			
	4150 Douglas		2530 Heatherwyck			
	3701 Douglas Apt. 1		2532 Heatherwyck			
	3701 Douglas Apt. 2		5500 Cresthaven Apt. 1			
	3701 Douglas Apt. 3		5500 Cresthaven Apt. 2			
	3701 Douglas Apt. 4		5500 Cresthaven Apt. 3			
	4342 Commonwealth		5500 Cresthaven Apt. 4			
	3334 Upton		5614 Ryewyck			
	6056 Douglas		5616 Ryewyck			
	5869 Tetherwood		5618 Ryewyck			
	5867 Tetherwood		5620 Ryewyck			
	1728 Brim		5622 Ryewyck			
	2315 Bucklew		5624 Ryewyck			
	5065 Breezeway		5626 Ryewyck			
	5067 Breezeway		5628 Ryewyck			

ATTACHMENT Q

LUCAS METROPOLITAN HOUSING AUTHORITY
LEASE[1]

DRAFT JULY 2008, VAWA AND TRANSFERS, Misc.

INTRODUCTION

THIS LEASE is entered into between the Lucas Metropolitan Housing Authority ("LMHA") and the person(s) named in Section 1, who is/are called "Tenant" in this Lease.

The housing unit and community described below are called the "premises" in this Lease. In consideration of the statements made by Tenant in the application for public housing and this Lease, LMHA leases and Tenant rents the premises under the terms and conditions stated in this Lease.

Section 1. DESCRIPTION OF THE PREMISES AND MEMBERS OF THE HOUSEHOLD

Unit No. Account No.

Address Bedrooms:

Community Monthly Rent $

The premises will be occupied only by Tenant and the following other members of the household:

NAME	DATE OF BIRTH	AGE	SSN	RELATIONSHIP
				HEAD

DRAFT

Any additions to these household members, including live-in aides and foster children, but excluding births, adoptions, and court-awarded custody of a child, require LMHA's advance written approval. LMHA will grant such approval only if new household members meet LMHA's screening standards, including a criminal records check by a law enforcement agency, and a unit of proper size is available. Permission to add live-in aides or foster children will not be unreasonably refused. Tenant must report births, adoptions, and court-awarded custody of a child, and any reduction in household members, to LMHA, in writing, within 10 days after the occurrence. If Tenant fails to report changes in members of the household, LMHA may terminate this Lease and obtain possession of the premises using all available legal remedies.

Tenant agrees that the Admissions and Continued Occupancy Policy ("ACOP") and House Rules, including amendments, are as much a part of this Lease as if they were fully stated in this Lease. The ACOP and House Rules are posted in Tenant's Management Office and at LMHA's Central Office, 435 Nebraska Avenue, Toledo, Ohio, 43604. Upon request, LMHA will provide a copy of the ACOP or House Rules at the expense of the person making the request, as stated in Public Records Request, LMHA's Operating Procedures, Supplement #7.

Section 2. TERM AND RENEWAL OF LEASE

This Lease is for an initial term of one year, beginning on the date the Lease is signed, and will automatically be renewed for successive terms of one year. LMHA may decide not to renew the Lease if Tenant or any adult household member fails to meet the requirement for community service or participation in an economic self-sufficiency program. LMHA may terminate the Lease at any time under the rules stated in 24 CFR 966.4(l) and Section 15.

Section 3. RENT PAYMENTS

a) Monthly rent of $ is due and payable no later than the first day of each month beginning , . The rent for the remainder of the first month is $. Tenant will receive a utility credit or reimbursement of $. Rent includes all maintenance services due to normal wear and tear and may include utilities as described in Section 6. The stated amount of rent is due each month unless it is changed as described in Section 7. Rent and other charges can be paid 1) at LMHA's Central Office, in person or in the drop box at the rear of the building, 2) at Tenant's Management Office, or 3) by mailing to LMHA, P.O. Box 477, Toledo, Ohio, 43697-0477. LMHA will not accept cash payments. Rent is considered delinquent if LMHA receives the rent after midnight of the 7th day of the month. Rent is not delinquent if it is postmarked no later than the 7th day of the month.

b) LMHA will give Tenant written notice stating any change in the amount of rent, and when the change is effective. The notice will state that Tenant may ask for an explanation stating the specific grounds for the decision, and that if Tenant does not agree, Tenant has the right to request a hearing under the Tenant Grievance Procedure, Operating Procedures, Supplement #28. LMHA will respond to a request for explanation within 15 days.

c) Tenant must pay "retroactive rent." Retroactive rent is rent owed by Tenant, for example, when Tenant fails to provide adequate documentation, fails to report changes in income or family composition within LMHA's time limit, or misrepresents income or family circumstances to LMHA. Tenant must pay all retroactive rent in the same month it is posted to Tenant's rent account, unless an exception stated in the ACOP applies or LMHA agrees to a payment plan. Tenant's failure to pay retroactive rent on time is considered to be "non-payment of rent" and LMHA then has the right to terminate this Lease and obtain possession of the premises using all available legal remedies.

[1]Approved by LMHA's Board of Commissioners on March 3, 2004.

Section 4. OTHER CHARGES

In addition to rent, Tenant is responsible to pay other charges described in this Lease. Other charges can include:

a) Maintenance Charges are the costs for maintenance and repair to the dwelling unit, facilities, buildings, common areas, or grounds, other than normal wear and tear, caused intentionally or negligently by Tenant, household members or guests. When LMHA determines that the need for maintenance does not result from normal wear and tear, LMHA will charge Tenant for the maintenance or damage as stated in LMHA's posted Schedule of Maintenance Charges or, for work not listed on that Schedule, based on the actual cost of labor and materials. Tenant may also be charged for the labor and materials needed to restore the unit to its original condition because of unauthorized changes such as unusual paint colors or the installation of wallpaper. Tenant may also be charged with the actual cost to remove litter and garbage from the dwelling unit, common areas or grounds. Tenants who wish to dispute maintenance charges may use the Tenant Grievance Procedure.
b) Any charges made under this section become due and collectible no earlier than 2 weeks after LMHA gives written notice of the charges.
c) Tenant agrees to pay a late fee of $15.00 on any rent paid after the 7th day of the month.
d) Tenant agrees to pay the returned check fee charged by LMHA's bank.

Section 5. SECURITY DEPOSIT

a) Tenant Responsibilities: Tenant agrees to pay a security deposit of $100.00 when Tenant signs the Lease. Tenant agrees to pay additional charges, as stated in the House Rules and Pet Policy, to install a satellite dish, washer, or dryer or to add a pet. Tenant also agrees to pay an additional $20.00 per room for the security deposit, due and payable the 1st day of the following month, for unauthorized wallpapering or painting or for failing an occupied housing inspection due to unsanitary housekeeping or damage to LMHA property.
b) LMHA Responsibilities: LMHA will use the security deposit when the Lease is terminated to pay any rent or other charges owed by Tenant, including maintenance charges described in paragraph 4.a) above. LMHA will not use the security deposit to pay rent or other charges while Tenant occupies the dwelling unit.
c) LMHA will not refund the security deposit until after Tenant has moved out and LMHA has inspected the dwelling unit. LMHA will return the security deposit within 30 days after move-out, if Tenant has:
   1) given 15 days prior written notice of Tenant's intent to move out;
   2) paid all rent and other charges;
   3) left the premises and exterior grounds in a clean and reasonable condition;
   4) in cases of unauthorized wallpapering or painting, Tenant has restored the unit to its original condition, normal wear and tear excepted;
   5) removed all rubbish, litter and personal possessions from the premises;
   6) returned all keys and provided LMHA with Tenant's new address or forwarding address, in writing.
d) LMHA will return the security deposit, or part of it, to the vacating Tenant after Tenant has met the requirements of paragraph 5.c). LMHA will give Tenant a written explanation, if any deductions are made.

Section 6. UTILITIES AND APPLIANCES

a) LMHA-Supplied Utilities: LMHA supplies water and sewer service. If indicated by an (X), LMHA also supplies the indicated utility:
   ( ) Electricity ( ) Natural Gas ( ) Other_____
b) LMHA will not be liable for failure to supply utility service for any reason beyond its control.
c) LMHA supplies a Cooking Range and Refrigerator.
d) Tenant may install and operate other major appliances, such as air-conditioners, freezers, extra refrigerators, washers, and dryers, only with LMHA's advance written approval. LMHA will charge Tenant for use of these appliances as well as LMHA installed air conditioners, in accordance with LMHA's Schedule of Maintenance Charges and Section 4.
e) Tenant-Paid Utilities: If Tenant resides in a development at which LMHA does not supply electricity, or natural gas, LMHA will credit Tenant with a utility allowance appropriate for the size and type of unit and Tenant will be responsible to pay the utility bill. If the utility allowance exceeds the amount of Tenant's rent, LMHA will pay the difference to Tenant each month. Tenant will maintain utility service in Tenant's name or the name of another adult household member. If Tenant fails to maintain a utility service, LMHA will issue Tenant a 30-day notice to terminate the Lease. Tenant will be responsible for all cost of service transfer for failure to maintain a utility service. When Tenant has control of the heat, Tenant agrees to maintain sufficient heat to prevent the pipes from freezing. If Tenant is unable to maintain sufficient heat, Tenant will immediately notify Dispatch at (419) 259-9470 or the Management Office. Tenant will be charged for any damage resulting from the failure to maintain sufficient heat or to notify management, unless the cause was beyond Tenant's control.
f) LMHA may change the allowance at any time during the term of the Lease, but will give Tenant a 60-day advance written notice of the revised allowance and any changes in rent or utility reimbursement.
g) Tenant Responsibilities: Tenant agrees not to waste the utilities provided by LMHA and to follow any law regulating utilities or fuels. Tenant authorizes utility suppliers to provide LMHA with any data necessary to adjust utility allowances or pertinent to the adjustment or the consumption of utilities. Tenant agrees to sign any authorization needed for LMHA to obtain information from a utility company.

Section 7. REDETERMINATION OF RENT, FAMILY COMPOSITION AND DWELLING SIZE

a) LMHA will reexamine the income and family composition of Tenant's household at least once a year. LMHA will reexamine the family composition of tenants paying Flat Rent at least once a year and reexamine their income every 3 years. At the annual reexamination, Tenant must verify compliance with the 8 hour per month community service requirement, if it applies to Tenant.
b) Tenant agrees to furnish such information and certifications regarding family composition and income as are necessary for LMHA to make determinations with regard to rent, eligibility, and the appropriateness of dwelling size. LMHA will use this information to decide whether the rental payment should be changed and whether the size of the unit is still appropriate for the family composition. LMHA will make these determinations in accordance with the ACOP.
c) LMHA may terminate the Lease if Tenant fails to supply such information when requested.
d) All information must be verified. Tenant agrees to sign any authorization needed for LMHA to obtain information from others and provide documents or other verifying information.
e) LMHA will give reasonable notice of the action Tenant must take and the date by which that action must be taken to comply with this Section.
f) Rent will not change between annual re-examinations, unless:
   1) A person with income joins the household.
   2) Tenant can verify a change in circumstances, such as a loss of income, which justifies a reduction in rent. Rent will not be reduced because Tenant's grant from the Department of Jobs and Family Services is reduced as a result of Tenant's fraud or failure to comply with economic self-sufficiency requirements. If LMHA grants a reduction, Tenant must report later increases in income within 10 days of the occurrence, until the next reexamination. Failure to report within 10 days may result in a retroactive rent charge.
   3) If LMHA finds that Tenant has misrepresented the facts, so that Tenant's rent is less than Tenant should have been charged, LMHA may increase the rent retroactive to the first of the month following the month when the misrepresentation occurred.
   4) Rent formulas or procedures are changed by Federal law or regulation.
g) All changes in family composition must be reported to the Property Manager within 10 days of the occurrence. Failure to report within 10 days may result in a retroactive rent charge.
h) LMHA will not revise this Lease to permit a change of family composition to allow adult children to move into the unit unless LMHA determines that the change is essential for the mental or physical health of Tenant and it does not disqualify the family for the size of unit it occupies. Adult children are subject to the ACOP rules for new admissions.

i) Rent Adjustments: LMHA will give Tenant written notice stating any change in the amount of rent, when the change is effective, and that Tenant may ask for an explanation stating the specific grounds for the decision and, if Tenant disagrees, Tenant has the right to request a hearing under the Tenant Grievance Procedure.
   1) Rent decreases become effective on the first day of the month following the reported change in circumstances, provided Tenant reports and verifies the change within 10 days of the occurrence and before LMHA's tenant accounting cut-off date.
   2) When an increase in income occurs after a prior rent reduction and is reported within 10 days of the occurrence, the rent increase become effective the first day of the 2nd month following the month when the change was reported.
   3) When a rent increase is due to misrepresentation, failure to report a change in family composition, or failure to report an increase in income after a reduction in rent, LMHA will increase the rent retroactive to the first of the month following the month when the misrepresentation or failure to report occurred.

Section 8. TRANSFERS

a) LMHA will send Tenant written notice if LMHA determines that the size or design of the dwelling unit is no longer appropriate to Tenant's needs. The notice will state that Tenant may ask for an explanation stating the specific grounds for the decision and that if Tenant disagrees, Tenant has the right to request a hearing under the Tenant Grievance Procedure. Tenant agrees to transfer to an appropriate size dwelling unit based on family composition or appropriate design, upon proper notice that such a dwelling unit is available, and to leave the unit from which Tenant is moving in a clean and safe condition.
b) LMHA may move a Tenant into another unit if LMHA determines it necessary to rehabilitate, modernize, dispose, or demolish unit currently occupied by Tenant.
c) Tenant agrees to request, in writing, special unit features to accommodate a verified disability/handicap. If LMHA approves the request, LMHA will have the choice to modify the current unit or transfer Tenant to another unit with the requested features.
d) If a non-disabled tenant resides in an accessible unit, such non-disabled tenant agrees to move if a tenant or applicant with disabilities requires the features of that accessible unit. The non-disabled resident will be given a 30-day notice to move.
e) In the case of involuntary transfers, Tenant will be required to move into the dwelling made available by LMHA. Tenant will be given 30 days to move following delivery of a notice.
f) LMHA will decide any Tenant request for transfer under the rules stated in the ACOP and the Jaimes Court Decision. LMHA acknowledges that it is under a duty to promote integration and that the Jaimes Court Decision includes a plan to remedy the effects of past discrimination and to assure equal housing opportunity without regard to race, color, sex or national origin.

Section 9. OCCUPANCY OF THE PREMISES AND TENANT'S OBLIGATIONS

a) Use and Occupancy of Dwelling: Tenant has the right to the exclusive use and occupancy of the dwelling unit for Tenant and other household members identified in Section 1. This provision permits reasonable accommodation of Tenant's guests for a period not exceeding fourteen (14) consecutive days each year. The Manager may extend this time limit, upon the advance written request of Tenant. All adult members of the household must sign a new Lease within 10 days after the date when any household member becomes an adult at the age of 18.
b) Ability to Comply with Lease Terms: If Tenant becomes unable to comply with the material provisions of this Lease because of physical or mental impairment and is unable to arrange for someone to aid him/her in complying with the Lease, and LMHA is unable to make reasonable accommodations, LMHA will defer to a designated member of Tenant's family or some other suitable person for relocation assistance. If no such assistance occurs, LMHA will provide referrals to appropriate agencies and begin legal proceedings to terminate the Lease. LMHA will not assume responsibility for moving Tenant or for the costs of moving. At the time of admission, all tenants must identify someone to be contacted when an emergency occurs.
c) In consideration of these rights, Tenant must:
   1) Pay rent and all other rightful charges on or before the first day of the month. If Tenant pays the rent late, more than three times in a calendar year, LMHA may terminate the lease for cause.
   2) Refrain from, and cause Tenant's household members and guests to refrain from, negligently, intentionally or maliciously destroying, defacing, damaging or removing any part of the premises (including the LMHA-supplied appliances and other contents) or any LMHA-owned property.
   3) Pay reasonable charges, other than for wear and tear, for the repair of damages to the premises, property, buildings, facilities, grounds or common areas caused by Tenant, Tenant's household members or guests.
   4) Not assign the Lease, sublease the dwelling unit, or provide accommodation for boarders or lodgers.
   5) Use the dwelling unit solely as a private dwelling for Tenant and Tenant's household members identified in Section 1, and not to use or permit its use for any other purpose.
   6) Abide by necessary and reasonable regulations established by LMHA for the benefit and well being of the housing development and the tenants. These regulations are posted in the Management Office and incorporated by reference in this Lease.
   7) Comply with all obligations imposed upon tenants by provisions of building and housing codes materially affecting health and safety.
   8) Keep the unit and such other areas as may be assigned to Tenant for exclusive use in a clean and safe condition. This includes keeping sidewalks, front and rear entrances, and side yards free of debris and litter, and keeping sidewalks and front and rear entrances free of snow and ice. LMHA will make an exception to this requirement if Tenant, because of age or disability, is unable to perform such tasks and has no household members to assist with compliance. Violation of housekeeping standards is a serious violation of the Lease.
   9) Dispose of all ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner only in containers approved or provided by LMHA and refrain from, and assure that all members of Tenant's household and guests refrain from, littering or leaving trash or debris in common areas, balconies or grounds. All garbage must be properly placed in dumpsters or other containers; failure to comply will result in additional charges under Section 4.
   10) Use all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities, equipment and appurtenances including elevators, in a reasonable manner.
   11) Assure that: Tenant, household members and guests do not engage in any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other tenants, including false fire alarms, or any drug-related criminal activity on or off the premises; any other person under Tenant's control does not engage in any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other tenants or any drug-related criminal activity on the premises; and no member of the household engages in an abuse or pattern of abuse of alcohol that affects the health, safety, or right to peaceful enjoyment of the premises by other tenants.

12) If Tenant is responsible for cutting/trimming the grass and shrubbery or for trash, rubbish, furniture and appliance removal, Tenant must do so in a timely manner. Failure to comply will result in lease termination and/or additional charges under the Schedule of Maintenance Charges.

    Tenant is responsible for cutting/trimming the grass and shrubbery. _____ (Initials required)
    Tenant is responsible for removal of trash, rubbish, furniture and tenant owned appliances_____ (Initials required)

13) Keep all smoke detectors in proper working order and supplied with fresh batteries at all times; not disable any smoke detector; regularly test all smoke detectors and notify LMHA immediately of any problem, defect, malfunction, or failure; and not use the smoke detector improperly so as to cause false fire alarms. Failure to comply with this paragraph may result in LMHA charging Tenant for repair or replacement and for reimbursement of charges levied against LMHA by any city within LMHA's jurisdiction, for failure to keep the smoke detector operable or causing false fire alarms. LMHA may also take action to terminate the Lease.

    Tenant is responsible to keep the smoke detector in proper working order and supplied with fresh batteries at all times and for complying with all provisions of this paragraph. _____ (Initials required)

14) Act, and cause household members or guests to act, in a manner that will not disturb other tenants' peaceful enjoyment of their accommodations; and be conductive to maintaining all LMHA developments in a decent, safe, and sanitary condition. Tenant agrees not to make or permit noises or acts that will disturb the rights or comfort of neighbors, including, but not limited to, keeping the volume of any radio, tape or CD player, television, or musical instrument at a level that will not disturb neighbors.
15) Without LMHA's advance written approval, not: make any alterations, repairs or decorations to the interior or exterior of the dwelling unit, grounds or equipment; install additional equipment (such as satellite dishes); make any changes to locks or install new locks on any doors; or use any wallpaper, contact paper or nails, tacks, screws, brackets or fasteners on any part of the dwelling unit (except for a reasonable number of picture hangers). Satellite dishes shall not be attached to dwelling, garage or shed.
16) Act in a cooperative manner with neighbors and LMHA staff; refrain from, and cause members of Tenant's household or guests to refrain from, acting or speaking in an abusive or threatening manner toward neighbors and LMHA staff, service providers, police and emergency response personnel.
17) Remove promptly all belongings from a fire-damaged unit and dispose of them; take reasonable precautions to prevent fires; refrain from storing or keeping flammable materials upon the premises, i.e., kerosene, gasoline, and explosives. Remove any personal property left on LMHA property when Tenant leaves, abandons or surrenders the dwelling unit.
18) Avoid obstructing sidewalks, areaways, galleries, passages, elevators, stairs and to avoid using these for purposes other than going in and going out of the dwelling unit; to refrain from erecting or hanging radio or television antennas or other objects on or from any part of the dwelling unit; to clear snow from sidewalks and front and rear entrances.
19) Refrain from placing signs of any type in or about the dwelling except those allowed under applicable zoning ordinances and only after having received written permission of LMHA. Nothing herein contained shall inhibit the Tenant from having seasonal decorations placed by tape on outer doors.
20) Except for circumstances beyond Tenant's control, give advance, written notice to LMHA of Tenant's leaving the dwelling unit unoccupied for more than 7 days.
21) Refrain from and cause household members to refrain from keeping, maintaining, harboring, or boarding any animal in the dwelling except in accordance with LMHA's Pet Policy, unless a verified disability warrants a service animal or companion animal. Tenant agrees to comply with the Pet Policy and that violation of the Pet Policy may be grounds for removal of the pet or termination of the tenancy of the household member who owns the pet.
22) Register all vehicles with the Management Office, which includes make, model, year and license plate number, and maintain the required sticker for all vehicles of Tenant and other household members. Absent LMHA's advance, written approval of verified circumstances, Tenant is limited to registering one car per driver.
23) Refrain from parking or driving, or permitting guests to park or drive vehicles on or across lawn areas of LMHA-owned properties. Refrain from parking vehicles in the following places at LMHA-owned properties: in front of dumpsters or fire hydrants, in fire lanes, in any right-of-way, in handicapped parking areas, in other designated "no parking" areas or on lawn areas. Refrain from performing vehicle repairs or from keeping abandoned vehicles or vehicles on jacks in any parking area or on LMHA property. The term "vehicle," when used in this Lease refers to all automobiles, trucks, motorcycles, house trailers, campers, vans, boats and other motor vehicles. Any vehicle violating this paragraph will be towed immediately at Tenant's expense.
24) Refrain from parking any vehicle: without valid registration and identification stickers on LMHA property. Vehicles must have inflated tires and must not be on blocks or create other hazards or unsightly conditions. Any vehicle violating this paragraph will be towed~~, after a 24-hour notice is posted,~~ at Tenant's expense.
25) Use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and other tenants. Tenant will promptly notify LMHA of any need to repair the dwelling unit, of unsafe or unsanitary conditions in the dwelling unit, in common areas and on LMHA grounds, and of any water leak or mold growth. LMHA will treat Tenant's failure to promptly report these conditions to be a contributing cause of any resulting damage.
26) Not commit any fraud in connection with any Federal Housing Assistance program, and not receive assistance for occupancy of any other unit assisted under any Federal Assisted Housing program during the term of the Lease.
27) Refrain from and assure that household members and guests refrain from smoking in LMHA's "No Smoking" designated areas for its premises. Violation of this obligation is a serious violation of the Lease.
28) Perform at least 8 hours per month of qualifying community service or economic self-sufficiency program activities, unless the requirement is waived due to age, disability, or the fact that Tenant is excused from this requirement because he/she is working, attending an educational institution, or participating in some other qualified training program.
29) Refrain from and assure that household members and guests refrain from tampering with utility meters, telephone boxes, cable boxes, electrical boxes, mailboxes, pull stations and smoke detectors. Tenant, household members, guests and other persons under Tenant's control must not tamper with or destroy LMHA's security cameras and devices, equipment, appliances, and property.
30) Comply with all applicable anti-harassment laws, regulations, codes and statutes.

Section 10. CRIMINAL ACTIVITY

LMHA maintains a zero tolerance or One Strike policy regarding criminal activity and drug-related criminal activity.

a) LMHA will immediately terminate the Lease if it determines that:
    1) Any household member has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.
    2) Any household member or guest has engaged in drug-related criminal activity on or off the premises, or any other person under Tenant's control has engaged in such activity on the premises.
    3) A household member is illegally using a drug or engaging in a pattern of illegal use of a drug that interferes with the health, safety or right to peaceful enjoyment of the premises by other tenants.

4) Any criminal activity by a household member or guest that threatens the health, safety, or right to peaceful enjoyment of the premises by other LMHA tenants, or threatens the health, safety, or right to peaceful enjoyment of persons residing in the immediate vicinity of LMHA's premises.
5) A household member is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony or high misdemeanor under the laws of the place from which the individual flees; or violating a condition of probation or parole imposed under Federal or State law.
6) A household member has engaged in a pattern of alcohol abuse that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants; or furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers.

b) For the purposes of this Section, criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other tenants or employees of LMHA, includes, but is not limited to, any of the following:
1) Domestic violence, physical assault or the threat of physical assault to any person;
2) Illegal use of, or the threat to use, a firearm or other weapon;
3) Rape, sexual molestation, debauchery of a minor, prostitution, and other similar or related sexual misconduct;
4) Robbery, burglary, auto theft, arson, and vandalism.

c) For the purposes of this Section, "drug-related criminal activity" means: Illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use, of a controlled substance, or substances commonly known as, but not limited to, cocaine, heroin, marijuana, and opium, and further defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802), unless such controlled substance or substances were obtained directly pursuant to a valid prescription or order.

d) LMHA will evict Tenant by judicial action for criminal activity if it determines that a covered person has engaged in the criminal activity, regardless of whether the covered person has been arrested or convicted for such activity and without satisfying the standard of proof used for a criminal conviction.

Section 11. LMHA'S OBLIGATIONS

1) LMHA's obligations under this Lease include:
1) Maintaining the dwelling unit and development in decent, safe and sanitary condition;
2) Complying with requirements of applicable building codes, housing codes, and HUD regulations materially affecting health and safety;
3) Making necessary repairs to the dwelling unit;
4) Keeping the development's buildings, facilities and common areas, not otherwise assigned to Tenant for maintenance and upkeep, in a clean and safe condition;
5) Maintaining in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators, supplied or required to be supplied by LMHA;
6) Providing and maintaining appropriate receptacles and facilities (except containers for the exclusive use of an individual tenant family) for the deposit of ashes, garbage, rubbish and other waste removed from the dwelling unit by Tenant as required by this Lease.
7) Supplying running water, reasonable amounts of hot water, and reasonable amounts of heat at appropriate times of the year (according to local custom and usage) except where the building that includes the dwelling unit is not required by law to be equipped for that purpose, or where heat or hot water is generated by an installation within the exclusive control of Tenant and supplied by a direct utility connection; and
8) Notifying Tenant of the specific grounds for any proposed adverse action by LMHA. (Such adverse action includes, but is not limited to, a proposed Lease termination, transfer of Tenant to another unit, or imposition of charges for maintenance and repair.)

2) When LMHA is required to give Tenant the opportunity for a hearing under the Tenant Grievance Procedure for a grievance concerning a proposed adverse action:
1) The notice of proposed adverse action will inform Tenant of the right to request such hearing. In the case of a Lease termination, a notice of Lease termination in accordance with 24 CFR 966.4(l) (3) constitutes adequate notice of proposed adverse action.
2) In the case of a proposed adverse action, other than a proposed Lease termination based on any activity, not just criminal activity that threatens the health, safety or right to peaceful enjoyment of LMHA's premises by other tenants or employees of LMHA, or is drug-related, LMHA will not take the proposed action until the time for Tenant to request a grievance hearing has expired and, if a hearing was timely requested by Tenant, the grievance process has been completed.

3) LMHA IS NOT RESPONSIBLE FOR LOSS OR DAMAGE TO TENANT'S PERSONAL PROPERTY OR MOTOR VEHICLES FROM CRIMINAL OR OTHER ACTIVITY. LMHA SUGGESTS THAT TENANT SHOULD HAVE RENTER'S INSURANCE FOR THE PROTECTION OF TENANT'S HOUSEHOLD GOODS AND FURNISHINGS AND MOTOR VEHICLE INSURANCE. LMHA DOES NOT OFFER OR PROFIT FROM SUCH INSURANCE.

4) LMHA makes no representation that its premises are safe from the threat of theft, injury or damage to Tenant or Tenant's property. LMHA makes no representation that its gates, fences, locks, security cameras, and other equipment and services are provided for Tenant's safety. They are provided for the protection of LMHA's property.

5) LMHA shall comply with the Violence Against Women Act and Department of Justice Reauthorization Act of 2005 ("VAWA"):
A. Incidents of threatened or actual domestic violence, dating violence or stalking may not constitute grounds of termination for the victim of such violence;
B. Criminal activity directly related to domestic violence, dating violence or stalking by a member or guest of tenant's household shall not be grounds for termination of tenancy against the victim of such violence;
C. LMHA may bifurcate the lease in order to evict, remove or terminate assistance to the tenant's family member who committed criminal acts of violence against family members, without evicting the victims of such acts;
D. LMHA may honor court orders addressing rights of access or control of the premises, including civil protection orders, among family members;
E. LMHA may evict tenants for any lease violations not premised on domestic violence and will not treat victims of domestic violence to more demanding standards in eviction proceedings than non victims of domestic violence;
F. LMHA may still evict residents if LMHA can show that a tenancy is an actual and imminent threat to other tenants or employees; and
G. State or local law which provides greater protections to victims of domestic violence will control.

Section 12. MOVE-IN AND MOVE-OUT INSPECTIONS

a) Move-in Inspection: LMHA and Tenant or a representative must inspect the dwelling unit before Tenant occupies it. LMHA will give Tenant a written statement of the condition of the dwelling unit, both inside and out, and the equipment provided with the unit. LMHA and Tenant must sign the statement and LMHA will retain a copy in Tenant's folder. Any deficiencies noted on the statement will be corrected by LMHA, at no charge to Tenant.

b) Move-out Inspection: LMHA will inspect the unit when Tenant vacates and give Tenant a written statement of any charges for which Tenant is responsible. Tenant may join in the move-out inspection unless Tenant vacates without notice to LMHA.

Section 13. ENTRY OF PREMISES DURING TENANCY

a) Tenant agrees that any person authorized by LMHA will be permitted to enter the premises during working hours (8:00 a.m.-5:00 p.m.) for the purpose of performing routine inspections and maintenance, making improvements or repairs, or showing the unit for re-leasing. Tenant has the right to see proper identification of employment with LMHA before allowing entry into the premises. If Tenant is absent from the dwelling unit when LMHA arrives to perform maintenance requested by Tenant, the request for maintenance constitutes Tenant's authority to enter the unit.

b) LMHA will give Tenant at least 48 hours advance, written notice of the purpose for the entry. LMHA may enter the dwelling unit at any time without advance notice when there is reasonable cause to believe that an emergency exists. If Tenant and all adult members of the household are absent at the time of entry, LMHA will leave a written statement specifying the date, time and purpose of entry in a conspicuous place before leaving the unit.

Section 14. NOTICE PROCEDURES

a) Tenant's notice to LMHA must be in writing, delivered to LMHA's Management Office or Central Office or sent by prepaid first-class mail, addressed as follows:

LMHA
435 Nebraska Avenue
P. O. Box 477
Toledo, Ohio 43697-0477
Attention: Regional Asset Manager

b) Except as provided in Section 13, LMHA's notice to Tenant will be in writing and delivered to Tenant or any adult household member, or sent by prepaid first-class mail, properly addressed to Tenant. If Tenant is visually impaired, all notices will be in an accessible format.

Section 15. TERMINATION OF LEASE

a) LMHA may terminate the Lease only for:
   1) Serious or repeated violation of material terms of the Lease, such as the following:
      a. Failure to make rent or other payments under the Lease when due;
      b. Failure to fulfill household obligations as described in Section 9.
   2) Other good cause which includes, but is not limited to, the following:
      a. Criminal activity, drug-related criminal activity, and drug or alcohol abuse as stated in Section 10;
      b. Discovery after admission of facts that made Tenant ineligible;
      c. Discovery of material false statements or fraud by Tenant in connection with an application for housing or with reexamination of income;
      d. Failure of a household member to comply with community service requirements, which is grounds only for non-renewal of the Lease and termination at the end of the 12 month Lease term;
      e. Failure to accept LMHA's offer of a revision to an existing lease, with written notice of the offer of the revision at least 60 days before the revision is scheduled to take effect, and with the offer specifying a reasonable time limit for acceptance;
      f. Tenant's failure to pay utility bills when responsible for direct payment to a supplier of utilities;
      g. Misrepresentation of family income, assets, or composition;
      h. Failure to supply, within 10 days, any certification, release, information, or documentation of family income or composition needed to process an annual re-examination or interim redetermination;
      i. Serious or repeated damage to the dwelling unit, or creation of physical hazards in the unit, common areas, grounds or parking areas of any development or site;
      j. Failure to obtain LMHA's written permission before installing washing machines, dishwashers, dryers, ceiling fans, or appliances, or air-conditioners without the necessary hookups, at LMHA paid utilities sites;
      k. Any fire on LMHA premises caused by carelessness, failure to supervise children or unattended cooking;
      l. Possession and/or use of illegal weapons or illegal drugs found in or seized in an LMHA unit by law enforcement officers.

b) LMHA will give written notice of termination of the Lease of:
   1) 14 days in the case of failure to pay rent.
   2) At least 3 days but not more than 30 days:
      a. if the health or safety of other tenants, LMHA employees, or persons residing in the immediate vicinity of the premises is threatened;
      b. if any household member has engaged in any drug-related criminal activity or violent criminal activity; or
      c. if any household member has been convicted of a felony.
   3) 30 days in any other case.

c) The notice of termination to Tenant will state the specific reason for termination and inform Tenant of the right to make such reply as Tenant may wish and to request a grievance hearing. No grievance is permitted when the violation relates to any activity, including criminal activity, that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or employees of LMHA or any drug-related criminal activity, but Tenant will be given a private conference with an LMHA representative and can only be evicted by judicial proceedings in court. The notice will also inform Tenant of the right to examine LMHA documents relevant to the termination or eviction.

d) Any notice to leave the premises required by State law (Ohio Revised Code Chap. 1923) may be combined with, or run concurrently with, the notice of termination under this section. If LMHA brings an eviction action in court, Tenant will be charged with court costs if Tenant loses the suit or consents to a judgment.

e) Tenant may terminate this Lease at any time by giving LMHA 15 days' advance, written notice, as described in Section 14.

f) When an individual or family is evicted for engaging in criminal activity, including drug-related criminal activity, LMHA will notify the post office serving that dwelling unit that such persons are no longer residing there (so the post office will stop delivering mail for such persons at the unit and such persons will not return to LMHA premises to pick-up the mail).

Section 16. WAIVER

No delay or failure by LMHA in exercising any right under this Lease and no partial or single exercise of such right shall constitute a waiver (post or prospective) of that or any other right unless otherwise expressly provided herein.

Section 17. DEFECTS HAZARDOUS TO LIFE, HEALTH OR SAFETY

In the event that the dwelling unit is damaged to the extent that conditions are created which are hazardous to the life, health or safety of the occupants:

a) Tenant must immediately notify the Property Manager of the damage;

b) LMHA will be responsible for repair of the unit within a reasonable time, provided that if the damage was caused by Tenant, household members or guests, the reasonable cost of the repairs will be charged to Tenant;

c) LMHA will offer Tenant a replacement dwelling unit, if available, if necessary repairs cannot be made within a reasonable time. Tenant must accept any replacement unit offered by LMHA. In the event Tenant refuses to occupy any replacement unit, Tenant may live elsewhere, but LMHA will not be responsible for providing such housing or assume responsibility for its cost;

d) In the event repairs cannot be made by LMHA as described above or alternative accommodations are unavailable, then rent will abate in proportion to the seriousness of the damage and loss in value as a dwelling. No abatement of rent will occur if Tenant rejects alternative accommodations or if Tenant, household members or guests caused the damage.

e) If LMHA determines that the dwelling unit is not habitable because of imminent danger to the life, health and safety of the occupants, and Tenant refuses to live in alternative accommodations, LMHA will terminate this Lease and refund to Tenant any rent paid;
f) Tenant will continue to pay full rent, except the abated portion agreed to by LMHA, while the hazardous conditions remain uncorrected. If Tenant and LMHA are unable to agree on abatement, Tenant must follow the rent escrow provisions of Ohio Revised Code Section 5321.07 et seq.
g) Tenant will be responsible for fire damage to the unit caused by Tenant's appliance, device, or other personal property. Fire caused by Tenant's appliance, device or other personal property is a serious violation of the Lease.

Section 18. GRIEVANCE PROCEDURE

All disputes concerning the obligations of Tenant or LMHA, except those that HUD has determined are not subject to a grievance procedure, must be resolved in accordance with the Tenant Grievance Procedure, Operating Procedures, Supplement #28, or the LMHA grievance procedure in effect at the time the dispute arises. The procedure is posted in the Central Office. LMHA suggests that Tenant escrow rent with LMHA's Central Office until the dispute is resolved.

Section 19. MODIFICATIONS

Modification of the lease shall be accomplished by a written agreement signed by LMHA and the Tenant, except for notice of rent adjustment as stated in Section 7.

Section 20. UNDERSTANDING AND CERTIFICATION

The parties agree that each has read this Lease; that the parties fully understand all terms and provisions of the Lease; that the terms and provisions represent and constitute the entire understanding and agreement of the parties; and that the parties voluntarily sign this Lease. LMHA will retain a signed copy of this Lease in Tenant's file. Each signatory is jointly and severally responsible for the timely payment of rent and the fulfillment of all other provisions of this Lease.

I/we certify that I/we and other members of my/our household have not committed any fraud in connection with any federally assisted housing program and that all information and documents submitted by myself or other household members to LMHA in connection with any federally assisted housing program are true and complete to the best of my knowledge and belief.

Lease executed on this _____ day of _____, _____

_____
(Head of Household)

_____
(Other Adult Member of Household)

_____
(Other Adult Member of Household)

LUCAS METROPOLITAN HOUSING AUTHORITY

By:_____ _____
(LMHA Representative) Date

LMHA certifies that all required smoke detectors are installed and in proper working order at the time of the signing of this lease. _____ _____(Initials from LMHA Representative required)

DRAFT ONLY

ATTACHMENT R

	A	B	C	D	E	T	U	V
1		**LUCAS METROPOLITAN HOUSING AUTHORITY**						
2		Aug-08						
3								
4	**ADMINISTRATION FILES**							
5								
6	LMHA will keep records in any form it deems appropriate including hard copy, microfiche, and electronic.							
7	LMHA will keep the below records from the time this Record Retention Policy is adopted and forward.							
8	LMHA will keep the records created prior to this date in accordance with LMHA'S prior Record Retention Policy, as applicable.							
9								
10	LMHA's Articles of Incorporation			Retain Permanently				
11	HUD TO PHA: Annual Contributions Contract for Public Housing			Retain Permanently				
12		Annual Contributions Contract for Section 8 Housing Choice Voucher		Retain Permanently				
13	PHA TO CITY: Cooperation Agreement/Amendments			Retain Permanently				
14	GRANT AGREEMENTS: (*) REFERENCE 24CFR 85.42 FOR REQUIREMENTS							
15		Resident Opportunity Self-Sufficiency (ROSS)		Retain for 3 years				
16		Family Self Sufficiency, (FSS)		Retain for 3 years				
17		Home Ownership Opportunity for People		Retain for 3 years				
18		Everywhere, (HOPE)		Retain for 3 years				
19		Capital Fund Grants		Retain for 3 years				
20	Declaration of Trust			Retain Permanently				
21	Correspondence - Annual Contribution & Fiscal/Policy Matters			Retain Permanently				
22	Annual Budget Reports			Retain 7 yrs-then place in storage				
23	Audit Reports			Retain 7 yrs-then place in storage				
24	Contracts & Agreements			Retain 7 yrs-then place in storage				
25	Reports of Proceedings			Retain 7 yrs-then place in storage				
26	Minutes of Board Meetings: Approved Hard Copy			Retain 7 yrs-then place in storage				
27	Surveying - Field Notes			Retain 7 yrs-then place in storage				
28	Council Resolutions			Retain 7 yrs-then place in storage				
29	Architects & Engineer Contracts			Retain 7 yrs-then place in storage				
30	Contract Development Register			Retain 7 yrs-then place in storage				
31	Contract Management Register			Retain Permanently				
32	Jurisdiction - Territory Maps			Retain Permanently				
33	Property Files			Retain Permanently				
34	Site Acquisition Records			Retain Permanently				

	A	B	C	D	E	T	U	V
35	Unsuccessful Bids			Retain until contract is awarded				
36	Accident Reports/Files			Place in Workers Compensation File				
37	Employee Injury Reports			Retain 3 yrs., if no Action pending				
38	Bodily Injury to Non-Employees			Retain 3 yrs., if no Action pending				
39	Damage to PHA vehicle or Property			Retain 3 yrs., if no Action pending				
40	Agendas			Retain 6 yrs.				
41	Annual Department Budget			Retain 5 yrs-then place in storage				
42	Attendance Reports/Records			Retain 7 yrs.				
43	Audio-visual, Pr, & Training Materials			Retain until Superceded, Replaced, or Obsolete				
44	Automobile and Equipment Records			Retain for Life of Automobile or Equipment				
45	Badges & Ids			Turn in Upon Termination				
46	Bid & Contract Forms, Bills of Sale, Other Documents Evidencing Sale							
47		Transaction Amount of $1,000. Or less		Dispose of 15 yrs. After Final Payment				
48		Transaction Amount of $1,001 to $25,000.		Dispose of 15 yrs. After Final Payment				
49		Transaction Amount of $25,001. And Over		Dispose of 15 yrs. After Final Payment				
50	Blank Forms			Retain until superceded or Obsolete				
51	Budget Preparation Documents (Working Papers)			Retain 7 yrs.				
52	Bulletins, Posters, Notices to Employees			Retain until no longer Administratively needed				
53	Contract Audio Tapes - Pre-Construction & Pre-Bid Tapes			Retain 3 yrs. After Project Completed				
54	Copies:							
55		All Media Official File Copy		Use Applicable Records Series Retention				
56		Reading/Informational/Reference Copy		Retain Until No Longer Needed				
57	Correspondence:							
58		General (No Policy Matters)		Retain 2 yrs.				
59		Routine Form Letters		Retain 1 year				
60		Routine Management Letters		Retain 2 yrs., if Audited				
61		Routine Maintenance Letters		Retain 2 yrs., if Audited				
62	Temporary or transient reco	ds including email		Dispose when project or matter closes or becomes final				
63	Delivery Slips/Packing Slips			Retain 7 yrs.				
64	Disaster Plans			Retain until Updated or Superceded				
65	Drafts - All Media			Retain until No Longer Needed				
66	Equipment Inventories			Retain 7 yrs.				
67	Executive Orders			Retain until Replaced, Superceded or Obsolete				
68	Expense Records			Retain 7 yrs.				
69	Facsimile (FAX):							
70		Logs		Retain 1 year				

	A	B	C	D	E	T	U	V
71		Messages		Treat as Correspondence				
72	Fuel Usage Records			Retain 7 yrs.				
73	General Orders, Directives, Policies, Rules, Regulations, Procedures			Retain 1 Copy until Superceded & Audited				
74	Hearings (Not Employee Related):							
75		Audio and Video Recordings		Retain 1 year				
76		Transcripts		Retain 1 year				
77	Inventory of Expendable Equipment, Materials and Supplies or Non-							
78		Expendable Equipment		Retain 7 yrs, after Audit				
79	Leases:							
80		Equipment		Retain 2 yrs. After Expiration				
81		Real Estate		Retain 5 yrs. After Expiration				
82	Licenses, Permits, Certifications			Retain 7 yrs. After Expiration				
83	PHA General Publications			Retain 1 Copy until Superceded or Obsolete				
84	Mail:							
85		Unsolicited Mail (e.g. anonymous/slanderous letters, groundless complair		Retain until no longer needed by Administration				
86		sales material, transitory messages, informational brochures, etc.						
87		Postal Records (e.g. Registered, Certified, Insured, Logs or Receipts		Retain 7 years				
88		Postal Meter Documents)						
89		Electronic Mail (E-Mail)		Retain According to Content-See Correspondence				
90	Mailing Lists			Retain until Updated, Superceded or Obsolete				
91	Management/Operations Reports:							
92		Monthly, Quarterly, Semi-Annual		Until Incorporated in to the annual Report				
93		Annual Report		Retain 3 yrs.				
94		Consultant Produced		Retain 3 yrs.				
95	Manuals, Handbooks, Directives			Retain until Replaced, Superceded or Obsolete				
96								
97	Maps/Plats			Retain until Superceded or Obsolete				
98	Material Safety Sheets			Retain until Superceded or Obsolete				
99	Meeting Notices (See ORC 121.22)			Retain 1 year				
100	Memoranda			Use Correspondence Retention Records				
101	Minutes of Meetings:							
102		Audio/Video Recordings of Meetings		Retain 1 year, provided information is transcribed to hardcopy				
103		Drafts/Notes		Retain until hard copy of Minutes is Approved				
104	Motor Vehicle Titles			Retain until LMHA Disposes of Vehicle				
105	Photo File (included prints, slides, negatives, transparencies and related photographic items)			Retain until information is no longer current				
106	Press/News Releases			Retain for 3 yrs.				

	A	B	C	D	E	T	U	V
107	Project Plans/Drawings/As Built			Retain for Life of Project or Updated, Superceded or Obsolete				
108								
109	Receipts/Receipt Books			Retain 7 yrs, until Audited				
110	Receiving Documents			Retain 7 yrs				
111	Records Retention Documents (RC1, RC2, RC3)			Retain 10 yrs-then place in storage				
112	Records Requests			Retain 2 years				
113	Reference/Library Materials			Retain until Replaced, Superceded, or Obsolete				
114	Requisitions			Retain 7 years				
115	Table of Organization/Organizational Charts			Retain until Superceded				
116	Telephone Messages - Telephone Records:							
117		Charges/Bills/Call Detail Records		Retain 2 yrs., if Audited				
118		Documentation		Retain the Life of the System				
119		Messages		Retain until No Longer Necessary				
120		Service Records		Retain 2 years				
121		System Equipment Inventory		Continually updated - Retain Superceded Data for 1 year				
122	Training Material			Retain until Superceded				
123	Uniform Records			Retain 3 yrs., Provided Audited				
124	Vehicle Maintenance Records			Retain 1 year after Vehicle Sold				
125	Vehicle Mileage Records			Retain 1 year after Vehicle Sold				
126	Visitor's Log or Sign-In Sheets			Retain 1 year				
127	Voice Mail:							
128		Messages		Retain until No Longer Necessary				
129		System Documentation		Retain for the Life of the System				
130	Warranties			Retain 2 yrs. After Expiration				
131	Work Orders			Retain 2 years				
132	Work Schedules			Retain 1 year after Schedule Change				
133	Council Records-Reports to the Board of Trustees			Retain 5 years				
134	Maintenance Inspection Reports			Dispose after 2 years				
135	Nonexpendable Equipment Record Cards			Dispose 3 years after item is disposed				
136	Report on Initial Occupancy of LIPH Form HUD 52209			Dispose 4 years after audit				
137	Reports on Unit Availability Form HUD 51230			Dispose 4 years after audit				
138	Certificates Regarding Tenants Admitted to LIPH			Dispose 4 years after audit				
139	Computer printouts for developments only			Dispose after 2 years				
140	Correspondence files pertaining to routine management and maintenance matters			Dispose after 2 years				
141	Correspondence files relating to housekeeping activities involving no policy matters, general corresponde			Dispose after 2 years				
142	Dispatch Logs			Dispose after 1 year				

	A	B	C	D	E	T	U	V
143								
144	**LEGAL FILES**							
145								
146	Deeds			Retain Permanently				
147	Real Property Disposition Records			Disposal Not Recommended				
148	Easements			Retain Permanently				
149	Legal Opinions from Legal Cou	unsel		Retain Permanently				
150	Worker's compensation Claims			Retain Permanently				
151	Property Files			Retain Permanently				
152	Case Files - Civil			Retain 1 yr. If No Action Pending				
153	Case Files - Criminal			Retain 1 yr. If No Action Pending				
154	Claims for Damages			Retain 1 yr. After Case Settled and All Appeals Exhausted				
155	Court Transcripts			Retain 1 yr. After Case Settled				
156	Legal Notices			Retain 1 yr				
157	Liability Waivers			Retain 1 yr.				
158	Settlements			Retain 1 yr. After Case Settled and All Appeals Exhausted				
159								
160								
161	**FINANCIAL RECORDS**							
162								
163	Annual Budget/Financial Report			Retain Permanently				
164	Balance Sheet (52595)			Retain Permanently				
165	Contributions Form HUD 52266			Retain Permanently				
166	Income/Expense Statement Form HUD 52596			Retain Permanently				
167	Statement of Voucher…Form HUD 52435			Disposal Not Recommended				
168	Statement of Initial Operating Income…Form HUD 52603			Disposal Not Recommended				
169	Computation of PILOT Form HUD 52267			Disposal Not Recommended				
170	Accumulated Surplus/Deficits			Retain Permanently				
171	Deficit Form HUD 52598			Retain Permanently				
172	General Depository Agreement			Retain Permanently				
173	General Ledger (Binder Bound)			Retain Permanently				
174	Insurance/Insurance Register			Retain Permanently				
175	Fidelity Bonds/Bond Register			Retain Permanently				
176	Acceptance of Utility Rate Resolution Notices			Retain Permanently				
177	Applications for Reservation of Low Income PH Funds			Retain Permanently				

	A	B	C	D	E	T	U	V
178	Preliminary Loans			Retain Permanently				
179	Audit Reports:							
180		Internal		Retain Permanently				
181		Federal		Retain Permanently				
182		Auditor of the State		Retain 7 yrs.				
183	Development Costs Records			Retain Permanently				
184	Retirement System Payment Records			Retain Permanently				
185	Retirement System Exemption (Waiver) Records			Retain Permanently				
186	Sinking Fund Ledger/Journal - Transaction and Journal			Retain Permanently				
187	Certified Reports of Audits			Retain Permanently				
188	Accounts Ledger			Retain 7 yrs. After Audit				
189	Accounts Payable Ledger			Retain 7 yrs. After Audit				
190	Accounts Receivable Ledger			Retain 7 yrs. After Audit				
191	Adjustment Slips			Retain 7 yrs. After Audit				
192	Analytical Tenant Control Ledger			Retain 7 yrs. After Audit				
193	Annual Report to Auditor of the State			Retain 7 yrs. After Audit				
194	Bad Check/Bad Debt Record			Retain 7 yrs. After Pay Off				
195	Bad Tenant Cards w/charges and comments listed			Disposal not recommended				
196	Bad Tenant Cards w/no charges or comments			Dispose of 2 years after tenant vacates project				
197	Bank Deposit Records - Receipts, Reconciliation, Statements			Retain 7 yrs, after Audit				
198	Bid Bonds - Successful Bidder			Retain until Acceptance of Project Performance Bond				
199	Bid Bonds							
200		Bids - Successful		Retain 15 yrs. After Project completed				
201		Bids - Unsuccessful		Retain 2 yrs. After Letting of Contract				
202	Cancelled Checks			Retain 7 yrs. After Audit				
203	Capital Improvement Bonds			Retain until Paid Off & Audited				
204	Cash Books/Cash Reports			Retain 7 yrs. After Audit				
205	Cash Receipts and Disbursements			Retain 7 yrs. After Audit				
206	Check Register/Stubs/Carbons			Retain 7 yrs. After Audit				
207	Checking Account Statement			Retain 7 yrs. After Audit				
208	Checks Voided			Retain 7 yrs. After Audit				
209	Client Payment Files			Retain 3 yrs. After Move Out				
210	Computer Generated Financial Reports: Monthly, Quarterly, Semi-Annual, Annual			Retain until Replaced by Next Report or Annual Report Print Out of 7 yrs.				
211	Computer Records			Retain 7 years				
212	Report of Cash Received			Retain 7 yrs. After Audit				
213	Damage Claims			Retain 7 yrs. Provided Claim Settled/Audited				

	A	B	C	D	E	T	U	V
214	Expense Ledger			Dispose of 10 yrs. After Close of Physical Year Involved Transfer to Storage 3 yrs. After Audit				
215	Fixed Asset Record			Retain 10 years				
216	Insurance/Fidelity Bonds			Retain 10 yrs. After Expiration Date				
217	Insurance Policies			Retain 7 yrs. After Expiration Date				
218	Insurance Register			Retain 7 yrs. After Audit				
219	Investment Records			Retain 7 yrs. After Audit				
220	Invitation to Bid (ITB)			Retain 5 years				
221	Invoices and Supporting Documents			Retain 7 years				
222	Journal Vouchers and Supporting Documents			Dispose of 10 yrs. After Close of Physical Year involved				
223	Labor Cost distribution			Dispose 7 yrs. After Audit				
224	Performance Records			Dispose after Project Successfully Completed and Accepted				
225	Permits			Retain 3 yrs. Provided Audited				
226	Personal/Professional Services - Invoice/Statement of Services			Retain 7 years				
227	Petty Cash Record			Dispose After 7 yrs. If Audited				
228	Petty Cash Vouchers			Dispose 7 yrs. After Audit				
229	Phone Quotes/Confirmations			Retain 2 years				
230	Posting Sheets for Paid Bills			Retain 7 yrs. If Audited				
231	Preliminary Loan Contracts (including Amendments, Waivers, and Documents Required for Advances of F			Dispose of 6 yrs. After Contract Termination and Repayment of Funds				
232	Preliminary Loan Notes			Retain 4 yrs. Following Audit and Repayment of Note				
233	Preliminary Planning Cost Ledger			Dispose of 4 yrs. After Transfer of Preliminary Planning Costs to				
234				Annual Contributions Contract Books of Account				
235	Prevailing Wage Records			Retain 7 yrs. After Updates				
236	Property Inventories			Retain 7 years				
237	Property Ledger			Dispose 7 yrs. After Physical Year Involved				
238	Public Voucher: Payment of Annual Contribution			Dispose 7 yrs. After Audit				
239	Purchase Orders			Retain 7 years				
240	Receipts/Expenditures Report to Auditor of the State			Retain 7 years				
241	Receiving Documents			Retain 3 years				
242	Reconciliation Sheets - Bank Accounts			Retain 7 yrs. If Audited				
243	Records of Funds Received			Retain 7 yrs. If Audited				
244	Refund Check Ledger			Retain 7 yrs. If Audited				
245	Remittance Advice			Retain 7 years				
246	Request for Proposals (RFPs)			Retain 7 yrs. After Completion				
247	Special Assessments			Retain Until Paid Off and Audited				
248	Surety Bonds - Special			Retain 10 yrs. After Expiration Date				
249	Surety Bonds of Officials or Employees			Retain 10 yrs. After Termination of Officer/Employee				

	A	B	C	D	E	T	U	V
250	Tax Abatement Records			Retain the duration of Abatement + 1 year				
251	Tax Settlement Records			Retain 3 yrs. If Audited				
252	Temporary Notes			Retain 7 yrs. After Audit and Payment of Note				
253	Trial Balance Records			Retain 7 years				
254	Transmittal of Ohio Wage and Tax Statement			Retain 7 yrs. If Audited				
255	Travel Expense Records			Retain 7 years				
256	Treasury Investment Board Report			Retain 7 years				
257	Unemployment Compensation Records			Retain 7 yrs. If Audited				
258	Uniform Allowance Records			Retain 7 yrs. If Audited				
259	Vouchers: Originals and/or Copies			Retain 7 yrs. If Audited and No Longer Administratively Needed				
260	Voucher for Payment of Annua	al Contributions Form HUD 52681		Disposal Not Recommended				
261	Operating Statement Form HUD 52682			Disposal Not Recommended				
262	Schedules of Auditor's Adjustments			Disposal Not Recommended				
263	Schedules of Maximum Income Limits…			Dispose 1 year after schedule is suspended				
264	Schedules of Rents Demonstration of Financial …			Dispose 1 year after schedule is suspended				
265								
266	**SINKING FUND RECORDS**							
267								
268	Bond Transcripts			Retain 10 yrs. After Issue is Redeemed				
269	Bonds Redeemed			Retain 2 yrs. After Issue is Paid Off				
270	Call Notices - Securities			Retain 10 yrs. After Call				
271	Cash Journal			Retain 7 yrs. If Audited				
272	Coupons - Redeemed			Retain 4 yrs. After audit				
273	Electronic Fund Transfer Records			Retain for 10 years				
274	Monthly Financial Statement			Retain 7 yrs. If Incorporated into the Annual Report				
275								
276								
277	**PAYROLL RECORDS**							
278								
279	Application for PERS Refund/Wavier			Retain Permanently				
280	Employee Earnings Records			Retain Permanently				
281	Real Property Disposition Records			Retain Permanently				
282	Retirement Systems Report			Retain Permanently				
283	Auditor's Adjustment Schedules			Retain Permanently				
284	W-2 Forms			Retain Permanently				

	A	B	C	D	E	T	U	V
285	Court Orders for Payroll Deductions			Retain Until Employee is Terminated or Order is Rescinded				
286	Employee Income Tax Withholding Certificate			Retain 3 yrs. After Termination if Audited				
287	Withholding Payment Record			Retain 7 yrs. If Audited Continually Updated Until Termination				
288	Employee Pay Records			Retain 7 yrs. If Audited Continually Updated Until Termination				
289	Employee Withholding Requests			Retain Until Replaced or revoked by Employee				
290	Employee Quarterly Federal Tax Return			Retain 7 yrs. If Audited				
291	Garnishment Orders			Retain Until Employee is Terminated or Order Rescinded				
292	Leave Balance/Reports			Retain 7 years				
293	Notification of Pay/Pay Step Increases			Retain Until superceded - Copy to Personnel File				
294	Special assessments Records			Retain Until final Payment if Audited				
295	Employee Individual Earnings Records			Dispose 4 years after Audit				
296	Payroll Journal			Retain 5 years				
297	Labor Distribution Journal			Retain 5 years				
298	Deduction Register			Retain 5 years				
299	Quarterly Earnings Report			Retain 5 years				
300	W-2 Forms (only the one from time of hire)			Retain 5 years				
301								
302								
303	**PERSONNEL RECORDS**							
304								
305	Employee Records			Retain Permanently				
306	Employee Performance Evaluations			Retain Permanently				
307	Application for Employment:							
308		Original Application		Retain in Personnel File				
309		Person Hired		Retain in Personnel File				
310		Person Not Hired		Retain for 1 year				
311		Copies		Retain Until No Longer Needed by Administration				
312	Commendations, Promotions			Retain in Personnel File				
313	Employee Exposure to Hazardous Chemicals/Biological Hazards or Infectious Diseases			Retain in Medical File or Workers' Compensation File as applicable				
314	Employee Sick Leave/Vacation Balances			Retain 7 years				
315	Employee Time Cards/time Sheets			Retain 7 years				
316	Employee Training records			Retain in Personnel file				
317	Employee History Record Card			Retain Permanently in lieu of Personnel File				
318								
319	Grievance Hearing Records			Retain 1 year After Resolution				
320	Employee Insurance Enrollment Records			Retain for 1 year After Employee Leaves				

	A	B	C	D	E	T	U	V
321	Employee Health/Life Insurance			Retain 5 years After Termination				
322	Jobs/Position Descriptions			Retain 1 year After Superceded				
323	Labor Union Agreements			Retain 15 years After Termination				
324	Employee Leave Records			Retain 7 years After Audit				
325	Tax Payment Forms for City, State, Federal			Retain 5 years				
326	Employee Deduction Authorization Forms			Retain 5 years				
327	Worker Compensation Claims			Retain 10 years				
328	Drug-Free Workplace Acknowledgements			Retain 3 years				
329	Employee Medical Records			Retain 10 years				
330	I-9 Forms			Retain in Personnel File				
331								
332								
333	**HOUSING RECORDS**							
334								
335	Application Files:							
336		Admission		Retain 3 yrs After Participation				
337		Eligible		Retain 3 yrs After Participation				
338		Pending		Retain 3 yrs After Participation				
339	Selected Applications			Retain Permanently Until Classification Changes				
340	Application Files Updated			Retain Permanently Unless Withdrawn				
341	Application files Withdrawn			Dispose After 2 years				
342	Applications Waiting List			Dispose After 1 year				
343	Recertification Schedule			Retain for 1 year				
344	Complete Recertification Packets			Retain for 3 years				
345	Correspondence With Tenants			Dispose 3 yrs After Separation				
346	Housing Surveys & Census Tabulations			Dispose after Superceded				
347	HUD Forms			Retain 5 years-Transfer to Permanent Storage				
348	Progress Reports on Families Moving into Public Housing			Retain 4 years After Audit-Transfer to Storage				
349	Rent Roll Control/Analysis of Dwelling Rent charges			Dispose 7 years After Audit				
350	Occupancy Reports			Retain 4 years After Audit-Transfer to Permanent Storage				
351	Report on Regular Re-Examination of Families in Low Income Public Housing			Retain 3 years After Audit-Transfer to Permanent Storage				
352	Request for Refund of Security Deposit & Unearned Rent			Dispose 7 years After Audit				
353	Schedule of Tenants Accounts Receivable			Dispose 2 years After Audit				
354	Applicant's Criminal History, if housed			Place in Secure Storage and Dispose after 1 year				
355	Applicant's Criminal History, if not housed			Place in Withdrawn Applicant File, in Secure Storage, Dispose of after 1 year, or after appeal(s) are con				
356								

	A	B	C	D	E	T	U	V
357	**TENANT FILES**							
358								
359	Photo ID for Head of Household			Retain 3 yrs. After End of Participation				
360	Birth Certificates for all Household Members			Retain 3 yrs. After End of Participation				
361	Social Security Numbers for all Household Members			Retain 3 yrs. After End of Participation				
362	Income Verification - Employment, Welfare, Child Support, SSI			Retain 3 yrs. After End of Participation				
363	Statement of No Income			Retain 3 yrs. After End of Participation				
364	Public Records Release Forms			Retain 3 yrs. After End of Participation				
365	Education Grant Forms			Retain 3 yrs. After End of Participation				
366	Employee Income Verification Form			Retain 3 yrs. After End of Participation				
367	Child Care Expenses, Medical Verification Forms			Retain 3 yrs. After End of Participation				
368	Student Status			Retain 3 yrs. After End of Participation				
369	Participation Form 50058			Retain 3 yrs. After End of Participation				
370	Proposal for Termination, Termination, Eviction Forms			Retain 3 years				
371	Grievance Forms/Decisions			Retain 3 years				
372	Request to Move/Approval to Move Forms			Retain 3 years				
373	Tenant Accounts Receivable/Security Deposit Ledger			Retain 3 yrs. After Participation - $0 Balance				
374				Over $25., After Conclusion of Case				
375	Tenant Files			Transfer to storage 1 year after unit is vacant, dispose 5 years after audit				
376	Vacated Tenant Files and all Supporting Documents			Dispose of 4 years after audit				
377	Vacated Tenant Files and all Supporting Documents with Charges			Dispose of 6 years after audit				
378								
379	**PUBLIC HOUSING FILES**							
380								
381	UDR 1237 Unit Turnaround			Retain 5 years				
382	PFO Detail			Retain 5 years				
383	Unit Inventory			Retain 5 years				
384	Priority Work Orders			Retain 5 years				
385	Work Order Report			Retain 5 years				
386	Emergency Work Orders			Retain 5 years				
387	Backlogs			Retain 5 years				
388	Voids			Retain 5 years				
389	Annual Inspections/Vacancies			Retain 5 years				
390								
391								

	A	B	C	D	E	T	U	V
392	**HOMEOWNERSHIP RECORDS**							
393								
394	Offer to Purchase			Retain 5 years				
395	Contracts, Addendums, Contingencies			Retain 5 years				
396	Copies of Earned Money Deposits			Retain 5 years				
397	Agency Disclosures, Lead Based Paint, Etc.			Retain 5 years				
398	Mutual Release			Retain 5 years				
399	Financial Documents			Retain 5 years				
400	Underwriting Documents			Retain 5 years				
401	Applications, Proposals, Rejections			Retain 5 years				
402								
403								
404	**ENGINEERING RECORDS**							
405								
406	Aerial Photographs			Retain until Superceded-				
407	Bid Forms, Notice to Proceed, Progress Reports & Photographs			Transfer to Storage after Final Contract is Settled				
408	Change Orders			Place in Contract File-Transfer to Storage After Contract Settlement				
409	Contractors Payroll			Retain 3 yrs. After Completion of Contract as Established by Certificate of Completion				
410	Contractor's Prevailing Wage Records			Retain 5 years				
411	Federal Project Files			Retain 5 yrs. After Project Completed, Provided Audited				
412	Job Orders			Retain 3 yrs. After Completion of Job				
413	Maintenance Orders			Retain 2 years				
414	Project Files (Contracts, Specifications, Change Orders, Progress Reports, etc.)			Retain 15 yrs. After Project Completed, Except for Contracts that are Permanent				
415	Project Inspection Records			Retain in Project Files Permanently				