

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>Logan County Metropolitan Housing Authority</u> PHA Code: <u>OH072</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>01/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>100</u> Number of HCV units: <u>296</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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										

<p>5.1</p>	<p>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: The mission of LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve, without discrimination.</p> <ol style="list-style-type: none"> 1. The LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups we will provide opportunities for those we serve to become self-sufficient. 2. The mission of the LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is to be the area's affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community. 3. The LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is committed to providing quality, affordable housing and services in an efficient and creative manner. 4. The mission of the LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is to serve the citizens of Logan county by: <ul style="list-style-type: none"> • Providing affordable housing opportunities in a safe environment. • Revitalizing and maintaining neighborhoods and a strong urban core. • Forming effective partnerships to maximize social and economic opportunities. <p>The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.</p> <ol style="list-style-type: none"> 1. Our mission is to provide quality housing to eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services. 2. The mission of the Housing Authority of the County of Logan is to assist low-income families with safe, decent, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission. 3. The mission of the Housing Authority of Logan County is to be the leader in making excellent affordable housing available for low and moderate-income persons through effective management and the wise stewardship of public funds. We will also partner with our residents and others to enhance the quality of life in our communities. 4. The LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is committed to excellence in offering quality affordable housing options and opportunities for the residents of Logan County.. 5. The LOGAN COUNTY METROPOLITAN HOUSING AUTHORITY is committed to building better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional service in partnership with the greater community.
<p>5.2</p>	<p>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.</p> <ol style="list-style-type: none"> 1. Increase the availability of decent, safe, and affordable housing. <ol style="list-style-type: none"> a. Apply for additional rental vouchers b. Reduce public housing vacancies - LCMHA has reduced the number of vacancies by 50% over the past 5 years. c. Leverage private or other public funds to create additional housing opportunities. d. Acquire or build units or developments. 2. Improve the quality of assisted housing. <ol style="list-style-type: none"> a. Improve public housing management score. b. Maintain full occupancy in public housing, c. Continue to renovate/modernize public housing units. 3. Increase assisted housing choices. Provide voucher mobility counseling. This is now being done during orientation and at annual re-certifications. 4. Conduct outreach to potential voucher landlords: <ol style="list-style-type: none"> a. Landlord packets are distributed informing prospective landlords how the Housing Choice Voucher Programs works. 5. Continue to promote the homeownership program. 6. Promote self-sufficiency of families and individuals. <ol style="list-style-type: none"> a. Increase the number of employed persons in assisted families. b. Attract supportive services to improve assistance recipients' employability. c. Continue to offer programs to promote self sufficiency. <ol style="list-style-type: none"> 1. Family Self Sufficiency 2. Individual Development Accounts 3. Homeownership 4. Post Purchase Homeownership

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Fiscal Year Audit 2008 have received final audit results with one finding. All other plan elements have remained the same since 2008 Annual Plan submission.</p> <p>(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.</p> <p>Copies of the 5-year and Annual PHA plan along with all Plan elements may be seen at the Administrative office located at 116 N. Everett St, Bellefontaine, OH 43311</p>
7.0	<p>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> Project Based Vouchers. The Authority plans to set aside 12 Housing Choice Vouchers to become Project Based-Vouchers for the Pratt Street & Seymore Street Apartments, located in Bellefontaine, Ohio. A separate waiting list will be maintained and will be available at our Administrative Office, 116 N. Everett St, Bellefontaine, Ohio. The use of Project Based-Vouchers will be in accordance with LMHA's plan for assisting persons/families with disabilities.</p> <p>The Authority has operated the Section 8 Homeownership program since 2002 and currently has 16 families in this program. Five families have went on to be able to pay their mortgage without assistance through the Authority. The Authority continues to promote the Homeownership program and currently has two families about to make purchases.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>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</p> <p>The need for more Housing Choice vouchers/Public Housing unit is evident in the growing number of families applying for assistance. This makes it vitally important that the Authority maximize funds to be able to assist as many families as possible. The Authority will apply for any additional funding available to assist needy families in our jurisdiction. Continue to pursue different housing resources to possibly meet the needs of families in Logan County.</p>
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. Continue to search for all possible funding so that the Authority may be able to assist as many families as possible.</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. Logan MHA has substantially met its goals as stated in the most recently approved 5-year plan. We continue to be the housing of choice for program eligible families. We continue to have a strong FSS program with homeownership a priority where possible. Public Housing vacancies were lowered and unit turn-around time has significantly improved and total HCV unit months will be attained for 2009.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Significant Amendment would be a HUD mandated change to the plans, i.e., Violence Against Women Act. Substantial deviation or modification would be for an unexpected drop or loss of funding.</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> <ul style="list-style-type: none">(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)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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ATTACHMENT: A.

Resident Advisory Board:

No comments were received on the annual and Five Year Plan.

ATTACHMENT B:

VAWA

To inform Public Housing and Housing Choice Voucher participants as well as landlords about the Violence against Women Act.

Staff will work in partnership with local agencies such as the Logan County Domestic Violence Coalition and New Directions. Every effort will be made to assist the victims and their families by adhering to the law & notification of victim rights through various media sources. The Logan Metropolitan Housing Authority (LMHA) has adopted a policy (the "LMHA VAWA Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). LMHA's goals, objectives and policies to enable LMHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the LMHA VAWA Policy. In addition, LMHA shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in LMHA's Annual Public Housing Agency Plan.

Families are informed at the initial orientation and at annual re-exams of the VAWA act. Families are given phone numbers of local domestic violence services as well as what they would need to submit to the Authority if they are in need of these services.

ATTACHMENT C:

MEMORANDUM OF AGREEMENT – The Authority has met all MOA requirements as shown in the progress report dated 12/31/09 and attached.

Public reporting and recordkeeping burden for the collection of information is estimated to average 30.13 hours depending on the size of Public Housing Agency (PHA). This includes the time for collecting, reviewing, and reporting the data. In order for HUD to monitor the progress of a troubled PHA, they are required to submit periodic MOA performance progress reports. This information is required to obtain benefits. No assurance of confidentiality is needed. The information will be used for monitoring PHA progress in bringing performance up to standard levels. Response to this request for information is required in order to receive the benefits to be derived, including eligibility to apply for funding. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

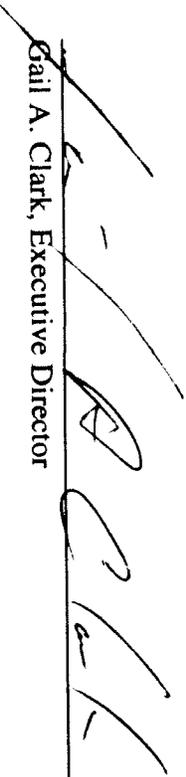
PHA Name: Logan MHA

PHA FYE:12/31

MOA Term: 2/1/09-1/31/10

Progress Report
for
Reporting period ending
12/31/09

I certify that all of the information in this report is true and accurate, to the best of my knowledge; this information has been/will be shared with the Board.


Gail A. Clark, Executive Director

12-31-09

Date

Operational Area: **1. GOVERNANCE**

Targets and Strategies	Final Performance Target	Estimated & Actual Completion Dates	Comments
1.1 Establish appropriate oversight and monitoring by the Board of Commissioners. [Reference: 24 CFR 811.105; State Law, 1937 Act as amended]		1-31-2010/	
A. Participate in training provided by state or national industry groups.		1-31-2010/	
1.2 Monitor implementation of the IP.		3-31-2009/Completed	All strategies under this target have been completed
A. Develop a process for reviewing IP progress.		2-28-2009/Completed	Report to track progress has been created
B. Review progress report to HUD.		3-31-2009/Completed	Progress report has been reviewed by Board and submitted to HUD

Operational Area: **3. FINANCE AND PROCUREMENT**

PHAS Performance Targets		Previous Quarter Actual	Current quarter target	1 st period (03/09) actual	2 nd period (06/09) Actual	3 rd period (09/09) actual
Indicator #:	Name:					
2-1	Current ratio	.17		5.10	4.34	3.82
2-2	Expendable Fund Balance	.13		3.19	5.42	4.61
2-3	Tenant Receivable/Outstanding	14.36		4.47	21.29	14.9
2-5	Expense Management/Utilities					
2-6	Net Income/Loss Divided by the Expendable Fund Balance					

Targets and Strategies	Final Performance Target	Estimated & Actual Completion Dates	Comments
3.1 Increase Current Ratio (Current assets divided by current liabilities). [Reference: 24 CFR 902, Subpart C]	4.5	1-31-2010/	
A. Develop tracking method for current ratio.		3-31-2009/Completed	Template was created to calculate Current Ratio
B. Report monthly with status report to the Board. Assure income and expenses comply with the latest approved budget.		3-31-2009/	Template created will be populated with each months balances and submitted to Board
C. Review expenses and reduce/eliminate where appropriate in compliance with OMB Circular A-87.		2-28-2009/Completed	Annual budget was prepared reducing expenses
1) Discontinue any purchases that are not reasonable for proper and efficient performance and administration of Public Housing Funds (Ref. Attachment A, Section C, Basic Guidelines – OMB Circular A-87).		2-01-2009/Completed	All expense requests that are not reasonable are disallowed by Executive Director
2) Discontinue the monthly purchases of food and beverages for the office and Board Meeting (Ref. Attachment B Section 1. Entertainment, OMB Circular A-87).		Immediately Completed	Kitchen Fund was established and is funded by staff donations
3.2 Increase the Expendable Fund Balance (Expendable fund balance divided by monthly operating expenses.) [Reference: 24 CFR 902, Subpart C]	4.0	1-31-2010/	
A. Develop tracking method for expendable fund balance.		3-31-2009/Completed	Template was created to calculate Expendable Fund Balance
B. Report monthly with progress report to Board/HUD.		3-31-2009/Completed	Template created will be populated with each months balances and submitted to Board

<p>C. Review expense and reduce/eliminate where appropriate.</p>		<p>2-28-2009/Completed</p>	<p>Annual budget was prepared reducing expenses</p>
<p>D. Repay the Low Rent Public Housing the funds used to purchase lots for the HAND program from non-federal funds.</p>		<p>1-31-2010/</p>	
<p>3.3 Reduce Tenant Receivables Outstanding (Average number of days tenant receivable are outstanding. The gross tenant accounts receivable at year end divided by the total tenant revenue/365). [Reference: 24 CFR 902, Subpart C]</p>	<p>3.5</p>	<p>1-31-2010/</p>	
<p>A. Assure the rent collection policies include the following and are uniformly applied: (See also Performance Target 4.1)</p>		<p>1-31-2010/Completed</p>	<p>The authority's rent collection policies have been reviewed, revised and put in place</p>
<p>1) Effective write-off policies.</p>		<p>6-30-2009/Completed</p>	<p>Write Off policy has been created and will be submitted to Board for approval at the July, 2009 meeting</p>
<p>2) Repayment Agreements that are short term in nature.</p>		<p>6-30-2009/Completed</p>	<p>Repayment agreement and terms have been submitted to HUD for review and have been approved</p>
<p>3.4 Verify PHA staff compliance with agency procurement policies and practices. [Reference: 24 CFR 85.36, HA Procurement Policy; HUD Guidebook 7460.8]</p>		<p>3-31-2009/Completed</p>	<p>All strategies under this target have been completed</p>
<p>A. Ensure procurement is done in accordance with Procurement Policy and CFR 85.36.</p>		<p>3-31-2009/Completed</p>	<p>Staff has been advised of procurement procedures. Forms have been created and reviewed to properly request expenditure of funds</p>
<p>B. Ensure Contracting Officer and Contracting Officer Representative(s) and their responsibilities are identified and carried out.</p>		<p>3-31-2009/Completed</p>	<p>Contracting Officer and Contracting Officer representatives have been identified and their duties defined.</p>

C. Ensure compliance with thresholds and processes.		3-31-2009/Completed	All procurement requests are to be reviewed to determine the correct procedures to be followed based on type and dollar amount of purchase or contract.
3.5 Obtain Training in Procurement for all staff to include: [Reference: 24 CFR 85.36]		1-31-2010/Completed	All strategies under this target have been completed
A. HUD procurement requirements (24CFR85.36)		1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, topic included. Gail Clark completed the course January 11-13, 2010
B. OMB grant administration requirements		1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
C. State requirements		1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
D. PHA Procedures and Policy compliance		1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
E. Contracts for construction, supplies, professional services and non-profit grantees		1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
F. Procurement Planning (See Performance Target 3.6)		1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010

				topic included
G. Cost analysis and estimating			1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
H. Competitive methods and requirements			1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
I. Protests and appeal procedures			1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
J. Consolidated supply lists and similar sources			1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
K. Contract Administration (See Performance Target 3.6, 3.7)			1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
L. Contract file system			1-31-2010/Completed	Jean Wilkins and Pam Parmer completed NAHRO's Procurement and Contract Management Training June 22-24, 2009, Gail completed the training Jan 11-13, 2010 topic included
3.6 Improve PHA procurement practices. [Reference: 24 CFR 85.36; HUD Guidebook 7460.8]			1-31-2010/	
A. Develop/update, adopt and implement Agency-wide Procurement Policy and Contract Administration			3-31-2009/Completed	Agency Procurement Policy has been updated and approved by the Board.

Procedures to include PHA, HUD, OMB and State requirements.		ted	
B. Evaluate the use of annual indefinite delivery/blanket purchase agreements to promote cost savings.		6-30-2009/Completed	Authority has experimented with the use of blanket purchase orders, and will be using them on a larger scale for routine purchases.
C. Conduct cost analysis and estimate for all procurement actions.		3-31-2009/Completed	Forms have been created for routine small purchases and staff has been advised of what is required. Cost estimates are completed as part of the contracting procedures for all purchases in amounts over the small purchase threshold.
D. Identify and define types of contracts for construction, supplies, professional services and non profit entities.		3-31-2009/Completed	Contract types have been defined and options for use have been listed under each of the activities listed.
E. Identify and define competitive and non-competitive methods and requirements including small purchases, petty cash, sealed bids, RFP/RFQ, MBE/WBE, Section 3.		3-31-2009/Completed	Competitive and non-competitive methods have been identified and defined. Requirements for all purchasing methods listed above have been identified.
F. Establish a policy to respond to protests and disputes.		1-31-2010/Completed	Protest and dispute policy has been developed
G. Develop consolidated supply lists, inter-agency agreements, and similar sources.		1-31-2010/Completed	Source list has been created and additional sources are actively being sought
H. Develop contract administration procedures to include identification of Contracting Officer and Contracting Officer Representative, Initial Meeting, Progress reports and monitoring, Default notices, Payment schedules and approvals, Final audit and/or close out.		1-31-2010/Completed	Contract administration procedures have been created
I. Establish contracting file system		3-31-2009/Completed	Contracting file system has been created. All documentation for routine micro and small

		ted	<p>purchases is filed along with the remittance documentation, with copies of purchase orders also being filed by vendor for future reference. All procurement documentation for purchases over the small purchase threshold, including purchases for services that require contracts as opposed to purchase orders are filed individually by contract.</p>
J. Develop an annual procurement plan.		3-31-2009/Completed	<p>Procurement plan for fiscal year 2009 has been developed to identify major purchases to be made this year. As we progress with our purchasing and inventory control activities, we plan to include routine services and supplies in the future.</p>

Operational Area: **4. HOUSING MANAGEMENT**

PHAS Performance Targets		Previous Quarter Actual	Current quarter target	1 st period (03/09) actual	2 nd period (06/09) actual	3 rd period (09/09) actual
Indicator #:	Name:					
3-1	Vacant Unit Turnaround Time	38.10		1.00	1.83	3.94
2-4	Occupancy Loss					
Targets and Strategies						
4.1 Reduce vacant unit turnaround time. [Reference: 24 CFR 901.10 & 902.43(a)(1)]		4.0	1-31-2010/			
A. Complete all make ready work within 20 days.			6-30-2009/Completed	Average make ready time is 2.67, ranging from 0-7 days		
B. Improve coordination between maintenance & management to:			6-30-2009/Completed	Form has been created to advise maintenance in writing of existing or probable vacancies.		
1) Provide projected availability dates;			6-30-2009/Completed	Projected availability dates are included in above referenced forms.		
2) Schedule move-in inspection in a timely manner;			6-30-2009/Completed	Move in inspections are scheduled within one day of the scheduled make ready end date specified in contract with Rehab contractor		
3) Prioritize vacant unit prep to ensure waiting list needs are met;			6-30-2009/Completed	Since Authority uses Rehab contractors, multiple units can be preps at one time to meet waiting list needs		
4) Notify applicants in a timely manner to minimize lease up time; and			6-30-2009/Completed	Authority has family approved an on hold for both unit sizes, letter is send informing them of unit assignment and procedures, once make ready schedule is set.		

<p>5) Minimize downtime by notifying maintenance of vacancies promptly.</p>		<p>6-30-2009/Completed</p>	<p>Maintenance is given form referenced above as soon as we are informed of an actual or pending vacancy.</p>
<p>C. Submit an updated Vacant Unit Turnaround Log to Board/HUD.</p>		<p>6-30-2009/Completed 3/31/09</p>	<p>Monthly Vacant Unit Turnaround report will be submitted to the Board for each month at the next scheduled Board Meeting</p>

Targets and Strategies	Final Performance Target	Estimated & Actual Completion Dates	Comments
<p>9.1 Resolve problems with existing MIS in order to provide detailed information per Section 9 (C) of Part A of the Consolidated ACC.</p>	<p>To have a working data system that provides detailed information showing what funds were spent on, by which program, current tenant information, and good inventory management</p>	<p>9/30/2009/Completed</p>	<p>The Authority has added more detail to its receipts and expenditure data in order to better document the sources and uses of funds for all its housing programs. Tenant accounting data is up to date and reviewed monthly to determine necessary action as per our policies. Inventory management has been improved and work continues on its total restructuring project, which includes bar coding of materials to reduce coding errors.</p>
<p>A. Identify party responsible for MIS planning and development</p>		<p>2/28/2009/Completed</p>	<p>MIS Planning and Development duties have been assigned to Jean Wilkins, Finance Director</p>
<p>B. Train staff on existing MIS capabilities and features.</p>		<p>9/30/2009/Completed</p>	<p>Senior staff from each department attended software firms conference and training April 26-28, 2009</p>
<p>C. Resolve existing reporting problems.</p>		<p>3/31/2009/Completed</p>	<p>Staff has been working with software support personnel to correct data input methods to allow for the creation of more detailed reports, and the creation of new reports to better serve the Authority's needs.</p>
<p>D. Verify data integrity.</p>		<p>6/30/2009/Co</p>	<p>All accounts are analyzed and reconciled to</p>

		Completed	ensure accurate information is used for reporting Staff is developing a check and balance system for each area of input to ensure data is entered timely, accurately, and in the correct fiscal period.
E. Establish appropriate internal controls to ensure data integrity.		3/31/2009/ Completed	
F. Expand the use of current system to better manage the assets of the Housing Authority.		9/30/2009/Completed	The Authority has purchased several new software programs that make it easier to extract information from more than one application and/or program ledger; export extracted data to Excel to create customized reports. The staff continues to learn more about our software's capabilities to expand usage, and work towards getting additional modules operational.

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

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

Part I: Summary

PHA Name: Logan County Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH07250108	Replacement Housing Factor Grant No:	FFY of Grant: 2008
	Date of CFFP:		FFY of Grant Approval:

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disaster/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no: 1)		Final Performance and Evaluation Report	
			Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹
	Summary by Development Account		Original	Revised ¹	Obligated	Expended
1	Total non-CFF Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		18612.00	18612.00	18612.00	18612.00
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)		18612.00	18612.00	15169.00	3792.25
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement		15000.00	13350.00	3350.00	3350.00
10	1460 Dwelling Structures		131399	123052.91	0.00	0.00
11	1465 I Dwelling Equipment—Nonexpendable		2500.00	2500.00	0.00	0.00
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment		0.00	9996.09	9996.09	9996.09
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 I Relocation Costs					
17	1499 Development Activities ⁴					
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)		186123.00	186123.00	47127.09	35750.34
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		2500.00	112500.00		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of 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

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

Part I: Summary

PHA Name: Logan County Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH07250108 Date of CFFP: _____		Replacement Housing Factor Grant No: _____		FFY of Grant: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised 1	Obligated	Total Actual Cost 1	Expended	Date
	Signature of Executive Director	Date	Signature of Public Housing Director				
	<i>[Signature]</i>	04/23/09					

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
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Logan County Metropolitan Housing		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		OH07250108	CFPP (Y/es/ No):	Federal FFY of Grant: 2008		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²	
	Operations	1406		Original	Revised ¹			
OH072010104	Administration	1410		18612.00	18612.00	18612.00	18612.00	Complete
	Repair/Replace concrete as required	1450		18612.00	18612.00	15169.00	3792.25	Ongoing
	Remove Trees	1450		10000.00	10000.00	0.00	0.00	Ongoing
	Replace Water heaters as req.	1460		5000.00	3350.00	3350.00	3350.00	Complete
	Replace Water heaters as req.	1460		2500.00	2500.00	0.00	0.00	Ongoing
	Repalce stove & refrig. as req	1465		2500.00	2500.00	0.00	0.00	Ongoing
	Replace kitchen cabinets, counter-tops, & sinks as req.	1460						
	Replace bathroom vanities & sinks as required	1460		49900.00	0.00	0.00	0.00	Deferred ARRA
	Repair/Replace floors as req.	1460		15999.00	0.00	0.00	0.00	Deferred ARRA
	Replace Interior Doors	1460		35000.00	10552.91	0.00	0.00	Deferred ARRA
	Replace computer equipment	1475	50	28000.00	0.00	0.00	0.00	Deferred ARRA
	Replace roofs Phase 2	1460	50	0.00	9996.09	9996.09	9996.09	Complete
				0.00	110000.00	0.00	0.00	In process

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary

PHA Name: Logan Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH16P07250109	Replacement Housing Factor Grant No.	FY of Grant: 2009
	Date of CFP:		FY of Grant Approval: 2009

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹	
			Original	Revised ²
1	Summary by Development Account			
2	Total non-CFP Funds			
3	1406 Operations (may not exceed 20% of line 2) ³	\$ 18,515		
4	1408 Management Improvements			
5	1410 Administration (may not exceed 10% of line 2)	\$ 18,515		
6	1411 Audit			
7	1415 Liquidated Damages			
8	1430 Fees and Costs			
9	1440 Site Acquisition	\$ 5,000		
10	1450 Site Improvement	\$ 110,121		
11	1460 Dwelling Structures	\$ 3,000		
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment	\$ 30,000		
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495 1 Relocation Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	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)	\$185,151		
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			

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
 Expires 4/30/2011

Part I: Summary

PHA Name: Logan Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH16P07250109		Replacement Housing Factor Grant No.		FFY of Grant: 2009		FFY of Grant Approval: 2009	
Type of Grant <input checked="" 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"/> Revised Annual Statement (revision no:)					
Line		Summary by Development Account		Total Estimated Cost		Revised 1		Total Actual Cost 1	
Signature of Executive Director		Date		Original		Signature of Public Housing Director		Obligated	
		11-18-2009						Date	
								11-18-2009	

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

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

Part I: Summary		Grant Type and Number	
PHA Name: Logan County Metropolitan Housing Authority		Capital Fund Program Grant No: Oh072-501-10 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input checked="" 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"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Original	Total Estimated Cost Revised ¹	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	\$ 20,000			
3	1408 Management Improvements	\$ 5,000			
4	1410 Administration (may not exceed 10% of line 21)	\$ 20,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$195,000			
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$170,000			
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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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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

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

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

Part I: Summary

PHA Name: Logan County Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH072-501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$425,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director	Date	

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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Part II: Supporting Pages

PHA Name: Logan County Metropolitan Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. OH072-501-10
 CFFP (Yes/No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH072010104	Replace Water Heaters as required	1460	50	\$ 5,000		0.00	0.00	
	Repair/replace concrete as required	1460	10	\$15,000		0.00	0.00	
	Replace stoves & Refrigerators as req.	1460	10	\$ 5,000		0.00	0.00	
	Repair/Replace floors as req.	1460	4	\$ 5,000		0.00	0.00	
	Replace Roof shingles, ridge vents	1460	50	\$140,000		0.00	0.00	
Replace Shower head & toilets with energy efficient ones.		1460	100	\$ 25,000		0.00	0.00	
PHA Wide								
	Remodel & repairs to Administrative & Maintenance Bldgs.	1470		\$ 45,000		0.00	0.00	
	Computer Hardware Upgrades	1470		\$125,000		0.00	0.00	
	Administrative Costs	1410		\$ 20,000		0.00	0.00	
	Operations	1406		\$ 20,000		0.00	0.00	
	Management Improvements	1408		\$ 5,000		0.00	0.00	

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² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary

PHA Name: Logan County Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH16S07250109	Replacement Housing Factor Grant No.	FY of Grant: 2009
	Date of CFFP:		FY of Grant Approval: 01/2009

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ¹	\$ 0.00		0.00		0.00	
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	\$ 13,286		0.00		0.00	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement			0.00		0.00	
10	1460 Dwelling Structures	\$ 212,400		0.00		0.00	
11	1465 1 Dwelling Equipment - Nonexpendable	\$ 9,926		0.00		0.00	
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 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)	235,612		0.00		0.00	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures	\$		0.00		0.00	

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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
 Expires 4/30/2011

Part I: Summary

PHA Name: Logan County Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH16S07250109 Date of CFFP: _____		Replacement Housing Factor Grant No.:		FFY of Grant: 2009	
Type of Grant <input checked="" 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"/> Revised Annual Statement (revision no:)		FFY of Grant Approval: 01/2009	
Line Summary By Development Account		Total Estimated Cost		Total Actual Cost			
Signature of Executive Director <i>Gail A. Clark</i>		Date 1-15-2010		Signature of Public Housing Director <i>Pam Parmer</i>		Date 1-15-2010	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary								
PHA Name/Number	Logan Metropolitan HA	Work Statement for Year 1	Locality/City/County & State	Bellefontaine, Logan, OH	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
A. Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
B. Physical Improvements	190,500	198,000	192,000	175,000				
Subtotal	5,000	5,000	5,000	5,000				
C. Management Improvements	27,000	46,000	26,000	36,000				
D. PHA-Wide Non-dwelling Structures and Equipment	20,000	20,000	20,000	20,000				
E. Administration	20,000	20,000	20,000	20,000				
F. Other								
G. Operations								
H. Demolition								
I. Development								
J. Capital Fund Financing - Debt Service	262,500	289,000	263,000	256,000				
K. Total GFP Funds	262,500	289,000	263,000	256,000				
L. Total Non-GFP Funds								
M. Grand Total	262,500	289,000	263,000	256,000				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/20011

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2010			Work Statement for Year 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Supplement	OH072010104 Shore up Floors, Install new Floor covering	35	105,000	OH072010104 Shore up Floors, Install new floor covering	35	105,000
	Replace vinyl siding, gutter & downspouts	10	25,000	Replace vinyl siding, gutters & Downspouts	10	25,000
	Install energy efficient tankless water heaters	10	10,000	Install energy efficient tankless water heaters	10	10,000
	Tree Removal		3,000	Replace mailboxes & posts	13	7,500
	Exterior Painting	50	22,500	Tree Removal		3,000
	Concrete Repair		5,000	Concrete Repair		5,000
	Appliances	20	15,000	Appliances	20	15,000
	Bathubs & surrounds	5	5,000	Bathubs & Surrounds	5	5,000
	Subtotal of Estimated Cost		\$ 190,500	Subtotal of Estimated Cost		\$ 198,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/20011

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2012			Work Statement for Year 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH072010104			OH072010104		
	Shore up floors, install new floor covering	30	90,000	Replace vinyl siding, gutters & downspouts	50	125,000
	Replace vinyl siding, gutters & downspouts	10	25,000	Install energy efficient tankless water heaters	30	30,000
	Install energy efficient tankless water heaters	15	15,000	Concrete Repair		5,000
	Concrete Repair		5,000	Appliances	20	15,000
	Replace unit mailboxes	100	3,000			
	Appliances	20	15,000			
	Light Fixtures & handrails in Duplexes	28	9,000			
	HVAC ducts & sewer hangers		30,000			
		Subtotal of Estimated Cost	\$ 192,000		Subtotal of Estimated Cost	\$ 175,000

Resolution No. 6-09

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
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**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 X_5-Year and/or_x__ Annual PHA Plan for the PHA fiscal year beginning 1/1/2010, 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.

Logan Metropolitan Housing Authority
PHA Name

OH072
PHA Number/HA Code

 xx 5-Year PHA Plan for Fiscal Years 2010 - 2015

 xx Annual PHA Plan for Fiscal Years 2010 - 2010

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

Name of Authorized Official	Title: Board Chairman
Mr. William Asman	
Signature	Date
<i>William Asman</i>	November 18, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Logan Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Low Rent Housing , Housing Choice Voucher & Housing Choice Voucher Homeownership Programs

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

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

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

See Attachment A.

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

Gail Clark

Signature

Title

Executive Director

Date

11-18-2009

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

Attachment A

Drug Free Workplace

ADMINISTRATIVE ADDRESS: 116 N. EVERETT ST., BELLEFONTAINE

MAINTENANCE BUILDING: 517 GARFIELD AVE, BELLEFONTAINE

PHYLIS McDANIEL COMMUNITY BUILDING: 116 N. EVERETT ST.,
BELLEFONTAINE

UNIT ADDRESS LIST:

1. 104 S. Springhill St., Bellefontaine
2. 108 S. Springhill St., Bellefontaine
3. 112 S. Springhill St., Bellefontaine
4. 116 S. Springhill St., Bellefontaine
5. 118 S. Springhill St., Bellefontaine
6. 120 S. Springhill St., Bellefontaine
7. 105 N. School St, Bellefontaine
8. 109 N. School St., Bellefontaine
9. 113 N. School St., Bellefontaine
10. 409 W. Columbus Ave., Bellefontaine
11. 413 W. Columbus Ave, Bellefontaine
12. 605 W. Columbus Ave., Bellefontaine
13. 1101-A. W. Columbus Ave, Bellefontaine
14. 1101-B W. Columbus Ave, Bellefontaine
15. 537 W. Columbus Ave., Bellefontaine
16. 1103 W. Columbus Ave, Bellefontaine
17. 401-A W. Columbus Ave, Bellefontaine
18. 401-B W. Columbus Ave, Bellefontaine
19. 709 W. Columbus Ave., Bellefontaine
20. 434 W. Chillicothe St., Bellefontaine
21. 436 W. Chillicothe St., Bellefontaine
22. 438 W. Chillicothe St., Bellefontaine
23. 109 Plumvalley St., Bellefontaine
24. 105 Plumvalley St., Bellefontaine
25. 211 Plumvalley St., Bellefontaine
26. 213 Plumvalley St., Bellefontaine
27. 112- A N. Everett St., Bellefontaine
28. 112-B N. Everett St., Bellefontaine
29. 417 Lawrence St., Bellefontaine
30. 313 Lawrence St., Bellefontaine
31. 317 Lawrence St., Bellefontaine
32. 321 Lawrence St., Bellefontaine
33. 328-A Lawrence St., Bellefontaine
34. 328-B Lawrence St., Bellefontaine
35. 413 Lawrence St., Bellefontaine
36. 500 Walker St., Bellefontaine
37. 504 Walker St., Bellefontaine

- 38. 417 Walker St., Bellefontaine
- 39. 501 Walker St., Bellefontaine

- 40. 501-A Albert St., Bellefontaine
- 41. 501-B Albert St., Bellefontaine
- 42. 509-A Albert St., Bellefontaine
- 43. 509-B Albert St., Bellefontaine
- 44. 513 Albert St., Bellefontaine
- 45. 517 Albert St., Bellefontaine
- 46. 521 Albert St., Bellefontaine
- 47. 525 Albert St., Bellefontaine
- 48. 621 W. Williams St., Bellefontaine
- 49. 724 W. Williams St., Bellefontaine
- 50. 732 W. Williams St., Bellefontaine
- 51. 320 Walnut St., Bellefontaine
- 52. 332 Walnut St., Bellefontaine
- 53. 412 West High St., Bellefontaine
- 54. 416 West High St., Bellefontaine
- 55. 729 Euclid St., Bellefontaine
- 56. 921 Euclid St., Bellefontaine
- 57. 725-A Euclid St., Bellefontaine
- 58. 725-B Euclid St., Bellefontaine
- 59. 812 N. Euclid St., Bellefontaine
- 60. 600 Charles Ave., Bellefontaine
- 61. 604 Charles Ave., Bellefontaine
- 62. 608 Charles Ave., Bellefontaine
- 63. 612 Charles Ave., Bellefontaine
- 64. 900 Ohio St, Bellefontaine
- 65. 904 Ohio St., Bellefontaine
- 66. 908 Ohio St., Bellefontaine
- 67. 912 Ohio St., Bellefontaine
- 68. 703 N. Detroit St., Bellefontaine
- 69. 717 N. Detroit St, Bellefontaine
- 70. 328 N. Detroit St., Bellefontaine
- 71. 537 Cooper St., Bellefontaine
- 73. 541 Cooper St., Bellefontaine
- 73. 831 Cooper St., Bellefontaine
- 74. 835 Cooper St., Bellefontaine
- 75. 309 Woodview Dr., Bellefontaine
- 76. 404 Woodview Dr., Bellefontaine
- 77. 405 Woodview Dr., Bellefontaine
- 78. 408 Woodview Dr., Bellefontaine
- 79. 409 Woodview Dr, Bellefontaine

80. 412 Woodview Dr., Bellefontaine
81. 413 Woodview Dr., Bellefontaine
82. 501 Woodview Dr., Bellefontaine
83. 505 Woodview Dr., Bellefontaine
84. 620 Humble Dr., DeGraff
85. 608 Humble Dr, DeGraff
86. 632 Humble Dr., DeGraff
87. 644 Humble Dr., DeGraff
88. 656 Humble Dr., DeGraff
89. 108 New St., Quincy
90. 220 Jefferson St, Quincy
91. 222 Jefferson St, Quincy
92. 224 Jefferson St, Quincy
93. 226 Jefferson St, Quincy
94. 228 Jefferson St, Quincy
95. 230 Jefferson St, Quincy
96. 232 Jefferson St., Quincy
97. 218 Jefferson St, Quincy,
98. 204 Colton Ave, Bellefontaine
99. 504 Woodview Dr, Bellefontaine
100. 500 Woodview Dr, Bellefontaine

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Logan County Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Housing Choice Voucher Program & Low Rent Housing

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

Gail A. Clark

Signature

Title

Executive Director

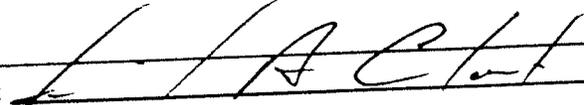
Date (mm/dd/yyyy)

11/18/2009

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 checked="" 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 checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" 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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Logan Metropolitan Housing Auth. 116 N. Everett St. Bellefontaine, OH 43311 Congressional District, if known: 4	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	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. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Gail Clark Title: Executive Director Telephone No.: 937-599-1845 Date: 11-18-2009	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Logan Metropolitan Housing Authority Page 1 of 1