



Lake Metropolitan Housing Authority

189 First Street • Painesville, Ohio 44077

440-354-3347 • 440-354-5008 fax



EQUAL HOUSING
OPPORTUNITY

Lake Metropolitan Housing Authority

2010 Annual Plan

Version 4

**Streamlined Annual PHA Plan
Fiscal Year 2010**

[24 CFR Part 903.12(c)]

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[24CFR 903.7[®]]

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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: <u>Lake Metropolitan Housing Authority</u> PHA Code: <u>OH025</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>241</u> Number of HCV units: <u>1456</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1: Lake Metropolitan Housing	OH025	Public Housing & HCV		241
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>See attached</i>				
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: <i>The mission of Lake Metropolitan Housing Authority is to provide, promote and encourage quality, safe and affordable housing, encourage the economic self-sufficiency efforts of its residents and promote equal housing opportunities in Lake County.</i>				
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. <i>See Attached</i>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. <i>Lake Metropolitan Housing Authority 189 First St. Painesville, OH 44077</i>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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. <i>See attached 2010, 2009, 2008, 2007, 2006, Performance and Evaluation Report</i>				
8.2	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. <i>See attached Five Year Action Plan</i>				
8.3	Capital Fund Financing Program (CFFP). <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.				
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.				

9.1	<p>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.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
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.</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)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

5.0 Five-Year Plan

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

PHA Goal: Provide and improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other (listed below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other (listed below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in Assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Other (listed below)

Other PHA Goals and Objectives: (listed below)

5.2 Goals

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

PHA Goal: Provide and improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other (listed below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

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- Other (listed below)

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- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Other (listed below)

Other PHA Goals and Objectives: (listed below)

5.2 Goals (continued)

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Create Non-Profit entity to further reach the goals of the LMHA mission Statement.

PHA Goal: Expend funds secured from previous awarded grant (OH12P02501094A)

Objectives:

- Secure a development partner
- Procure specific property(ies) for rehabilitation;
- Procure and determine number and type of units to be rehabilitated;
- Develop scope of work, cost estimates, and estimated timeline for completion of work
- Other (listed below)

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (listed below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Renovate or modernize public housing units (to comply with ADA requirements)
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Other (listed below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide housing choice mobility vouchers
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program
- Pursue public housing Family Self Sufficiency grant
- Convert public housing to vouchers
- Other (listed below)

6.0 VAWA

PHA Plan Element 13 – Violence Against Women Act (VAWA)

Lake Metropolitan Housing Authority has provided proper notification to all Low Income Public Housing Program participants of their specific rights under this Act along with a copy of the Federal Register and contact information for reference and further guidance.

Lake Metropolitan Housing Authority has also notified all Housing Choice Voucher Program participants and landlords of this Act and provided them with a copy of the Federal Register and contact information for reference and further guidance.

LMHA will continue to review updates pertaining to this law and our requirements under it. LMHA will also continue to reach out to local agencies for assistance and guidance on verification of acts of domestic violence.

See Attachments Below

**NOTIFICATION OF RIGHTS UNDER VIOLENCE AGAINST WOMEN ACT -
PUBLIC HOUSING MANAGER**

To: [Insert name and address of owner/family]

From: Lake Metropolitan Housing Authority

A new federal law reauthorizing the Violence Against Women Act (VAWA) provides certain rights and protections to Section 8-assisted tenants and members of their households. This law requires that you be notified of your rights and obligations under its provisions.

Protections against Eviction or Termination of Assistance

1. Under VAWA, if an applicant or participant in the Section 8 program is otherwise eligible, the fact that the applicant or participant or immediate family member is or has been a victim of domestic violence, dating violence, or stalking (as these terms are defined in VAWA) is not a basis for denial of program assistance or for denial of admission.
2. VAWA also states that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking:
 - (a) is not a "serious or repeated" violation of the lease if the tenant or immediate family member is the victim of the incident or incidents of actual or threatened domestic violence, dating violence or stalking; and
 - (b) is not good cause for terminating the tenant's assistance, tenancy, or occupancy rights if the tenant or immediate family member is the victim of such actual or threatened domestic violence, dating violence or stalking.

This means that the tenant may not be evicted, nor may his or her assistance be terminated, based on such an incident or incidents of actual or threatened domestic violence, dating violence or stalking where the tenant immediate family member is the victim.

3. In addition, although you may evict a tenant for certain types of criminal activity as provided in the lease, and the housing agency may terminate a household's assistance in such cases, VAWA states that you may not evict, or terminate tenancy or terminate occupancy rights if the criminal activity is:
 - (a) directly related to domestic violence, dating violence, or stalking; and
 - (b) engaged in by a member of the household, or any guest, or another person under the tenant's control; and
 - (c) the tenant or the tenant's immediate family member is the victim or threatened victim of this criminal activity.

Portability to a New Location

As you may know, Section 8 households in good standing may move to another location after one year of assistance and their assistance will follow them. However, the law does not allow this if the family was in violation of its lease when it moved. VAWA creates an exception when a family has complied with all other Section 8 requirements and moved out in order to protect the health or safety of an individual who:

- (a) was or is the victim of domestic violence, dating violence or stalking, and
- (b) reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the unit

In these situations, the family will be allowed to port to a new jurisdiction even if it broke the lease by moving out.

Certification

If you notify a tenant that you intend to terminate the lease based on alleged violations and the tenant claims protection under VAWA, you may request the tenant to provide verification of the domestic violence, dating violence or stalking connected with the alleged lease violations. You do not have to require this verification. However, if you do require it, give a written request to the tenant for the verification, who has at least 14 business days to provide it. If the tenant does not do this, you may proceed with the legal process of terminating the tenancy.

The tenant may verify VAWA protection by:

- (a) completing and delivering to you the HUD certification form (see attached); or
- (b) providing documentation signed and sworn under penalty of perjury by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim (the tenant or member of the tenant's immediate family) has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse; or
- (c) providing a Federal, State, tribal, territorial, or local police or court record.

Confidentiality

Information the tenant provides to you relating to the fact that the tenant or member of the tenant's household is a victim of domestic violence, dating violence, or stalking must be kept confidential. This information may not be shared or disclosed by you or your agents or employees without the tenant's express written consent except as necessary in an eviction proceeding or as otherwise required by law.

Limitations

Nothing contained in VAWA:

1. prevents you from terminating a tenancy for any violation not involving domestic violence, dating violence, or stalking. However, in such cases you may not apply any more demanding standard to the tenant than to other Section 8-assisted tenants.

2. prevents you from terminating a tenancy where you demonstrate “an actual and imminent threat to other tenants or those employed at or providing service to the property.” Where you demonstrate such a threat, the tenant will not be protected from termination of tenancy and eviction by VAWA.
3. limits your ability to comply with court orders addressing rights of access to or control of the premises. This includes civil protection orders entered for the protection of the victim or relating to distribution or possession of property.
4. supersedes any Federal, State or local law that provides greater protections than VAWA.

Owner or Manager Right to Remove Perpetrator of Domestic Violence

VAWA also creates authority under Federal law that allows you or your agent/employee to evict, remove, terminate occupancy rights, or terminate assistance to any individual tenant or lawful occupant of the property who engages in criminal acts of physical violence against family members or others. This bifurcation of the lease may be done without evicting or taking any other action adverse to the other lawful occupants remaining in the premises.

Definitions

For purposes of this notice, the following definitions contained in VAWA are applicable:

Domestic Violence:

includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.” 42 U.S.C. § 13925(a)(6).

Dating Violence:

means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.” 42 U.S.C. § 13925(a)(8).

Stalking:

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

- (i) that person;
- (ii) a member of the immediate family of that person; or
- (iii) the spouse or intimate partner of that person.

42 U.S.C. § 1437f(f)(10).

Immediate Family Member - with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands *in loco parentis*; or
- (B) any other person living in the household of that person and related to that person by blood or marriage. 42 U.S.C. § 1437f(f)(11).

Further Information

You may obtain a copy of the housing agency's written policy concerning domestic violence, dating violence, and stalking, from: [insert persons/places]. You are encouraged to consult your legal counsel to develop a suitable written policy of your own that complies with VAWA. You are further encouraged to conduct the necessary training of property management personnel concerning VAWA's requirements.

Please contact [insert contact information] with any questions you may have concerning this notice.

Attachments for Section 8.0 – Capital Improvements

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

See Attached Exhibit A

8.2 Capital Fund Program Five-Year Action Plan

See Attached Exhibit B

8.3 Capital Fund Financing Program (CFFP)

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: OH12P025501-06 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2006 FFY of Grant Approval: 2006	
PHA Name: Lake Metropolitan Housing Authority		Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	28,102	36,404	36,404	36,404
3	1408 Management Improvements	36,000	31,783.50	31,783.50	31,783.50
4	1410 Administration (may not exceed 10% of line 21)	28,102	28,102	28,102	28,102
5	1411 Audit	15,000	8,528.23	8,528.23	8,528.23
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	132,813			132,813
11	1465.1 Dwelling Equipment—Nonexpendable	15,000		15,000	15,000
12	1470 Non-dwelling Structures	11,000	36,688.27	36,688.27	36,688.27
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000	0	0	0
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: _____	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant Approval: _____	
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: _____		Signature of Public Housing Director	
Date: _____		Date: _____	

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³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: OH12P025501-07 Replacement Housing Factor Grant No: Date of CFFP: 6/30/2008		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant	Annual Statement and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:)	Total Estimated Cost	Total Actual Cost ¹
Line	Summary by Development Account			Original	Obligated
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³			29,614	29,614
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)			29,614	29,614
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures			236,920	236,920
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary		FFY of Grant: FFY of Grant Approval:	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		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 CFF Grants for operations.
⁴ RHF funds shall be included here.

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: OHI12P025501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
PHA Name: Lake Metropolitan Housing Authority			
Type of Grant	Original Annual Statement	Revised Annual Statement (revision no:)	Total Actual Cost ¹ Expended
Line	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 Summary by Development Account	<input type="checkbox"/> Final Performance and Evaluation Report Revised ²	Obligated
	Original	Revised ²	Total Estimated Cost
1	Total non-CFF Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	57,730.80	
3	1408 Management Improvements	30,000	
4	1410 Administration (may not exceed 10% of line 21)	28,865.40	
5	1411 Audit	2,500	
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition	14,557.80	
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable	80,000	
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	75,000	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

Part I: Summary		FFY of Grant: 2010	
PHA Name:		FFY of Grant Approval: 2010	
Grant Type and Number Capital Fund Program Grant No: OH12P025501-10			
Replacement Housing Factor Grant No:			
Date of CFFP:			
Type of Grant		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009			
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	288,654	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary		FFY of Grant: FFY of Grant Approval:	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Estimated Cost	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account		Original	Revised ²
Line		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Lake Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P025501-08 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	29,114	29,114
3	1408 Management Improvements	7,000	
4	1410 Administration (may not exceed 10% of line 21)	29,114	29,114
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	25,921	17,164.11
10	1460 Dwelling Structures	150,000	53,941
11	1465.1 Dwelling Equipment—Nonexpendable	50,000	6,325.41
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2008	
PHA Name: Grant Type and Number Capital Fund Program Grant No: OH12P025501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Summary by Development Account		Total Estimated Cost Revised:	
Line		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

Part I: Summary		Grant Type and Number: Capital Fund Program Grant No: OH125025501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Lake Metropolitan Housing Authority		Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies			
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line	Description	Original	Revised	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of lines 2-1)	36,850		36,850	15,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	76,930		76,930	63,853
10	1460 Dwelling Structures	135,000		135,000	135,000
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	119,757		119,757	
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary		FFY of Grant: 2009	
PHA Name:		FFY of Grant Approval: 2009	
Grant Type and Number			
Capital Fund Program Grant No: OHI28025501-09			
Replacement Housing Factor Grant No:			
Date of CFFP:			
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Lake Metropolitan Housing Authority		Capital Fund Program Grant No: OHI2P025501-09		FFY of Grant Approval: 2009	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	62,000	57,925		
3	1408 Management Improvements	8,000	5,000		
4	1410 Administration (may not exceed 10% of line 21)	31,000	28,962		
5	1411 Audit	2,500	2,500		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000	20,000		
10	1460 Dwelling Structures	135,000	139,500		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	20,500	35,741		
14	1485 Demolition	15,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

Part I: Summary		FFY of Grant: 2009	
PHA Name:		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: OH12P025501-09 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised:	Total Actual Cost ¹ Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA	Original	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)		
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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Capital Fund Program—Five-Year Action Plan

Part I: Summary					
PHA Name/Number	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	<input type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2013	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2014
A. Name					
B. Physical Improvements	125,000	155,000	120,000	120,000	120,000
Subtotal					
C. Management Improvements	30,500	30,500	30,500	30,500	30,500
D. PHA-Wide Non-dwelling Structures and Equipment	30,000				
E. Administration	29,000	29,000	29,000	29,000	29,000
F. Other	17,500	17,500	17,500	17,500	17,500
G. Operations	58,000	58,000	58,000	58,000	58,000
H. Demolition					
I. Development					
J. Capital Fund Financing - Debt Service					
K. Total CFP Funds					
L. Total Non-CFP Funds	290,000	290,000	290,000	290,000	290,000
M. Grand Total					

Attachments for Section 9.0 – Housing Needs

Recent U.S. Census Bureau information has shown that Lake County has a tremendous need for affordable housing options. Much of this need is seen in the elderly and the disabled communities, as well as veterans. According to Census information, Lake County has a population of over 35,000 people over the age of 65; 33,000 people with disabilities, 22,000 veterans, and nearly 16,000 people below the poverty line.

LMHA's current allocation of Housing Choice Vouchers is 1,456. LMHA also manages 241 public housing units to meet the needs of Lake County. We are successfully assisting thousands of residents and families within Lake County. We recently opened the Housing Choice Voucher Program's waiting list. The list currently has over 1,600 families on it. Our Public Housing waiting list has over 800 families in need of assistance with affordable housing. Unfortunately, based upon current information, it will take several years to reach the families located at the bottom of the waiting list, many of who are elderly and/or disabled.

LMHA believes there is a great need for affordable housing within lake County. In an effort to further achieve LMHA's mission to provide, promote and encourage quality, safe and affordable housing, we have applied for an additional allocation of 300 Housing Choice Vouchers. These additional vouchers will help to provide assistance to veterans and the increasing elderly / disabled population that resides in Lake County.

LMHA has also submitted a request to the local HUD Field Office for a change in use for a 1995 grant that was awarded to construct additional public housing units. The original grant was intended to be used to build or purchase rental units that would supplement the 240+ units already being managed by LMHA. With changes that have been made in the public housing industry since 1998, the subsidy that would have accompanied these new public housing units has been eliminated. For this reason, LMHA is working with HUD, local officials, and private developers to explore new housing options that would utilize this \$2.7 million grant, and increase the number of affordable housing units within Lake County.

Additionally, LMHA is working with the Ohio Housing Finance Agency (OHFA) Experience and Capacity application process. The intended outcome is that LMHA will qualify for consideration in the tax credit program. This is one of the main options to provide the subsidy needed to serve our low to moderate income population. LMHA is continues to build relationships with private developers to assist in the application process.

See Attached Supporting Documentation

FY 2010 Income Limits Documentation System

FY 2010 Income Limits Summary

Lake County, Ohio										
FY 2010 Income Limit Area	Median Income	FY 2010 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Lake County	\$64,800	Very Low (50%) Income Limits	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
		Extremely Low (30%) Income Limits	\$13,650	\$15,600	\$17,550	\$19,450	\$21,050	\$22,600	\$24,150	\$25,700
		Low (80%) Income Limits	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450

NOTE: Lake County is part of the Cleveland-Elyria-Mentor, OH MSA. The Cleveland-Elyria-Mentor, OH MSA contains the following areas: Cuyahoga County, OH ; Geauga County, OH ; Lake County, OH ; Lorain County, OH ; and Medina County, OH .

Income Limit areas are based on FY 2010 Fair Market Rent (FMR) areas. For a detailed account of how this area is derived please see our associated FY 2010 Fair Market Rent documentation system.

Select a different county or county equivalent:

- Adams County
- Allen County
- Ashland County
- Ashtabula County
- Athens County
- Auglaize County

Select County or County Equivalent

Data file last updated Thu., May 20, 2010.

Press Below to select a different State

Select a new State

or

Select a FY 2010 HUD Metropolitan Fair Market Rent Area's Income Limits:

<http://www.huduser.org/portal/datasets/il/il2010/summary.odn>

6/24/2010

U.S. Census Bureau
American FactFinder

Lake County, Ohio
S1702. Poverty Status in the Past 12 Months of Families
Data Set: 2006-2008 American Community Survey 3-Year Estimates
Survey: American Community Survey

NOTE: For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Subject	All families				Married-couple families				Female householder, no husband present			
	Total	Margin of Error	Percent below poverty level	Margin of Error	Total	Margin of Error	Percent below poverty level	Margin of Error	Total	Margin of Error	Percent below poverty level	Margin of Error
Families	61,284	+/-1,063	5.6%	+/-1.0	47,536	+/-989	2.2%	+/-0.7	10,170	+/-749	20.9%	+/-3.8
With related children under 18 years	28,249	+/-823	10.4%	+/-1.9	20,069	+/-758	3.8%	+/-1.4	6,161	+/-579	31.9%	+/-5.7
RACE AND HISPANIC OR LATINO ORIGIN												
Families with a householder who is-												
One race	N	N	N	N	N	N	N	N	N	N	N	N
White	58,462	+/-1,023	4.8%	+/-0.9	46,043	+/-952	2.0%	+/-0.7	9,047	+/-730	18.9%	+/-3.8
Black or African American	1,512	+/-281	29.6%	+/-12.3	442	+/-165	0.0%	+/-11.2	909	+/-281	41.7%	+/-15.6
American Indian and Alaska Native	N	N	N	N	N	N	N	N	N	N	N	N
Asian	N	N	N	N	N	N	N	N	N	N	N	N
Native Hawaiian and Other Pacific Islander	N	N	N	N	N	N	N	N	N	N	N	N
Some other race	N	N	N	N	N	N	N	N	N	N	N	N
Two or more races	N	N	N	N	N	N	N	N	N	N	N	N
Hispanic or Latino origin (of any race)	1,311	+/-302	28.3%	+/-11.7	819	+/-266	28.4%	+/-12.9	207	+/-110	66.7%	+/-30.0
White alone, not Hispanic or Latino	57,423	+/-1,046	4.4%	+/-0.9	45,496	+/-1,009	1.7%	+/-0.7	8,840	+/-706	17.8%	+/-3.9
Householder worked	47,310	+/-1,085	4.7%	+/-1.0	36,241	+/-953	1.6%	+/-0.7	8,087	+/-706	18.5%	+/-4.2
Householder worked full-time, year-round in the past 12 months	33,950	+/-1,252	1.9%	+/-0.8	26,370	+/-1,039	0.5%	+/-0.4	5,324	+/-558	8.4%	+/-3.9
Householder 65 years and over	11,708	+/-440	1.4%	+/-0.8	9,660	+/-409	1.4%	+/-0.8	1,688	+/-290	1.8%	+/-2.0
Family received -												
Supplemental Security Income (SSI) and/or cash public assistance income in the past 12 months	2,105	+/-385	34.0%	+/-8.9	1,173	+/-280	17.6%	+/-10.4	825	+/-220	61.6%	+/-15.9
Social security income in the past 12 months	16,070	+/-656	1.7%	+/-0.9	12,994	+/-511	1.7%	+/-1.0	2,351	+/-365	2.2%	+/-1.9
EDUCATIONAL ATTAINMENT OF HOUSEHOLDER												
Less than high school graduate	5,341	+/-693	13.9%	+/-3.9	3,620	+/-495	7.8%	+/-3.3	1,296	+/-319	34.2%	+/-10.8
High school graduate (includes equivalency)	18,730	+/-922	5.8%	+/-1.7	14,164	+/-746	3.1%	+/-1.6	3,325	+/-476	15.6%	+/-4.7
Some college, associate's degree	20,005	+/-1,051	7.1%	+/-1.9	14,883	+/-942	1.5%	+/-0.9	4,094	+/-628	26.8%	+/-6.6
Bachelor's degree or higher	17,208	+/-928	1.1%	+/-0.6	14,869	+/-848	0.8%	+/-0.6	1,455	+/-374	4.3%	+/-4.5
NUMBER OF RELATED CHILDREN UNDER 18 YEARS												
No child	33,035	+/-708	1.5%	+/-0.5	27,467	+/-767	1.1%	+/-0.5	4,009	+/-488	3.8%	+/-2.3
1 or 2 children	22,950	+/-959	9.0%	+/-2.0	15,934	+/-796	3.2%	+/-1.6	5,175	+/-521	25.7%	+/-6.0
3 or 4 children	4,870	+/-468	14.1%	+/-4.2	3,766	+/-400	2.9%	+/-2.9	926	+/-274	62.4%	+/-14.6

Subject	All families				Married-couple families				Female householder, no husband present			
	Total	Margin of Error	Percent below poverty level	Margin of Error	Total	Margin of Error	Percent below poverty level	Margin of Error	Total	Margin of Error	Percent below poverty level	Margin of Error
5 or more children	429	+/-168	46.4%	+/-20.8	369	+/-142	37.7%	+/-22.4	60	+/-73	100.0%	+/-48.7
NUMBER OF PEOPLE IN FAMILY												
2 people	29,826	+/-973	4.7%	+/-1.1	21,736	+/-842	1.3%	+/-0.6	5,902	+/-818	15.7%	+/-4.4
3 or 4 people	24,914	+/-1,105	6.3%	+/-1.6	19,875	+/-949	2.6%	+/-1.3	3,884	+/-506	25.5%	+/-6.5
5 or 6 people	5,795	+/-490	4.4%	+/-2.1	5,236	+/-472	2.1%	+/-2.0	324	+/-132	44.1%	+/-21.2
7 or more people	749	+/-226	26.6%	+/-14.6	689	+/-205	20.2%	+/-14.0	60	+/-73	100.0%	+/-48.7
NUMBER OF WORKERS IN FAMILY												
No workers	7,507	+/-497	12.4%	+/-3.0	6,359	+/-448	4.7%	+/-2.4	901	+/-216	58.0%	+/-12.7
1 worker	18,008	+/-815	10.5%	+/-2.5	10,384	+/-700	3.4%	+/-2.0	5,808	+/-524	24.4%	+/-5.8
2 workers	27,422	+/-1,101	2.0%	+/-0.8	23,259	+/-950	1.3%	+/-0.8	2,858	+/-440	6.4%	+/-3.7
3 or more workers	8,347	+/-608	1.0%	+/-0.9	7,534	+/-563	1.1%	+/-1.0	603	+/-214	0.0%	+/-8.3
INCOME DEFICIT												
Mean income deficit for families (dollars)	8,949	+/-853	(X)	(X)	7,410	+/-1,736	(X)	(X)	9,808	+/-1,115	(X)	(X)
PERCENT IMPUTED												
Poverty status for families	21.3%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2006-2008 American Community Survey

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Notes:

-While the 2008 American Community Survey (ACS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities. The 2008 Puerto Rico Community Survey (PRCS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in PRCS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.
 -Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

U.S. Census Bureau
American FactFinder

Lake County, Ohio
S1701. Poverty Status in the Past 12 Months
Data Set: 2006-2008 American Community Survey 3-Year Estimates
Survey: American Community Survey

NOTE: For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Subject	Total	Margin of Error	Below poverty level	Margin of Error	Percent below poverty level	Margin of Error
Population for whom poverty status is determined	230,556	+/-642	17,199	+/-2,119	7.5%	+/-0.9
AGE						
Under 18 years	51,570	+/-267	6,545	+/-1,208	12.7%	+/-2.3
Related children under 18 years	51,339	+/-299	6,325	+/-1,232	12.3%	+/-2.4
18 to 64 years	145,938	+/-372	9,301	+/-1,142	6.4%	+/-0.8
65 years and over	33,048	+/-504	1,353	+/-295	4.1%	+/-0.9
SEX						
Male	112,812	+/-439	7,590	+/-1,099	6.7%	+/-1.0
Female	117,744	+/-451	9,609	+/-1,251	8.2%	+/-1.1
RACE AND HISPANIC OR LATINO ORIGIN						
One race	N	N	N	N	N	N
White	217,385	+/-918	14,185	+/-1,942	6.5%	+/-0.9
Black or African American	5,829	+/-500	1,724	+/-536	29.6%	+/-8.4
American Indian and Alaska Native	N	N	N	N	N	N
Asian	N	N	N	N	N	N
Native Hawaiian and Other Pacific Islander	N	N	N	N	N	N
Some other race	1,339	+/-568	713	+/-510	53.2%	+/-26.6
Two or more races	2,566	+/-555	436	+/-252	17.0%	+/-9.2
Hispanic or Latino origin (of any race)	6,675	+/-86	2,552	+/-713	38.2%	+/-10.6
White alone, not Hispanic or Latino	212,318	+/-600	12,322	+/-1,869	5.8%	+/-0.9
EDUCATIONAL ATTAINMENT						
Population 25 years and over	160,525	+/-672	8,885	+/-1,055	5.5%	+/-0.7
Less than high school graduate	14,818	+/-927	1,829	+/-447	12.3%	+/-2.7
High school graduate (includes equivalency)	57,320	+/-1,806	3,697	+/-592	6.4%	+/-1.0
Some college, associate's degree	48,728	+/-1,756	2,539	+/-480	5.2%	+/-1.0
Bachelor's degree or higher	39,659	+/-1,459	820	+/-242	2.1%	+/-0.6
EMPLOYMENT STATUS						
Civilian labor force 16 years and over	128,407	+/-1,338	5,719	+/-876	4.5%	+/-0.7
Employed	122,005	+/-1,297	4,133	+/-736	3.4%	+/-0.6
Male	63,831	+/-879	1,678	+/-431	2.6%	+/-0.7
Female	58,174	+/-923	2,455	+/-481	4.2%	+/-0.8
Unemployed	6,402	+/-691	1,586	+/-414	24.8%	+/-5.5
Male	3,627	+/-477	805	+/-314	22.2%	+/-7.6
Female	2,775	+/-426	781	+/-239	28.1%	+/-7.2
WORK EXPERIENCE						
Population 16 years and over	185,760	+/-728	11,134	+/-1,224	6.0%	+/-0.7
Worked full-time, year-round in the past 12 months	83,925	+/-1,550	1,076	+/-325	1.3%	+/-0.4
Worked part-time or part-year in the past 12 months	52,021	+/-1,615	4,906	+/-812	9.4%	+/-1.5
Did not work	49,814	+/-1,273	5,152	+/-630	10.3%	+/-1.2
All Individuals below:						
50 percent of poverty level	8,308	+/-1,430	(X)	(X)	(X)	(X)
125 percent of poverty level	22,735	+/-2,370	(X)	(X)	(X)	(X)
150 percent of poverty level	28,944	+/-2,632	(X)	(X)	(X)	(X)
185 percent of poverty level	41,003	+/-3,013	(X)	(X)	(X)	(X)

Subject	Total	Margin of Error +/-	Below poverty level (X)	Margin of Error (X)	Percent below poverty level (X)	Margin of Error (X)
200 percent of poverty level	47,441	+/-2,852				
Unrelated individuals for whom poverty status is determined	40,660	+/-1,539	5,392	+/-748	13.3%	+/-1.7
Male	20,258	+/-1,028	2,436	+/-493	12.0%	+/-2.3
Female	20,402	+/-969	2,956	+/-445	14.5%	+/-2.1
Mean income deficit for unrelated individuals (dollars)	3,780	+/-439	(X)	(X)	(X)	(X)
Worked full-time, year-round in the past 12 months	19,898	+/-1,092	119	+/-74	0.6%	+/-0.4
Worked less than full-time, year-round in the past 12 months	8,991	+/-873	2,376	+/-557	26.4%	+/-4.8
Did not work	11,771	+/-851	2,897	+/-491	24.6%	+/-3.5
PERCENT IMPUTED						
Poverty status for individuals	20.8%	(X)	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2006-2008 American Community Survey

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Notes:

- While the 2008 American Community Survey (ACS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities. The 2008 Puerto Rico Community Survey (PRCS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in PRCS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.
- Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '!' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An 'L' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An 'U' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

U.S. Census Bureau
American FactFinder

Lake County, Ohio
S1901. Income in the Past 12 Months (In 2008 Inflation-Adjusted Dollars)
Data Set: 2006-2008 American Community Survey 3-Year Estimates
Survey: American Community Survey

NOTE: For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Subject	Households	Margin of Error	Families	Margin of Error	Married-couple families	Margin of Error	Nonfamily households	Margin of Error
Total	92,663	+/-850	61,284	+/-1,063	47,536	+/-989	31,379	+/-1,138
Less than \$10,000	4.0%	+/-0.6	2.8%	+/-0.7	0.7%	+/-0.3	7.2%	+/-1.5
\$10,000 to \$14,999	4.5%	+/-0.6	2.0%	+/-0.5	1.0%	+/-0.4	9.8%	+/-1.5
\$15,000 to \$24,999	9.8%	+/-0.7	5.1%	+/-0.8	3.5%	+/-0.6	19.3%	+/-1.7
\$25,000 to \$34,999	10.3%	+/-0.9	7.8%	+/-1.1	6.3%	+/-1.0	15.3%	+/-2.0
\$35,000 to \$49,999	14.9%	+/-0.9	13.8%	+/-1.1	11.3%	+/-1.1	17.3%	+/-1.8
\$50,000 to \$74,999	21.3%	+/-1.1	23.2%	+/-1.4	23.8%	+/-1.4	17.2%	+/-1.7
\$75,000 to \$99,999	16.2%	+/-1.0	19.8%	+/-1.3	22.7%	+/-1.5	7.9%	+/-1.5
\$100,000 to \$149,999	13.0%	+/-0.8	17.1%	+/-1.2	20.7%	+/-1.5	4.5%	+/-1.0
\$150,000 to \$199,999	3.6%	+/-0.5	5.0%	+/-0.7	6.1%	+/-1.0	0.8%	+/-0.4
\$200,000 or more	2.5%	+/-0.4	3.4%	+/-0.6	4.0%	+/-0.7	0.6%	+/-0.4
Median income (dollars)	56,560	+/-1,437	69,385	+/-1,781	78,041	+/-1,529	33,341	+/-2,481
Mean income (dollars)	68,617	+/-1,540	80,807	+/-2,117	89,568	+/-2,445	42,867	+/-2,184
PERCENT IMPUTED								
Household income in the past 12 months	21.9%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	21.3%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	22.5%	(X)

Source: U.S. Census Bureau, 2006-2008 American Community Survey

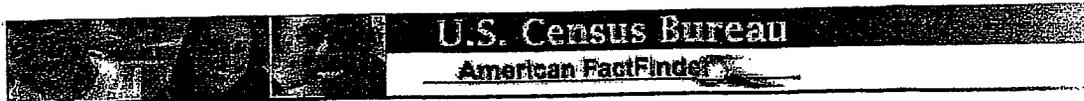
Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Notes:

- While the 2008 American Community Survey (ACS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities. The 2008 Puerto Rico Community Survey (PRCS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in PRCS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.
- Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An "****" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "!" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "!" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An "(X)" means that the estimate is not applicable or not available.



FACT SHEET

Lake County, Ohio

2006-2008 American Community Survey 3-Year Estimates - what's this?

Data Profile Highlights:

NOTE: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Estimate	Percent	U.S.	Margin of Error	
Social Characteristics - show more >>					
Average household size	2.49	(X)	2.61	+/-0.02	map
Average family size	3.10	(X)	3.20	+/-0.04	
Population 25 years and over	162,496			+/-350	
High school graduate or higher	(X)	90.6	84.5%	(X)	map
Bachelor's degree or higher	(X)	24.6	27.4%	(X)	map
Civilian veterans (civilian population 18 years and over)	20,805	11.5	10.1%	+/-1,119	map
With a Disability	(X)	(X)	(X)	(X)	
Foreign born	13,699	5.9	12.5%	+/-1,247	map
Male, Now married, except separated (population 15 years and over)	49,891	54.0	52.2%	+/-1,108	
Female, Now married, except separated (population 15 years and over)	49,776	50.5	48.2%	+/-1,154	
Speak a language other than English at home (population 5 years and over)	18,350	8.3	19.6%	+/-1,351	map
Household population	230,330			+/-853	
Group quarters population	(X)	(X)	(X)	(X)	
Economic Characteristics - show more >>					
In labor force (population 16 years and over)	128,526	68.4	65.2%	+/-1,350	map
Mean travel time to work in minutes (workers 16 years and over)	23.1	(X)	25.3	+/-0.5	map
Median household income (in 2008 inflation-adjusted dollars)	56,560	(X)	52,175	+/-1,437	map
Median family income (in 2008 inflation-adjusted dollars)	69,385	(X)	63,211	+/-1,781	map
Per capita income (in 2008 inflation-adjusted dollars)	28,260	(X)	27,466	+/-594	
Families below poverty level	(X)	5.6	9.6%	(X)	
Individuals below poverty level	(X)	7.5	13.2%	(X)	map
Housing Characteristics - show more >>					
Total housing units	98,663			+/-348	
Occupied housing units	92,663	93.9	88.0%	+/-850	
Owner-occupied housing units	72,026	77.7	67.1%	+/-1,196	
Renter-occupied housing units	20,637	22.3	32.9%	+/-1,117	
Vacant housing units	6,000	6.1	12.0%	+/-837	
Owner-occupied homes	72,026			+/-1,196	map
Median value (dollars)	160,800	(X)	192,400	+/-1,975	map
Median of selected monthly owner costs					
With a mortgage (dollars)	1,403	(X)	1,508	+/-21	map
Not mortgaged (dollars)	489	(X)	425	+/-10	
ACS Demographic Estimates - show more >>					
Total population	233,120			*****	

Male	113,921	48.9	48.3%	+/-193	
Female	119,199	51.1	50.7%	+/-193	
Median age (years)	41.0	(X)	36.7	+/-0.3	map
Under 5 years	12,954	5.6	6.9%	+/-51	
18 years and over	181,071	77.7	75.5%	*****	
65 years and over	34,442	14.8	12.6%	+/-197	
One race	230,502	98.9	97.8%	+/-555	
White	219,720	94.3	74.3%	+/-590	map
Black or African American	5,995	2.6	12.3%	+/-506	map
American Indian and Alaska Native	412	0.2	0.8%	+/-116	map
Asian	3,036	1.3	4.4%	+/-130	map
Native Hawaiian and Other Pacific Islander	0	0.0	0.1%	+/-151	map
Some other race	1,339	0.6	5.8%	+/-568	map
Two or more races	2,618	1.1	2.2%	+/-555	map
Hispanic or Latino (of any race)	6,733	2.9	15.1%	*****	

Source: U.S. Census Bureau, 2006-2008 American Community Survey

Explanation of Symbols:

***** - The median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
 ***** - The estimate is controlled. A statistical test for sampling variability is not appropriate.
 'N' - Data for this geographic area cannot be displayed because the number of sample cases is too small.
 '(X)' - The value is not applicable or not available.

The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.

State & County QuickFacts

Lake County, Ohio

People QuickFacts	Lake County	Ohio
Population, 2009 estimate	236,775	11,542,645
Population, percent change, April 1, 2000 to July 1, 2009	4.1%	1.7%
Population estimates base (April 1) 2000	227,511	11,353,150
Persons under 5 years old, percent, 2008	5.6%	6.5%
Persons under 18 years old, percent, 2008	22.1%	23.8%
Persons 65 years old and over, percent, 2008	15.0%	13.7%
Female persons, percent, 2008	51.0%	51.2%
White persons, percent, 2008 (a)	94.5%	84.8%
Black persons, percent, 2008 (a)	3.1%	12.0%
American Indian and Alaska Native persons, percent, 2008 (a)	0.1%	0.3%
Asian persons, percent, 2008 (a)	1.3%	1.6%
Native Hawaiian and Other Pacific Islander, percent, 2008 (a)	Z	Z
Persons reporting two or more races, percent, 2008	1.0%	1.3%
Persons of Hispanic or Latino origin, percent, 2008 (b)	3.0%	2.6%
White persons not Hispanic, percent, 2008	91.7%	82.5%
Living in same house in 1995 and 2000, pct 5 yrs old & over	62.4%	57.5%
Foreign born persons, percent, 2000	4.3%	3.0%
Language other than English spoken at home, pct age 5+, 2000	6.7%	6.1%
High school graduates, percent of persons age 25+, 2000	86.4%	83.0%
Bachelor's degree or higher, pct of persons age 25+, 2000	21.5%	21.1%
Persons with a disability, age 5+, 2000	33,599	1,909,489
Mean travel time to work (minutes), workers age 16+, 2000	22.9	22.9
Housing units, 2008	99,155	5,079,873
Homeownership rate, 2000	77.5%	69.1%
Housing units in multi-unit structures, percent, 2000	18.4%	24.1%
Median value of owner-occupied housing units, 2000	\$127,900	\$103,700
Households, 2000	89,700	4,445,773
Persons per household, 2000	2.50	2.49
Median household income, 2008	\$58,228	\$48,011
Per capita money income, 1999	\$23,160	\$21,003
Persons below poverty level, percent, 2008	8.5%	13.3%
Business QuickFacts	Lake County	Ohio
Private nonfarm establishments, 2007	6,521	270,299 ¹
Private nonfarm employment, 2007	92,226	4,782,141 ¹
Private nonfarm employment, percent change 2000-2007	-5.1%	-4.4% ¹
Nonemployer establishments, 2007	14,973	718,986
Total number of firms, 2002	18,589	817,693
Black-owned firms, percent, 2002	S	4.4%

Lake County QuickFacts from the US Census Bureau

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American Indian and Alaska Native owned firms, percent, 2002	F	0.4%
Asian-owned firms, percent, 2002	1.0%	1.7%
Native Hawaiian and Other Pacific Islander owned firms, percent, 2002	F	S
Hispanic-owned firms, percent, 2002	F	0.9%
Women-owned firms, percent, 2002	18.8%	28.1%
Manufacturers shipments, 2002 (\$1000)	4,050,816	243,903,865
Wholesale trade sales, 2002 (\$1000)	2,153,302	166,446,529
Retail sales, 2002 (\$1000)	3,173,982	119,778,409
Retail sales per capita, 2002	\$13,784	\$10,497
Accommodation and foodservices sales, 2002 (\$1000)	312,372	14,875,890
Building permits, 2008	466	17,666
Federal spending, 2008	1,263,339	90,592,062 ¹

Geography QuickFacts	Lake County	Ohio
Land area, 2000 (square miles)	228.21	40,948.38
Persons per square mile, 2000	997.9	277.3
FIPS Code	085	39
Metropolitan or Micropolitan Statistical Area	Cleveland-Elyria-Mentor, OH Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 100 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, Census of Population and Housing, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report
Last Revised: Thursday, 22-Apr-2010 08:35:23 EDT

Attachments for Section 10.0 – Additional Information

Progress in Meeting Mission and Goals (from previous 5 year plan)

Strategic Goal 1: Increase the availability of decent, safe and affordable housing

LMHA has worked with the HUD to increase the number of vouchers available to the Housing Choice Voucher Program. LMHA has added an additional 30+ vouchers to the program in the past year. These added vouchers will assist in providing housing for more families within Lake County. The Executive Director has continue to reach out to HUD and other organizations that can assist in the addition of more vouchers for this program.

LMHA's Public Housing Department has maintained a 99% occupancy rate for all of its public housing developments. With a Vacant Unit Turn (VUT) time under two days, LMHA has managed to keep public housing units filled, which has provided affordable housing for a greater number of needy families.

LMHA has developed relationships with organizations like the United Way and Lake County Continuum of Care to further advance the agenda of providing affordable housing within the community serviced by LMHA and these organizations.

LMHA has hired and trained personnel who are able to insure that properties participating in the Housing Choice Voucher Program are meeting the minimum standards established by HUD. By enforcing the housing Quality Standards (HQS), LMHA is improving the standard of rental properties available in the community that we serve. Additionally, LMHA has hired and trained personnel in the Uniform Physical Condition Standards to insure that all public housing units and properties meet the minimum standards established by HUD.

LMHA has utilized the Capital Fund Grant program to improve the public housing inventory within Lake County. Units at the Woodlawn Homes Development have under gone modernization and rehabilitation through a contract with Western Reserve Community development. With the use of ARRA funds, LMHA was able to replace the roofs at the Woodlawn Homes, as well has repair, replace and improve the parking lots and driveways at all of the public housing developments. Capital funds have also been utilized to enhance the curb appeal at the Woodlawn Homed Development. New decks have been constructed on each of the units. These decks replaced the porches that were removed under previous management.

Strategic Goal 2: Improve the Quality of Life and Economic Vitality in the LMHA Community

LMHA has undergone a plan of renovation and enhancement to improve the physical structures of the public housing properties currently under our management. Through the use of ARRA funding, LMHA has installed a state of the art security camera system. It is hoped that this system will prevent crime, assist police in responding to suspicious activity, and aid law enforcement in prosecuting offenders. LMHA believes this system will help us to provide a safer living environment for our tenants. Through the efforts of improvement, rehabilitation and crime prevention, LMHA has worked to attract higher income families. LMHA has also worked to publicize the benefits of the public housing program.

Strategic Goal 3: Promote self-sufficiency and asset development of LMHA assisted households

LMHA has worked to develop relationships with agencies to assist tenants and clients with self sufficiency programs. Working with the United Way, Lake County Continuum of Care, the Cleveland Food Bank, Convoy of Hope, as well as church organizations, LMHA has brought additional services to the clients served by LMHA.

LMHA has conducted to monthly tenant meetings to advise the residents of new programs. Additionally, residents have the opportunity to provide management with any issues or concerns within the development.

Enabling Goal: Manage the people, communications, technology and governance to effectively deliver quality customer service and achieve agency goals

LMHA has actively recruited and trained a professional management team that is committed to provide a high quality of service, and strives daily to meet the missions and goals of LMHA

LMHA has implemented hiring practices to insure that appropriate, qualified candidates are hired to fill vacant positions. LMHA has worked with the board to insure that current employees, as well as new hires, are receiving appropriate training and certification for their positions. LMHA has employed the use of outside consultants, when needed, to help meet the demands of the agency. These consultants have also assisted in the training of LMHA staff.

LMHA continues to work with the IT vendors to maintain and improve the LMHA web site. The site has provided and avenue of communication that allows for the dissemination of information about LMHA programs, events and employment opportunities.

LMHA has instituted a performance based employee evaluation system. The intent of this system is to insure proper job performance throughout the agency. This will afford management with the opportunity to evaluate compliance in all programs, and will help insure that customer service goals, and the over all mission of LMHA, are being met.

LMHA's Housing Choice Voucher Program is no longer in troubled SEMAP status. This was confirmed by HUD as of October 29, 2009. (copy of notice attached)

Attachments for Section 11.0 – Required Submission for HUD Field Office Review

- a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations
- b) Form HUD-50070, Certification for a Drug-Free Workplace
- c) Form HUD-50071, Certification of Payments to Influence Federal Transactions
- d) Form SF-LLL, Disclosure of Lobbying Activities
- e) Form SF-LLL-A, Disclosure of Lobbying Activities, Continuation Sheet
- f) Resident Advisory Board (RAB) comments (N/A)
- g) Challenged Elements, Include any element(s) of the PHA Plan that is challenged. (N/A, No challenged elements)
- h) Form HUD-50075.1 Capital Fund Program Annual Statement/Performance and Evaluation Report (Reference Copy, Section 8.1,)
- i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (Reference Copy, Section 8.2,)

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

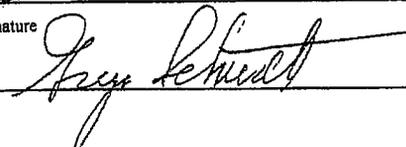
1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the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

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

LAKE METROPOLITAN HOUSING ADTH OH025
 PHA Name PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 20 10 - 20 14
- Annual PHA Plan for Fiscal Years 20 10 - 20 11

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

Name of Authorized Official	Title
GREGORY SCHMIDT	BOARD CHAIRMAN
Signature	Date
	4/21/10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Lake Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing OH025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Washington Square Apartments, 111 East Washington Street, Painesville, OH 44077 (Lake County)

Jackson Towers Apartments, 200 West Jackson Street, Painesville, OH 44077 (Lake County)

Woodlawn Homes, 553 Sanders Avenue, Painesville, OH 44077 (Lake County)

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

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

Name of Authorized Official Steven K. Knotts	Title Executive Director
Signature 	Date 122.10

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

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Lake Metropolitan Housing Authority OH025

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing and Housing Choice Voucher Program

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

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

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

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

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

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

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

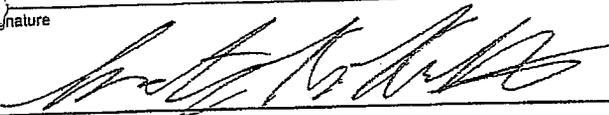
Name of Authorized Official

Steven K. Knotts

Title

Executive Director

Signature



Date (mm/dd/yyyy)

1.22.10

Previous edition is obsolete

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

Required Submissions for HUD Field Office Review

Resident Advisory Board Comments

There were no comments from residents concerning changes or alterations to the 2010 PHA Plan. After the advertisement period and request for assistance from LMHA, no resident assistance or input was received.

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: _____	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: _____	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals performing Services (including address if different from No. 10.a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

NON-APPLICABLE

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Lake Metropolitan Housing Authority

OH 025

PHA Name

PHA Number/HA Code

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

Name of Authorized Official	Gregory J. Schmidt	Title	Board Chairman
Signature	<i>Gregory Schmidt</i>	Date	3/30/10

form HUD-50077-CR (1/2009)
OMB Approval No. 2577-0226