

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Chillicothe Metropolitan Housing Authority PHA Code: OH024
 PHA Type: Small High Performing Standard HCV (Section 8)
Troubled/Near Troubled
 PHA Fiscal Year Beginning: (MM/YYYY): 10/2009

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 387 Number of HCV units: 455 VASH units: 35

3.0 Submission Type
 5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

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

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

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: *N/A*

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

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Chillicothe Metropolitan Housing Authority.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- X 903.7(1) Eligibility, Selection and Admissions Policies, including
Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- N/C 903.7(8) Safety and Crime Prevention
- X 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2009 Annual Plan:

- Main Administrative Office – 178 West Fourth Street, Chillicothe, OH

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility ***NO CHANGE***

The Chillicothe Metropolitan Housing Authority verifies eligibility for admission to public housing when name is reached on waiting list.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- One strike policy
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences ***NO CHANGE***

The PHA does not 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 the median area income.

6.0

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Domestic Violence

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

Priority

- 1 - Working families and those unable to work because of age or disability
- 1 - Residents who live and/or work in the jurisdiction*
- 1 - Those enrolled currently in educational, training, or upward mobility programs (full-time)
- 1 - Households that contribute to meeting income requirements (targeting)
- 1 - Involuntary displaced due to government action

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

The Chillicothe Metropolitan Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 178 West Fourth Street, Chillicothe, Ohio.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA’s Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

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Applicants must notify the PHA of changes in family income or family composition or preference status as this information is used to determine income eligibility and placement on the waiting list.

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Amp IV – Lincoln, Sherman and Toledo Street	111	B. The Covered Development or Developments are part of PHA’s programs, strategies or activities specifically authorized by stature, such as mixed-income or mixed finance developments, homeownership programs, self sufficiency strategies, or other strategies designed to deconcentrate poverty, promote income mixing in public housing, increase the income of public housing residents, or the income mix is otherwise subject to individual review and approval by HUD. AMP 04 includes 3 different site locations that participate in HUD mandated FSS program.	

Residents must notify the PHA of changes in family composition at any time family composition changes

The Chillicothe Metropolitan Housing Authority does not plan to operate any site-based waiting lists

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- More general screening than criminal and drug-related activity:
 - Domestic Violence - Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy, about the circumstances that have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies

The PHA shares the following information with prospective landlords:

- Previous and current landlord name and mailing address

(2) Waiting List Organization ***N/A***

The Chillicothe Metropolitan Housing Authority's waiting list for the section 8 tenant-based assistance is not merged with any program waiting list:

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extension on standard 60-day period to search for a unit and request must be in writing.

(4) Preferences ***NO CHANGE***

The PHA does not 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 the median area income

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The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

Priority

- 1 - Involuntary displacement due to Government action or inaccessibility
- 1 - Victims of domestic violence
- 1 - Veterans and Head of Household or Co-head or Spouse if veteran is deceased
- 1 - Victims of Natural Disasters (includes but are not limited to floods, tornadoes, hurricanes, earthquakes and tsunamis.

Proper documentation includes but is not limited to written statements from disaster relief agencies such as Federal, State or local Emergency Management Agencies, the Red Cross and other Federal, State or local agencies either within or outside the jurisdiction where the natural disaster occurred)

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 grants)		
a) Public Housing Operating Fund	1,091,852.00	
b) Public Housing Capital Fund	581,290.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,421,693.00	
f) Resident Opportunity and Self- Sufficiency Grants	47,436.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<i>FSS - Section 8</i>	33,966.00	Section 8 supportive services
2. Prior Year Federal Grants (unobligated funds only) (list below) <small>(as of 3/31/09)</small>		
<i>2007 Capital Funds Grant (501-07)</i>	175,500.00	Public housing capital improvements
<i>2008 Capital Funds Grant (501-08)</i>	499,690.00	Public housing capital improvements
<i>2009 ARRA (Stimulus) Capital Funds Grant</i>	735,798.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	574,286.00	Public housing operations
4. Other income (list below)	24,447.00	Public housing operations
<i>Non-dwelling rent</i> 10,200.00		
<i>Interest on Investments</i> 3,611.00		
<i>Excess Utilities</i> 10,636.00		
5. Non-federal sources (list below)		
Total resources	\$6,185,958.00	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

Excerpt from Admissions and Continued Occupancy Policy

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one of the following conditions:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
- c. The family would be evicted as a result of imposing the minimum rent requirement;
- d. There has been a death in the family; or
- e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

6.0

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum1 rent is reinstated retroactively to the date of suspension.
 - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

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- All changes must be reported, but no increase in rent until anniversary date unless rent is based on zero income. Residents with zero income will have an increase in rent effective thirty (30) days from date of income.

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Percentage of FMR

Section 8 Tenant-based Assistance

(1) Payment Standards ***NO CHANGE***

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

If the payment standard is higher than FMR, why has the PHA chosen this level?

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent ***NO CHANGE***

The PHA's minimum rent is \$25.00.

The PHA has adopted discretionary minimum rent hardship exemption policies below.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including

6.0

a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;

- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the CMHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the CMHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the CMHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the CMHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the CMHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the CMHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA follows:

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Receptionist/Secretary
AMP Assistant

Housing Choice Voucher Coordinator/Home Ownership Coordinator – assists the Executive Director with the day-to-day management and operation of the public housing programs and supervises the following staff:

- Public Housing FSS

Section 8 Program Manager – assists the Executive Director with the day-to-day management and operation of the Section 8 Programs and supervises the following staff:

- Management Assistant (2)

Finance Director – assists the Executive Director in maintaining the Agency financially solvent, oversees all financial and procurement functions and supervises the following staff:

- AMP Coordinator (2)
- Section 8 Program Manager

Maintenance Coordinator – assists the Executive Director in the day-to-day operation of facilities management and maintenance of the public housing and section 8 stock and supervises the following staff:

- Maintenance Technician (4)

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b. HUD Programs Under PHA Management ***NO CHANGE***

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	387	110
Section 8 Vouchers	455	80
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	50 Mainstream 45 FUP 35 VASH	80
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

c. Management and Maintenance Policies ***NO CHANGE***

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- ACOP Procedures Manual
- Fair Housing Policy
- Grievance Procedures
- Tenant Selection and Assignment Plan
- Handicapped Policy
- Termination and Eviction
- Transfer and Transfer Waiting List
- Deconcentration and Income Targeting Policy
- Community Service Policy
- EIV Security Policy
- Records Retention Policy
- Fraud Policy
- Resident Initiatives Policy
- Section 3 Plan
- Pet Policy for Families
- Pet Policy for Elderly
- Procurement Policy and Procedures
- Personnel Policy
- Maintenance Plan
- Work Order System
- Pest Eradication Policy

6.0

- Uniform Inspection System
- Credit Card Policy
- Capitalization Policy
- Doubtful Accounts Policy
- File Access Policy

Section 8 Management:

- Administrative Plan
- Section 8 Procedures Manual
- Section 8 Homeownership Plan
- Family Self-Sufficiency Policy

903.7(5) Grievance Procedures ***NO CHANGE***

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

The PHA has not 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.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has designated or applied for approval to designate or plans 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.

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Activity Description:

Designation of Public Housing Activity Description	
1a. Development name: Tiffin Tower	
1b. Development (project) number: OH024001 (AMP 1)	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(10/01/09)</u>	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 130	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

903.7(7) Community Service and Self-Sufficiency

(1) Services and programs offered to residents and participants by the Chillicothe Metropolitan Housing Authority are as follows:

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)
Single Parent	40		Carver Community Service	Both
New Horizons	8		Main Office	Both
Bible Club	Varies		Lincoln, Sherman , Westland	Both
Summer Lunch Program	Varies		Lincoln, Sherman	Both
Nutrition ED Class	Varies		Lincoln, Sherman	Both
GED Classes	Varies		Sherman	Both
Getting by in a Just Getting by Program	Varies		Lincoln, Sherman, Westland Estates	Both
Homeownership Classes	Varies		Frontier Community Services	Both

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(2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of:03/15/09)
Public Housing	28	21
Section 8	26	27

(3) PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Community Service Implementation Report:

- Number of tenants performing community service: 47
- Number of tenants granted exemptions: 327
- Number of tenants in non-compliance: 3
- Number of tenants terminated/evicted due to non-compliance: 0

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:

- 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

6.0 903.7(8) Safety and Crime Prevention ***NO CHANGE***

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

- (i) Description of the need for measures to ensure the safety of public housing residents.
 - 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

- (ii) The PHA used the following information or data to determine the need for PHA actions to improve safety of residents:
 - Safety and security survey of residents
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Resident reports
 - PHA employee reports
 - Police reports
 - Demonstrate, quantifiable success with previous or ongoing anticrime/anti drug programs

The developments most affected are:

- Lincoln Park
- Tiffin Tower
- Westland Estates
- Sherman Park

- (iii) Description of crime prevention activities conducted by the PHA:
 - Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
 - Crime Prevention Through Environment Design
 - Activities targeted to at-risk youth, adults or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Cooperation with task force

- (iv) Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
 - 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

6.0 903.7(9) Pets

The description of the PHA's Pet Policy

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

The CMHA will not charge a non-refundable pet fee.

A \$300.00 refundable deposit for dogs and cats, and there is no deposit for fish. The CMHA shall refund the unused portion of the pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling or no longer owns or keeps a pet in the dwelling unit.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed twenty (20) pounds; height shall not exceed fifteen (15) inches. *This does not apply to service animals that assist persons with disabilities.*

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section assistance programs:

The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission the housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

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The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is 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)).

The most recent fiscal audit was submitted to HUD.

There were some findings as the result of that audit

No findings remain unresolved.

903.7(12) Asset Management

The PHA will conduct a Physical Needs Assessment (PNA) of all AMP's within the next fiscal year. The needs of the projects will be prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods will determine the agency's long- term operating goals and serve as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA will proceed to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

PHA Main Administrative Office
178 West Fourth Street
Chillicothe, OH 45601

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development **NO CHANGE**

The PHA has not received a HOPE VI revitalization grant.

Status of HOPE VI revitalization grant(s). **N/A**

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

Partnership with the City for NSP funding to demo abandoned and vacant houses to promote community revitalization and home ownership.

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites 1 & II
1b. Development (project) number:	OH024030
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	1998
5. Number of units affected:	33
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: FY 2008 b. Projected end date of activity: FY 2009

7.0 c. Conversion of Public Housing ***NO CHANGE***

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

The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership ***NO CHANGE***

1. Public Housing

The PHA does administer a homeownership program for public housing.

Activity Description:

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Scattered Site I
1b. Development (project) number:	OH024004
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(03/11/99)</u>
5. Number of units affected:	17
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

7.0

Public Housing Homeownership Activity Description	
1a. Development name: Scattered Site II	
1b. Development (project) number: OH024005	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(03/11/99)</u>
5. Number of units affected: 16	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

2. Section 8 Tenant Based Assistance

The PHA does plan to administer a homeownership program for section 8.

Program Description:

The PHA will limit the number of families participating in the Section 8 homeownership option as follows:

- 26 – 50 participants

The PHA has not established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

e. Project-based Vouchers ***NO CHANGE***

Agencies utilizing the Section 8 Project Based Voucher Program, including certificate programs that were converted to vouchers or intending to utilize the Section 8 Project Based Voucher Program during the upcoming fiscal year are required to provide the following information.

The PHA is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2009 Capital Fund Program Annual Statement - attachment oh024a01 ▪ 2008 Performance and Evaluation Report - attachment oh024b01 ▪ 2007 Performance and Evaluation Report - attachment oh024c01 ▪ 2006 Performance and Evaluation Report – attachment oh024d01 ▪ 2005 Performance and Evaluation Report – attachment oh024e01 ▪ 2004 Performance and Evaluation Report – attachment oh024f01 ▪ 2009 ARRA Capital Fund Program Annual Statement – attachment oh024g01
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2009 Capital Fund Program 5 Year Action Plan - attachment oh024h01
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	8991	5	5	5	5	5	5
Income >30% but <=50% of AMI	5537	4	4	4	4	4	4
Income >50% but <80% of AMI	6001	3	3	3	3	3	3
Elderly	5231	4	4	4	4	4	4
Families with Disabilities	933	4	4	4	4	4	4
White	17320	3	3	3	3	3	3
Black/African American	638	4	4	4	4	4	4
American Indian/Alaska Native	31	5	5	5	5	5	5
Asian	58	5	5	5	5	5	5
Native Hawaiian/Other Pacific Islander	0	0	0	0	0	0	0
Hispanic	73	5	5	5	5	5	5

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	223		48.14%
Extremely low income <=30% AMI	202	90.5%	
Very low income (>30% but <=50% AMI)	19	8.5%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	168	75%	
Elderly families	8	4%	
Families with Disabilities	47	21%	
White	208	93%	
Black/African American	14	6%	
American Indian/Alaska Native	1	1%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	70	31%	
2 BR	112	50%	
3 BR	11	5%	
4 BR	28	13%	
5 BR	2	1%	
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)? 6 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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	619	81%	81%
Extremely low income <=30% AMI	505	82%	
Very low income (>30% but <=50% AMI)	114	18%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	443	71.5%	
Elderly families	22	3.5%	
Families with Disabilities	154	25%	
White	555	90%	
Black/African American	54	9%	
American Indian/Alaska Native	2	.5%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	8	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 4 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Family Unification Program (FUP)			

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies – NO CHANGE

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- 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

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available

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

PHA shall target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Seek designation of public housing for the elderly

9.1

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- 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

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA shall conduct activities to affirmatively further fair housing

- 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

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Extent to which particular housing needs are met by other organizations in the community
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0

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

(a) Progress in Meeting Mission and Goals

The Chillicothe Metropolitan Housing Authority has been successful in achieving its mission and 5 year plan goals during the fiscal year 2008. Goals are either completed or on target for completion as schedule.

Concerning modernization the PHA has done substantial renovation of new furnaces and hot water tanks, appliances, entrance doors and storm doors, new roofs and new HVAC furnaces at AMP 3, appliances, grounds, storm doors and new HVAC furnaces at AMP4.

Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through Youth Crime Watch. The Youth Crime Watch was implemented and all CMHA sites have youth participants who are involved in crime prevention activities, anonymous and safe crime reporting and community involvement to promote safe communities. Off duty officers are used to patrol the complexes and to have one on one communication with residents and their guests. The police department has started patrolling the complexes and cruisers park on the properties and write their reports while on the properties giving a more visible presence of law enforcement. Residents meet with CMHA on a regular basis through the tenant councils and confer on solutions for problems that may have arisen.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity, outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

(b) Significant Amendment and Substantial Deviation/Modification ***NO CHANGE***

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. ***N/A***

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment oh024i01</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Provided as attachment oh024a01 and oh024g01</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Provided as attachment oh024h01</p>
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Annual Statement / Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program
Attachment oh024a01

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

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program Grant No: OH16P02450109		Replacement Housing Factor Grant No:	FFY of Grant: 2009
Date of CFFP:		Revised Annual Statement/Revision Number:		FFY of Grant Approval: 2009	
Part I: Summary					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Summary by Development Account					
Line No.		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	50,000.00			
3	1408 Management Improvements	44,190.00			
4	1410 Administration (may not exceed 10% of line 20)	57,500.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	40,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	30,000.00			
10	1460 Dwelling Structures	359,600.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$581,290.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
Signature of Executive Director: <i>[Signature]</i>		Signature of Public Housing Director:		Date:	

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

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024b01

Annual Statement /Performance and Evaluation Report		6/23/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Chillicothe Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program No: OH16-P024-501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 2 </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	50,000.00	50,000.00	0.00	0.00
3	1408 Management Improvements	41,600.00	41,600.00	41,600.00	0.00
4	1410 Administration	58,129.00	50,500.00	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	40,000.00	65,000.00	40,000.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	20,000.00	0.00	0.00
10	1460 Dwelling Structures	331,561.00	271,213.68	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	6,645.32	0.00	0.00
13	1475 Nondwelling Equipment	60,000.00	76,331.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	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 (sums of lines 2-20)	\$581,290.00	#####	\$81,600.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00	41,600.00	41,600.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	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)

6/23/2009

Part II: Supporting Pages

PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH24-01	INSTALL NEW TUB LINERS AND WALL UNITS (TIFFIN)	1460	130	116,031.00	116,000.00	0.00	0.00	
TIFFIN TOWER	REPLACE MEDICINE CABINETS WITH LIGHTS	1460	130	30,000.00	29,500.00	0.00	0.00	
	REPLACE PORCH ROOF SHINGLES	1460	2	4,000.00	4,500.00	0.00	0.00	
	STRUCTURAL REMEDIATION TIFFIN TOWER	1460		0.00	50,000.00	0.00	0.00	
	HVAC TT COMMON AREA	1460		0.00	14,000.00	0.00	0.00	
	INSTALL NEW TUB LINERS AND WALL UNITS (TOLEDO)	1460	8	12,000.00	0.00	0.00	0.00	
	REPLACE PERIMETER FENCING IN SHERMAN PARK	1450		0.00	20,000.00	0.00	0.00	
	REPLACE SHOWER VALVES-LPSPTS	1460	112	0.00	0.00	0.00	0.00	
	REPLACE ROOF SHINGLES (OLD TOLEDO ST.)	1460	4	16,000.00	19,200.00	0.00	0.00	
	REPLACE GUTTERS IN LPSPTS	1460		8,500.00	0.00	0.00	0.00	
	EMERGENCY ROOF REPLACEMENTS COMM BLDG	1470		0.00	4,625.32	0.00	0.00	
OH24-2	REPLACE HOT WATER TANKS	1460		18,330.00	14,560.00	0.00	0.00	
WORTHINGTON								
OH24-3	REPLACE HANDICAPPED SHOWER UNIT W/CLAY TILE	1460	4	12,000.00	0.00	0.00	0.00	Deferred 501-09 STIM
WESTLAND	REPLACE FLOOR TILE AND COVER BASE IN ALL UNIT	1460	50	94,700.00	0.00	0.00	0.00	Deferred 501-09 STIM
	SECURITY FOR NON-DWELLING UNIT	1470		0.00	2,020.00	0.00	0.00	
OH24-4	REPLACE HOT WATER TANKS	1460		0.00	7,293.68	0.00	0.00	Deferred
SCATTERED	REPLACE ROOF SHINGLES PLEASANT VALLEY	1460	2	8,000.00	0.00	0.00	0.00	Deferred 501-07
	HVAC IN PLEASANT VALLEY	1460		0.00	16,160.00	0.00	0.00	
OH24-5	INSTALL NEW TUB LINERS AND WALL UNITS -	1460	6	12,000.00	0.00	0.00	0.00	Deferred 501-09
SCATTERED II	NEW TOLEDO							
PHA WIDE	OPERATING SUBSIDY	1406		50,000.00	50,000.00	0.00	0.00	
	SECURITY FOOT PATROLS, ALL SITES (4 PERSONS, 20 HRS. EACH 2 WEEKS AT 20.00 PER HR	1408		41,600.00	41,600.00	41,600.00	0.00	
	MANAGEMENT AND MAINTENANCE STAFF TRAINING	1408		0.00	0.00	0.00	0.00	
	MANAGEMENT FEES (Limited to 10% of grant)	1410		58,129.00	50,000.00	0.00	0.00	
	ADMINISTRATIVE, ADVERTISING, ETC.	1410		0.00	500.00	0.00	0.00	
	ARCHITECTURAL SERVICES	1430		40,000.00	40,000.00	40,000.00	0.00	Contract
	STRUCTURAL TESTING TIFFIN TOWER	1430		0.00	25,000.00	0.00	0.00	
	MAINTENANCE VEHICLES (TRUCKS)	1475	2	60,000.00	76,331.00	0.00	0.00	
	TOTAL CAPITAL FUNDS GRANT - 2008			\$581,290.00	\$581,290.00	\$81,600.00	\$0.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024c01

Annual Statement /Performance and Evaluation Report		6/23/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: Chillicothe Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program No: OH16-P024-501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 2 </u> <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Expended	
1	Total Non-Capital Funds				
2	1406 Operations	56,068.00	56,068.00	0.00	0.00
3	1408 Management Improvements	41,600.00	41,600.00	41,600.00	13,865.72
4	1410 Administration	57,760.00	57,760.00	57,260.00	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	52,600.00	52,600.00	52,600.00	3,640.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	190,000.00	139,070.67	124,070.67	67,070.67
10	1460 Dwelling Structures	120,732.00	219,661.33	115,729.33	34,240.37
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	5,000.00	0.00	0.00
14	1485 Demolition	53,000.00	0.00	5,000.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	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 (sums of lines 2-20)	\$571,760.00	#####	#####	#####
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00	41,600.00	41,600.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	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: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-07 Replacement Housing Factor Grant No:						Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
24-1	REPLACE COMPACTOR DOORS - TT	1450	8	5,000.00	0.00	0.00	0.00	Deferred
TIFFIN	UPGRADE CAMERA SYSTEM WITH ADDITIONAL	1450	12	20,000.00	42,120.67	42,120.67	42,120.67	
LINCOLN	REPLACE SPRINKLER HEADS AND MAIN SHUT OFF							
SHERMAN	WATER VALVE	1450	925	45,000.00	24,950.00	24,950.00	24,950.00	
TOLEDO	REPLACE STORM DOOR - LP;SP;TS	1460	208	0.00	0.00	0.00	0.00	Deferred
	REPLACE LANDSCAPING/BEAUTIFICATION WHERE							
	DRAINAGE PROBLEM AND PLAY AREA - LP	1450		0.00	0.00	0.00	0.00	Deferred
	REPLACE LANDSCAPING/BEAUTIFICATION WHERE							
	DRAINAGE PROBLEM AND PLAY AREA - SP	1450		40,000.00	40,000.00	40,000.00	0.00	
	REPLACE PRIVACY FENCES - LP;SP;TS	1450	56	50,000.00	12,000.00	12,000.00	0.00	
	STAIRWELL HEATERS - TIFFIN TOWER	1460	16	15,000.00	15,000.00	11,068.00	0.00	
	HVAC - LP, SP, TS	1460	112	105,732.00	104,661.33	104,661.33	34,240.37	
	OLD TOLEDO ROOF REPLACEMENT	1460		0.00	25,000.00	0.00	0.00	
24-2								
WORTHINGTON	UPGRADE CAMERA SYSTEM WITH ADDITIONAL	1450	12	20,000.00	20,000.00	5,000.00	0.00	
24-3	REPLACE PRIVACY FENCES	1450	25	10,000.00	0.00	0.00	0.00	Deferred 501-08
WESTLAND								
	TOOLS AND EQUIPMENT	1475		0.00	5,000.00	5,000.00	0.00	
PHA WIDE	OPERATING SUBSIDY	1406		56,068.00	56,068.00	0.00	0.00	
	SECURITY FOOT PATROLS, ALL SITES (4 PERSONS	1408		41,600.00	41,600.00	41,600.00	13,865.72	
	20 HRS. EACH 2 WEEKS AT 20.00 PER HR							
	ADMINISTRATIVE, ADVERTISING, ETC	1410		600.00	600.00	100.00	0.00	
	ADMINISTRATIVE FEE	1410		57,160.00	57,160.00	57,160.00	0.00	
	PROFESSIONAL - A & E	1430		40,000.00	40,000.00	40,000.00	0.00	
	PROFESSIONAL - 504 COMPLIANCE	1430		12,600.00	12,600.00	12,600.00	3,640.00	
	CONTINUATION OF FAUCET REPLACEMENT AND	1460		0.00	0.00	0.00	0.00	
	SHUT OFF VALVES							
OH24-05	DEMO OF SOUTHEND PROPERTIES	1485		53,000.00	0.00	0.00	0.00	
	REPLACE ROOFS ZURMA AND PLEASANT VALLEY	1460		0.00	75,000.00	0.00	0.00	
TOTAL CAPITAL FUNDS GRANT - 2007				\$571,760.00	\$571,760.00	\$396,260.00	\$118,816.76	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024d01

Annual Statement /Performance and Evaluation Report 6/22/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Chillicothe Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program No: OH16-P024-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Added bonus of \$46,453
 Performance and Evaluation Report for Program Year Ending **3/31/09**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	57,000.00	55,600.00	55,600.00	55,600.00
3	1408 Management Improvements	46,600.00	46,437.00	46,437.00	46,437.00
4	1410 Administration	1,400.00	500.00	500.00	500.00
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	56,685.00	40,000.00	40,000.00	40,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	116,852.00	26,500.00	26,500.00	26,500.00
10	1460 Dwelling Structures	270,500.00	337,653.00	337,653.00	337,453.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	72,800.00	72,800.00	72,800.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	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 (sums of lines 2-20)	\$549,037.00	\$579,490.00	\$579,490.00	\$579,290.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00	41,600.00	41,600.00	41,600.00
25	Amount of Line 21 Related to Security - Hard Costs	41,852.00	25,000.00	25,000.00	25,000.00
26	Amount of Line 21 Related to Energy Conservation Measures	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

6/22/2009

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Chillicothe Metropolitan Housing Authority		OH16-P024-501-06				2006		
		Capital Fund Program No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
24-01	REPAIR TRIPPING HAZARDS IN SIDEWALK - TIFFIN	1450		15,000.00	0.00	0.00	0.00	
Elderly	REPAIR TRIPPING HAZARDS IN SIDEWALK - LINCOLN	1450		30,000.00	0.00	0.00	0.00	
Family	UPGRADE LANDSCAPING AND LAWN - LINCOLN PK	1450		30,000.00	0.00	0.00	0.00	
Tiffin Towers	REPLACE FENCING IN SHERMAN PK FOR SECURITY	1450		41,852.00	25,000.00	25,000.00	25,000.00	Complete
	REPLACE ROOF SHINGLES	1460	4	0.00	20,000.00	20,000.00	20,000.00	Complete
	REPAIR FENCING LP	1450		0.00	16,000.00	16,000.00	16,000.00	Complete
	REPAIR COLUMNS ON FRONT PORCH - TIFFIN TOWERS	1460		50,000.00	0.00	0.00	0.00	
	REPLACE SHOWERHEAD VALVES	1460		45,500.00	0.00	0.00	0.00	
OH24-02	REPLACE HOTWATER TANKS	1460	2	0.00	0.00	0.00	0.00	
Worthington Manor								
OH24-03	REPLACE ROOF SHINGLES (HIGH WIND AREA)	1460		125,000.00	100,000.00	100,000.00	100,000.00	Complete
Westland Estates	REPLACE HOTWATER TANKS	1460		0.00	21,200.00	21,200.00	21,000.00	Complete
	REPLACE FURNACES	1460		0.00	144,390.50	144,390.50	144,390.50	Complete
	REPLACE DUMPSTER ENCLOSURE	1450		0.00	0.00	0.00	0.00	
OH24-04	REPLACE MAIL BOXES IN ZURMA COURT	1450	11	0.00	1,500.00	1,500.00	1,500.00	Complete
Scattered	REPLACE DUMPSTER ENCLOSURE ZURMA COURT	1450	3	0.00	0.00	0.00	0.00	
	REPLACE STORM DOORS IN ZURMA COURT	1460	22	0.00	2,500.00	2,500.00	2,500.00	Complete
	INSTALL WATER CONDITIONERS TO SOLVE RP PROBLEMS	1460	11	0.00	10,000.00	10,000.00	10,000.00	Complete
OH24-05	RE-ROOF GOODALE (HIGH-WIND AREA)	1460	4	50,000.00	33,000.00	33,000.00	33,000.00	Complete
Scattered II								
OH24-O1	REPLACE STOVES AND REFRIGERATORS	1465	112	0.00	72,800.00	72,800.00	72,800.00	Complete
LP/SP/TS	REPLACE SOFFITTS AND OVER HANG ON 1000 BLDG	1460		0.00	6,562.50	6,562.50	6,562.50	Complete
	SHERMAN PARK and 800 BLDG LINCOLN PARK; 100 BLDG. COLUMNS							
	Subtotal			\$387,352.00	\$452,953.00	\$452,953.00	\$452,753.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024e01

Annual Statement /Performance and Evaluation Report 6/22/2009
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Chillicothe Metropolitan Housing Authority	Grant Type and Number: Capital Fund Program No: OH16-P024-501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 2
 Performance and Evaluation Report for Program Year Ending **03/31/09**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	55,600.00	55,600.00	55,600.00	55,600.00
3	1408 Management Improvements	46,600.00	46,600.00	46,600.00	46,600.00
4	1410 Administration	1,400.00	1,000.00	1,000.00	1,000.00
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	80,000.00	40,000.00	40,000.00	40,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	130,000.00	104,883.00	104,883.00	104,883.00
10	1460 Dwelling Structures	247,600.00	284,269.00	284,269.00	284,269.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	40,000.00	40,000.00	40,000.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	11,152.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	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 (sums of lines 2-20)	\$572,352.00	\$572,352.00	\$572,352.00	\$572,352.00
22	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00	41,600.00	41,600.00	41,600.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	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: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-05 Replacement housing Factor Grant No:				Federal FY of Grant: 2005		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
24-01	PAINT ALL UNIT INTERIORS EXCEPT BATHROOMS (DONE 501-02)	1460	130	0.00	0.00	0.00	0.00	
	EMERGENCY REPLACEMENT COLUMNS T.T.	1450		0.00	24,883.00	24,883.00	24,883.00	Complete
	REPLACE/UPGRADE ALARM SYSTEM (SMOKE/FIRE)	1450	130	80,000.00	80,000.00	80,000.00	80,000.00	Complete
	ADD MORE SENSORS AND RE-ZONE							
	CONTINUATION OF KITCHEN FAUCETS	1460	130	0.00	14,000.00	14,000.00	14,000.00	Complete
	REPLACE LIGHT FIXTURES IN UNITS (KITCHEN, BATH, BEDROOM)	1460	130	58,500.00	27,538.92	27,538.92	27,538.92	Complete
	REPLACE P-TEC	1460	138	0.00	10,612.78	10,612.78	10,612.78	Complete
	REPLACE LOBBY/COMMON AREA FURNITURE	1475		11,152.00	0.00	0.00	0.00	
24-01	REPLACE INTERIOR ENTRANCE DOORS	1460	50	50,000.00	33,717.00	33,717.00	33,717.00	Complete
	REPLACE DOOR LOCKSETS/HARDWARE	1460	50	6,000.00	6,000.00	6,000.00	6,000.00	Complete
24-02	REPLACE CLOSET DOORS IN UNITS	1460	50	30,000.00	0.00	0.00	0.00	
	PAINT UNITS INTERIORS & COMMON	1460	50+	16,000.00	0.00	0.00	0.00	
	ADD STROBES LIGHTS IN CORRIDORS & COM. RM.	1460	6	3,600.00	0.00	0.00	0.00	
	REPLACE EXT. STEEL MAINT DOORS	1460	10	16,000.00	0.00	0.00	0.00	
	CONTINUATION OF KITCHEN FAUCETS	1460		0.00	10,000.00	10,000.00	10,000.00	Complete
24-04	REPLACE STORM DOORS	1460	58	0.00	6,000.00	6,000.00	6,000.00	Complete
24-05	REPLACE STORM DOORS	1460	32	0.00	6,000.00	6,000.00	6,000.00	Complete
24-03	REPLACE INTERIOR DOOR PASSAGE SET(6 PER UNIT	1460	50	15,000.00	0.00	0.00	0.00	
	REPLACE KITCHEN LIGHT FIXTURES	1460	50	15,000.00	0.00	0.00	0.00	
	CONTINUATION OF KITCHEN FAUCETS	1460	75	0.00	37,500.00	37,500.00	37,500.00	Complete
	REPLACE BATHROOM SINKS W/VANITY TYPE	1460	75	37,500.00	0.00	0.00	0.00	
	UPGRADE SITE LIGHTING, UNABLE TO GET PARTS	1450	LOT	50,000.00	0.00	0.00	0.00	
	REPLACE EXTERIOR STEEL DOORS/HARDWARE	1460	100	0.00	116,900.30	116,900.30	116,900.30	Complete
	REPLACE STORM DOORS	1460	98	0.00	16,000.00	16,000.00	16,000.00	Complete
	REPLACE STOVES AND REFRIGERATORS	1465	50	0.00	40,000.00	40,000.00	40,000.00	Complete
PHA WIDE	ADMINISTRATIVE, ADVERTISING, ETC.	1410		1,400.00	1,000.00	1,000.00	1,000.00	Complete
	ARCHITECTURAL SERVICES	1430		40,000.00	40,000.00	40,000.00	40,000.00	Complete
	CONSULTING SERVICES	1430		40,000.00	0.00	0.00	0.00	Complete
	OPERATING SUBSIDY	1406		55,600.00	55,600.00	55,600.00	55,600.00	Complete
	SECURITY FOOT PATROLS, ALL SITES (ON-GOING)	1408		41,600.00	41,600.00	41,600.00	41,600.00	Complete
	MAINT. & MGMT. STAFF TRAINING	1408		5,000.00	5,000.00	5,000.00	5,000.00	Complete
	TOTAL CAPITAL FUNDS FOR 2005			\$572,352.00	\$572,352.00	\$572,352.00	\$572,352.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment oh024f01

Annual Statement /Performance and Evaluation Report					
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number _____	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 03/31/09		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operations	55,600.00	55,600.00	55,600.00	55,600.00
3	1408 Management Improvements	41,600.00	41,600.00	41,600.00	41,600.00
4	1410 Administration	464.00	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	80,000.00	50,000.00	50,000.00	50,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	249,000.00	255,434.75	255,434.75	255,434.75
10	1460 Dwelling Structures	228,308.00	252,166.86	252,166.86	252,166.86
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	8,000.00	8,170.39	8,170.39	8,170.39
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	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 (sums of lines 2-20)	\$662,972.00	#####	#####	#####
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	41,600.00	41,600.00	41,600.00	41,600.00
25	Amount of Line 21 Related to Security - Hard Costs	149,000.00	212,100.00	212,100.00	212,100.00
26	Amount of Line 21 Related to Energy Conservation Measures	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: Chillicothe Metropolitan Housing Authority		Grant Type and Number: Capital Fund Program No: OH16-P024-501-04 Replacement Housing Factor Grant No:						Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA WIDE	CORRECT AND REPLACE CONCRETE	1450	100 FEET	40,000.00	38,374.75	38,374.75	38,374.75	COMPLETE	
	TRIPPING HAZARD	4' HIGH							
	REPLACE KITCHEN FAUCETS	1460	342	0.00	18,810.00	18,810.00	18,810.00	COMPLETE	
	SHUT OFF VALVES	1460	684	0.00	25,650.00	25,650.00	25,650.00	COMPLETE	
	ADDITIONAL SHUT OFF VALVES	1460	45	0.00	4,000.00	4,000.00	4,000.00	COMPLETE	
24-01	INSTALL SECURITY CAMERA ON	1450	14	40,000.00	44,834.00	44,834.00	44,834.00	COMPLETE	
	INTERIOR/PERIMETER OF SITE AT LINCOLN PARK								
	TRIM/REMOVAL TREES FOR CAMERA	1450		0.00	4,960.00	4,960.00	4,960.00	COMPLETE	
24-01	INSTALL SECURITY CAMERA ON	1450	12	35,000.00	59,961.00	59,961.00	59,961.00	COMPLETE	
	INTERIOR/PERIMETER OF SITE AT SHERMAN PAR								
24-03	INSTALL SECURITY CAMERA ON	1450	14	58,000.00	59,305.00	59,305.00	59,305.00	COMPLETE	
	INTERIOR/PERIMETER OF SITE AT WESTLAND ES								
24-01	EXTEND RETAINING WALL AT ADMIN. BUILDING A	1450		60,000.00	0.00	0.00	0.00	DEFERRED	
	GRADE FOR ADDITIONAL PARKING SPOTS, PAVIN								
	& STRIPE. CREATE EXIT DRIVE TO ALLEY								
	CONTINUATION OF DRAIN REPLACEMENT & ASSO	1460		0.00	97,945.58	97,945.58	97,945.58	COMPLETE	
24-02	REPLACE INTERIOR DOORS	1460	50 UNITS	50,000.00	0.00	0.00	0.00	DEFERRED	
	REPLACE DOOR LOCKSETS	1460	50	6,000.00	0.00	0.00	0.00	DEFERRED	
	REPLACE GARBAGE DISPOSALS	1460	50	8,000.00	0.00	0.00	0.00	DEFERRED	
	INSTALL CARBON MONOXIDE DETECTORS	1460	2	200.00	0.00	0.00	0.00	DEFERRED	
	PAINT UNITS & COMMON AREA	1460	50+	40,000.00	30,000.00	30,000.00	30,000.00	COMPLETE	
	REPLACE CLOSET DOORS	1460		30,000.00	0.00	0.00	0.00	DEFERRED	
	ADD STROBES LIGHTS IN CORRIDORS & COM. RM	1460		3,600.00	0.00	0.00	0.00	DEFERRED	
	EMERGENCY FURNACE REPLACEMENT	1460		0.00	1,135.54	1,135.54	1,135.54	COMPLETE	
24-01	UPGRADE SITE LIGHTING-LPSP	1450		16,000.00	30,000.00	30,000.00	30,000.00	COMPLETE	
24-03	UPGRADE SITE LIGHTING-WE	1450		0.00	18,000.00	18,000.00	18,000.00	COMPLETE	
24-01	REPLACE LOUNGE FURNITURE	1475		8,000.00	4,754.40	4,754.40	4,754.40	COMPLETE	
	COMPUTER SYSTEM FOR CAMERA SYSTEM	1475		0.00	3,415.99	3,415.99	3,415.99	COMPLETE	
	Subtotal			\$394,800.00	\$441,146.26	\$441,146.26	\$441,146.26		

Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Attachment # 032409

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

Part I: Summary

PHA Name: **Chillicothe Metropolitan Housing Authority**

Grant Type and Number: **OH16S02450109**
 Capital Fund Program Grant No. **OH16S02450109**
 Date of CFFP: _____

Replacement Housing Factor Grant No. _____

FFY of Grant: **2009**
 FFY of Grant Approval: **2009**

Line No.	Description	Original		Revised 1		Total Actual Cost 1	
		Estimated Cost	Expended	Estimated Cost	Expended	Obligated	Expended
1	Total non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) 1	0.00	0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	0.00	0.00	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	73,579.00	73,579.00	73,579.00	73,579.00	73,579.00	73,579.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	662,219.00	662,219.00	662,219.00	662,219.00	662,219.00	662,219.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	\$735,798.00		\$0.00		\$0.00	
21	Amount of line 20 Related to LBP Activities	0.00		0.00		0.00	
22	Amount of line 20 Related to Section 504 Compliance	0.00		0.00		0.00	
23	Amount of line 20 Related to Security - Soft Costs	0.00		0.00		0.00	
24	Amount of line 20 Related to Security - Hard Costs	0.00		0.00		0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00		0.00		0.00	

Signature of Executive Director: *[Signature]* Date: **6/22/09**

Signature of Public Housing Director: _____ Date: _____

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

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Attachment oh024h01

PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Chillicothe Metropolitan Housing Authority		Chillicothe/Ross County/Ohio				
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
	HA-Wide					
B.	Physical Improvements Subtotal	Annual Statement	- 358,000.00	- 467,400.00	- 407,400.00	- 370,800.00
C.	Management Improvements		44,600.00	44,600.00	44,600.00	44,600.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-	-	60,000.00	40,000.00
E.	Administration		50,500.00	50,500.00	50,500.00	50,500.00
F.	Other		40,000.00	40,000.00	40,000.00	40,000.00
G.	Operations		50,000.00	50,000.00	50,000.00	50,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00 -	0.00 -	0.00 -	0.00 -
K.	Total CFP Funds		\$543,100.00	\$652,500.00	\$652,500.00	\$595,900.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$543,100.00	\$652,500.00	\$652,500.00	\$595,900.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2012</u> FFY <u>2012</u>			Work Statement for Year <u>2013</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	OH24-01			OH24-01		
Annual	TIFFIN TOWER - ELDERLY			TIFFIN TOWER - ELDERLY		
Statement	REPLACE COMPUTERS FOR ADM & MAINT (AMP 4)		15,000.00	REPLACE ROOF & GUTTERS		200,000.00
	REPLACE HVAC UNITS - TIFFIN TOWER		30,000.00	AT TIFFIN TOWER		
	OH24-01					
	LINCOLN SHERMAN			OH24-02		
	TOLEDO - FAMILY			WORTHINGTON - ELDERLY		
	REPLACE DRYER & RANGE VENTS		10,000.00	REPLACE ROOF & GUTTERS		150,000.00
	REPLACE COMPUTERS FOR ADM & MAINT (AMP 4)		15,000.00	AT WORTHINGTON MANOR		
	REPLACE SHINGLES& GUTTERS		121,600.00			
	(SHERMAN PARK)			OH24-05		
	OH24-02			SCATTERED 2 - FAMILY		
	WORTHINGTON - ELDERLY			REPLACE HVAC AT GOODALE		20,800.00
	REPLACE COMPUTERS FOR ADM & MAINT (AMP 2)		15,000.00			
	REPLACE A/C UNITS IN WM		25,000.00			
	OH24-03					
	WESTLAND - FAMILY					
	REPLACE COMPUTERS FOR ADM & MAINT (AMP 3)		15,000.00			
	REPLACE SLIDING APT DOORS (WL ESTATES)		60,000.00			
	REPLACE DRYER & RANGE VENTS		6,000.00			
	OH24-04					
	SCATTERED 1 - FAMILY					
	REPLACE HVAC UNITS ZURMA COURT		65,000.00			
	REPLACE DRYER & RANGE VENTS		3,000.00			
	REPLACE DRAINAGE AT ZURMA COURT		85,000.00			
	OH24-05					
	SCATTERED 2 - FAMILY					
	REPLACE DRYER & RANGE VENTS		1,800.00			
	Subtotal		\$467,400.00	Subtotal		\$370,800.00

Attachment: oh024i01
Chillicothe Metropolitan Housing Authority
Resident Advisory Board Consultation process

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
- 2. Resident Advisory Board Selection**
Selection made from resident/participant response
- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan
Notify Resident Advisory Board of scheduled meeting
Hold Resident Advisory Board meeting
- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad – **March 26, 2009**
Notify Resident Advisory Board
Hold Public Hearing meeting – **June 1, 2009**
- 5. Documentation of resident recommendations and PHA's response to recommendations**

There were no resident recommendations or comments.