

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 8/30/2011**

1.0	PHA Information PHA Name: <u>Lorain Metropolitan Housing Authority</u> PHA Code: <u>OH012</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1448</u> Number of HCV units: <u>2922</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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 PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the LMHA is to provide decent, safe, affordable housing free from discrimination to qualifying individuals.				

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.

The following are LMHA's goals for 2011. Each goal is broken down by discrete tasks designed to facilitate goal attainment. *Note that LMHA's report on the progress made toward meeting goals in the previous 5-Year Plan is in Section 10.0(a).*

Goal #1: Expand the supply of affordable housing

- Apply for additional vouchers if funds are available and the criteria for the funding can be met.
- Strive to maintain or improve upon occupancy rates in PHA units.
- LMHA intends to partner with Lorain County Department of Community Development to construct single family ranch style homes for rental to low-income persons utilizing Neighborhood Stabilization Program (NSP) funds awarded to Lorain County. The plan is to develop 4 units in Sheffield Township and 2 units in the City of Oberlin.

Goal #2: Improve the quality of affordable housing

- Renovate and modernize public housing interiors, exteriors, common areas, sites/grounds and building systems utilizing Capital Funds
- Redevelop properties which are functionally obsolete
- Implement universal design and visitability features during capital projects
- Strive for High Performer status under PHAS and SEMAP
- Substantially renovate 52 units of scattered site public housing in the John Frederick Oberlin Homes development (AMP 4). Upon completion of the project, there will be 51 units.
- Apply for planning grants, such as the Housing Investment Fund (HIF), to facilitate LMHA's research into the feasibility of the redevelopment of Southside Gardens and Wilkes Villa.

Goal #3: Increase the supply of accessible housing

- Create accessible units during capital improvement projects
- Retrofit units with desired accessible features for residents who request accommodations
- Implement universal design features during capital improvement projects
- Create 9 units of fully accessible housing during the renovation of 52 units of scattered site housing in the John Frederick Oberlin Homes development (OH012004/AMP 4). LMHA anticipates creating four 2-bedroom, four 3-bedroom, and one 4-bedroom accessible units. If possible, all units would implement elements of universal design.
- LMHA intends to construct accessible units in the NSP development project

Goal #4: Encourage and support self-sufficiency and homeownership

- Continue to promote LMHA's very successful homeownership program through the HCV Program.
- LMHA's HCV Homeownership program has a goal of 3 new homeowners in 2011.
- Continue to support the public housing and HCVP FSS participants
- Strive to maintain 25 in HCVP, but currently have 48 participants

Goal #5: Promote and market affordable housing in Lorain County

- Advertise through a variety of daily, monthly and ethnic publications to ensure residents of Lorain County are aware of affordable housing without discrimination
- Advertise on Lorain County Transit buses
- Periodically provide incentives for leasing, such as reduced security deposits

Goal #6: Enhance the safety of the living environment for public housing residents

- Continue to provide protective services at various properties as needed
- Continue to provide above baseline police protection services at public housing family sites and high rises

Goal #7: Explore Green Initiatives

- LMHA intends to incorporate green initiatives in its Capital Fund projects to the extent economically feasible
- LMHA shall seek to implement Alternative Energy sources at its properties

PHA Plan Update

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

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
The income limits have been updated. See ACOP Appendix II.

2. Financial Resources

Following is a statement of Financial Resources – Expended on eligible purposes

a. Federal Grants – Current

Public Housing Operating Fund	\$6,078,772.00
Public Housing Capital Fund	\$2,137,951.00
HOPE VI Revitalization	\$.00
HOPE VI Demolition	\$.00
Annual Contributions for Section 8 Tenant Based Assistance	\$19,449,572.00
Resident Opportunity & Self-Sufficiency Grants	\$62,895.00
Shelter Plus Care	\$529,672.00

b. Prior Year Federal Grants (unobligated funds only) \$1,150,416.00

c. Public Housing Dwelling Rental Income \$1,706,095.00

Total: \$31,105,373.00

3. Rent Determination – A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Public Housing rents are determined in accordance with the provisions defined in the Admissions and Continued Occupancy Plan (ACOP) pages 6-14. No changes have been implemented since the last submission of the LMHA Annual Plan.

Housing Choice Voucher Program rents are determined in accordance with the provisions defined in the HCVP Administrative Plan pages 52 – 98 and pages 144-153. Changes relevant to rent determination are listed in item #4 below.

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

LMHA has adopted the following rules, standards and policies which govern the management, operation and maintenance of the Public Housing and Housing Choice Voucher Program.

Fair Housing Policy

Public Housing Admissions and Continued Occupancy Policy(ACOP)

Housing Choice Voucher Program (HCVP) Administrative Plan

Tenant Selection Plan for Harr and International Plazas

Applicant Screening Policy

One Strike Policy

EIV Usage Policy

EIV Security Policy

Deconcentration Policy

Community Service Policy

Transfer Policy

VAWA Policy

Pet Policy

Eviction Policy

Air Conditioner Surcharge Policy

Excess Water Consumption Surcharge Policy

Scattered Site Eligibility Criteria

Integrated Pest Management Extermination Policy

Bed Bug Policy

Smoke Detector Policy

Inspection Policy

The Fair Housing Policy was amended to include military status as a protected class.

The Public Housing ACOP has been updated in the following areas:
SSN verification procedures (ACOP page 7, Section III Paragraph A(2)(a)(1))
Verification hierarchy (ACOP Section III Paragraph C)
Modified Income Limits (Appendix II)
A/C surcharges (Appendix V)
Excess Water Usage Consumption Surcharges (for Wilkes Villa only) (Appendix V)
Scattered Site eligibility criteria (Appendix VI)
Community Service Policy minimum wage (Appendix X), Flat rents (ACOP Section IV)
EIV Policy (Appendix IX)
VAWA policy (Appendix X)
Applicant Screening Policy (Appendix XII)
Integrated Pest Management Extermination Policy was amended to include the Bed Bug Policy

LMHA is Managing Agent for Lorain County Elderly Housing Corp. (LCEHC) which owns Harr Plaza and International Plazas (Section 8 New Construction properties). The LCEHC Tenant Selection Plan was amended.

The HCVP Administrative Plan was amended as follows:

<i>Page #</i>	<i>Description of Change</i>
	Find Section 8 and replace with HCV
19	Move the section under B. Family Composition "A family also includes" directly under the paragraph that says "A family includes a family with a child or children...."
28	Under Closing the Waiting List, add a sentence to read "The PHA is not required to advertise when there is a change is the qualifying preferences for applicant but may do so at their discretion."
29	Adding "number of local preference and" to the sentence that reads "It establishes the family's current....date and time of application for placement order on the waiting list. It will now read "It establishes the family's current number of local preferences and the date and time of application for placement order on the waiting list."
36	#1 Veteran Preference. In order to be in line with the PHA Admissions, we removed some language and the 90 days minimum time frame for eligibility. It now reads "A person who has served in the active military 181 consecutive days NOT including training or naval service of the United States AND who was discharged or released under conditions other than dishonorable."
37	Under #2 Preference where it reads "if NOT a county resident...." delete the part that states "& have worked the last 90 days elsewhere" and add the word "employment" after transfers so that it now reads as "If NOT a county resident, must currently work in Lorain County. (Ex: Employee transfers employment to Lorain County & resides in Cleveland.)
38	Under Verification of Preference, delete the section for "Employment Office Procedure".
39	#4 Preference, add "gross monthly" to sentence and " or spouse" to the sentence to read "Applicants paying more than 50% of their income for rent and utilities for a minimum of 90 days for a unit leased by the applicant or spouse (1/98)."
39	For Utilities, add "if in household" to first bullet to read "Utilities include GAS, ELECTRIC, WATER & TRASH for the current unit and must be in the applicant name, legal spouse or significant other, if in the household".
41	#6 Preference, delete duplicate paragraphs
42	#8 Preference, delete the word "MINOR" in front of child
64	Add the following policy to section under "Other scenarios that could be approved": If the adult head of household, spouse or co-head would like to add their adult grandchild(ren), we will consider the following factors and act accordingly: If the adult grandchild(ren) had resided in the unit previously while on the program, we will allow them to be readmitted, contingent upon approval and positive background check. If the adult grandchild(ren) had not lived in the unit previously, we would deny the addition, unless adding the family member would be a reasonable accommodation for a person with a disability.
74 – 98	For this chapter, used the language from the PIH Notice 2010-19 for definitions of third party verifications. Also removed the chart that was at the end of this chapter.
106	Deleted "Oberlin" from cities requiring an Occupancy Permit.
108	C. Lease Review, changed "a blank standard form of lease" to "unexecuted" and added the sentence "Unexecuted lease is defined as fully completed but unsigned."
122	After second paragraph regarding the oven, added the following sentence "Drip pans for electric stoves are required due to fire hazard."
127	6.2 Condition of Stairs, Rails and Porches added the following sentence "Balusters must not have a horizontal or vertical gap of more than 6 inches."
151	G Timely Reporting Of Changes In Income under Procedures when the Change is Reported in a Timely Manner, adding specific detail with wage and ADC examples as follows: Decreases in the Tenant Rent For income sources which may or may not fluctuate, or are not typically known to be disbursed on a monthly based (i.e. wages, child support, etc) the interim decrease will be effective the first of the month following the month in which the change has occurred. For income sources which are issued for a fixed amount and are typically disbursed in monthly installments (i.e. ADC, SS, SSI, etc), the effective date of the interim will be the first day of the month following the date that the income actually ends. No rent reductions will be processed until all facts have been verified, even if a retroactive adjustment results.

	<p>Wage example: John Smith received a letter March 3rd from his employer stating that his employment with ABC Corporation would end on March 15th. The table below shows the payments John has received for the calendar year. The interim would be effective April 1st.</p> <table border="1"> <tr> <td>Jan 8</td> <td>Jan 22</td> <td>Feb 5</td> <td>Feb 19</td> <td>March 5</td> <td>March 19</td> <td>April</td> </tr> <tr> <td>\$480.58</td> <td>\$454.13</td> <td>\$465.71</td> <td>\$498.44</td> <td>\$462.21</td> <td>\$312.29</td> <td>\$0</td> </tr> </table> <p>ADC Example: Jane Doe received a letter March 3rd that income would end March 31st. The table below shows the payments received for the year. The interim would also be effective April 1st.</p> <table border="1"> <tr> <td>Jan</td> <td>Feb</td> <td>March</td> <td>April</td> </tr> <tr> <td>\$500</td> <td>\$500</td> <td>\$500</td> <td>\$0</td> </tr> </table>	Jan 8	Jan 22	Feb 5	Feb 19	March 5	March 19	April	\$480.58	\$454.13	\$465.71	\$498.44	\$462.21	\$312.29	\$0	Jan	Feb	March	April	\$500	\$500	\$500	\$0
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159	Add EIV to Required Documents that the receiving PHA requires from the initial PHA																						
179	A Disapproval of Owner add language regarding PHA discretion so that the sentence reads "The PHA will disapprove the owner for the following reasons but has the discretion to consider all of the circumstances in each case, including the seriousness of the case."																						
180	Add the following situation after drug-related criminal activity, "The owner is a convicted sexual offender under the state sex offender registration program."																						
202	Add EIV to Acronyms Used In Subsidized Housing																						

- 5 **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
No changes have been implemented since the last submission of the LMHA Annual Plan.
- 6 **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
The LMHA is Managing Agent for Harr Plaza (OH168023024) and International Plaza (OH168023023), each containing 100 units, all of which are designated for elderly and disabled persons. The designation was approved for Harr Plaza September 27, 1976 and for International Plaza November 19, 1976.
- 7 **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
The minimum wage has been updated in the Community Service policy. See Appendix X in the ACOP.
- 8 **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
 - (i) *Due to the incidence of drug-related crime in the areas surrounding or adjacent to some of LMHA's properties, LMHA sees a need for measures to ensure the safety of its residents. Though crime rates are lower in LMHA properties when compared to any comparable geographical size or population in which they are located, residents might be fearful for the safety of their families. Additionally, some people on waiting list are reluctant to move into one or more developments due to perceived and/or actual levels of minor and/or drug-related crime.*
 - (ii) *LMHA contracts with off-duty police officers to provide above-baseline services by patrolling various properties. Supplemental services are provided by private security firms to deter, document, and report undesirable activities. LMHA resident volunteers are trained to participate in the Resident Assistance Watch (RAW) program where they provide an internal neighborhood watch program within the high rise properties. LMHA's Criminal Investigator works with law enforcement agencies and the city-wide neighborhood watch programs.*
 - (iii) *LMHA's Criminal Investigator meets with the local police departments and the county sheriff's department at least once per week to discuss results of patrols in LMHA properties. The Investigator also coordinates activities with the Marshall Service, local narcotic bureaus, and detective bureaus. The Investigator and Executive Director meet annually with the Chiefs of Police and Patrol Liaison Officers to discuss crime trends, ongoing resident problems, and target areas for drugs and criminal activity.*
- 9 **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
No changes have been implemented since the last submission of the LMHA Annual Plan.
- 10 **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
- 11 **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

- 12 **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

In 2007, LMHA conducted a Physical Needs Assessment (PNA), Section 202 Analysis, Energy Audit and Market Study of all properties. The capital needs of the properties were prioritized based upon the PNA. All short-term needs identified in the PNA were added to the CFP 5-Year Plan if not already included. Strategic, long-range plans, including substantial renovation, demolition, deconcentration and redevelopment, were developed for properties identified as functionally obsolete.

Due to the lack of sufficient funding to complete all high-priority capital improvement projects at all properties, the priorities must be refined even further. This ensures that projects which impact health and safety issues, integrity of critical building systems, and long-term viability of structures are performed first. These decisions are based not only on the PNA but also upon results of UPCS inspections and input from COCC administrators, site management, site staff, and resident surveys or meetings.

The Housing Authority has also determined to address the accessible needs of the community by implementing visitability and universal design concepts in its projects. LMHA has prudently and assertively worked towards attaining its Section 504 goals.

LMHA will continually review its AMP structures to best serve the Housing Authority's development activities and efficiencies of operations.

The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

13. **Violence Against Women Act (VAWA).** A description of:

1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; LMHA staff collaborates closely with local community agencies providing services and programs related to domestic violence, dating violence, sexual assault, or stalking to ensure that current information and all informational community programs are available to applicants, residents and staff.

*El Centro de Servicios Sociales Inc.
1888 E 31st, Lorain, Ohio 44055*

*Lorain County Mental Health Board
1173 North Ridge Road, East Suite 101
Lorain, Ohio 44055*

*Genesis House (Safe House)
PO Box 718
Lorain, OH 44052*

*Pathway Counseling & Growth Center
312 Third Street
Elyria, OH 44035*

*Nord Center
29133 Health Campus Drive
Westview, OH 44145*

2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and

LMHA supports the laws and requirements outlined in the VAWA and will continue to administer its housing programs in ways that support programs for applicants and residents who may be victims of domestic violence, dating violence, sexual assault, or stalking.

3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Applicants and residents are made aware of their rights under VAWA, including their right to confidentiality. Informational brochures and notice of community activities regarding domestic violence, dating violence, sexual assault, and stalking are displayed throughout LMHA offices and made available to applicants and residents.

LMHA has updated its VAWA policy in accordance with the most recent regulations. See ACOP Appendix XI.

(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.

LMHA will post the 5-Year and Annual PHA plan on its website which is www.lmha.org.

Plans will also be available at LMHA administrative offices at 1600 Kansas Ave., Lorain and AMP offices located at:

*2153 Lorain Drive, Lorain
1730 Broadway, Lorain
310 7th Street, Lorain
3010 Vine Ave., Lorain
129 Milan Ave., Amherst
138 South Main St., Oberlin
104 Loudon Court, Elyria
310 East Ave., Elyria*

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></p> <p>(a) <i>LMHA was awarded Low Income Housing Tax Credits for the substantial renovation of 52 of 54 scattered site public housing units in AMP 4 (OH012000004) in the City of Oberlin.</i></p> <p><i>LMHA will submit an application for Mixed Finance Modernization by August 15, 2011.</i></p> <p><i>LMHA has allocated \$1.5 million of 2011 Capital Fund Program funding for this project (budget line item 1499 Development Activities).</i></p> <p><i>Development activities shall be carried out by a non-profit affiliate of LMHA in partnership with a private entity.</i></p> <p>(b) (1) A requirement of the Mixed Finance Application process is for LMHA to submit to HUD's Special Applications Center (SAC) an application for disposition (i.e., Inventory Removal Application) for the 52 units.</p> <p>Following is a list of units based on bedroom size to be included in the application. None of the units have accessible features.</p> <p>Two (2) bedroom units: 166/168 N. Park St.; 126/128/226/228 S. Park St.; 65/67/70/72/76/78 Berger Ct.; 121/123 S. Pleasant St.; 201/203/221/223 Groveland St.; 118/120/124/126 E. Vine St.</p> <p>Three (3) bedroom units: 160 N. Park St.; 112/120/210/216/220/234 S. Park St.; 54/56/57/64/73/75/83 Berger Ct.; 109/115 S. Pleasant St.; 142/148/197/213/227 Groveland St.; 119 Locust St.; 8 Edison; 7/13/21 W. Lincoln St.</p> <p>Four (4) bedroom units: 51/86 Berger Ct.; 204 S. Park St.; 207 Groveland St.</p> <p>(2) The disposition will occur within 90 days of the SAC's approval of LMHA's application for disposition.</p> <p><i>LMHA intends to submit a demolition application for Southside Gardens (developments formerly known as OH012-13 and OH012-14 in OH012000004 / AMP 4).</i></p> <p>(c) <i>No conversion is being planned by LMHA.</i></p> <p>(d) <i>LMHA provides Homeownership through the Housing Choice Voucher Program, has 70 active participants, and has assisted 104 participants in purchasing homes.</i></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> <p><i>Attached are LMHA's Forms HUD-50075.1 for 2008, 2009, 2010, 2011.</i></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> <p><i>Attached is LMHA's Form HUD-50075.2 Five Year Action Plan.</i></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>

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.

Waiting lists:

There are 88 individuals/families on the Housing Choice Voucher (HCV) waiting list (1-26-11)

67% are families awaiting assistance with 2, 3, 4, & 5 bedroom units.

8% are elderly applicants awaiting assistance.

25% are disabled individuals/families awaiting assistance.

59% of current applicants live in the city of Lorain.

24% of current applicants live in the city of Elyria.

9% of current applicants live in other Lorain County cities.

3% of current applicants live in Avon/Avon Lake.

3% of current applicants live out of Lorain County.

2% of current applicants live in the city of Amherst.

17% of current applicants are White Hispanic. 39% are White Non-Hispanic.

9% of current applicants are Black Hispanic. 32% are Black Non-Hispanic.

1% of current applicants are American Indian Non-Hispanic; Asian Non-Hispanic; & Pacific Hispanic.

79% of current applicants are Extremely Low Income.

21% of current applicants are Very Low Income.

LMHA utilizes a payment standard of 104% of the FMR in order to make housing affordable and allow for the greatest choice of housing for HCV participants.

LMHA encourages participants/applicants to locate units outside of poverty concentration.

Units must pass HQS prior to the HAP Contract being executed with the owner.

Public Housing Waiting List:

There are 217 singles/elderly/disabled and families on the Public Housing waiting list (1-26-11).

52% are families needing 2, 3, 4, 5, or 6 bedroom units.

1 % are disabled families needing 2 or 4 bedroom units.

6% are disabled individuals needing 0 or 1 bedroom units.

41% are singles (non-elderly/disabled) needing 0 or 1 bedroom units.

63 % of current applicants live in the city of Lorain.

23% of current applicants live in the city of Elyria.

4% of current applicants live out of Lorain County.

3% of current applicants live in the city of Oberlin.

2% of current applicants live in Sheffield Lake.

5% of current applicants live in other cities of Lorain County.

30% of current applicants are White Hispanic. 34% are White Non-Hispanic.

3% of current applicants are Black Hispanic. 33% are Black Non-Hispanic.

9.0

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.

In order to expedite the preparation of vacant units, LMHA contracts with private contractors to prepare the unit. This is done to minimize down time and offer safe, affordable housing to those individuals on the Public Housing Waiting List.

All public housing units meet UPCS.

LMHA averages 40-44 vacant units per month which results in 40-44 individuals/families being assisted with affordable housing each month.

LMHA uses Capital Fund dollars to update units to compete with units in the private market; to improve the quality of public housing units and to increase customer satisfaction.

LMHA utilized Capital Fund dollars in 2010-2011 to reconfigure 22 units into 13 units of fully accessible housing which comply with ADA and UFAS.

When an accessible unit is available and an applicant or current family does not need the accessibility, LMHA contacts agencies who deal with the population that would need the accessible unit and advise of the availability of such.

9.1

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

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

Expand the supply of affordable housing:

- LMHA applied for and was awarded 100 Non Elderly Disabled (NED) vouchers in 2010.
- LMHA maintained an average occupancy rate of 97% occupancy in its public housing units.

Improve the quality of affordable housing

- LMHA successfully completed \$4 million worth of capital improvements in various properties in 2010. These projects improved the quality of the units, common areas, building systems, building exteriors, and property/sites
- LMHA was designated High Performer under PHAS in 2010
- LMHA continues to be a high performer under SEMAP with the last SEMAP score being a perfect 100.
- LMHA employed a full-time Redevelopment Administrator in 2010 to pursue its redevelopment goals.
- LMHA met with the City of Lorain's Mayor and Community Development Director to develop a relationship which is integral in redeveloping Southside Gardens and the neighboring area.
- LMHA's award for Low Income Housing Tax Credits (LIHTC) to fund a project will substantially renovate 52 of 54 units of scattered site public housing in the John Frederick Oberlin Homes development (AMP 4 / OH012000004).

Increase the supply of accessible housing

- LMHA fully renovated a 4-bedroom single family scattered site public housing home at John Frederick Oberlin Homes (AMP 4) and created a 3-bedroom single family accessible unit which fully complies with ADA and UFAS.
- LMHA completed a project at Leavitt Homes and Westview Terrace (AMP 1) in which 22 public housing units were converted into 13 fully accessible units.
- LMHA's LIHTC project in Oberlin will add at least 9 fully accessible units. If possible all renovated units will be constructed utilizing principles of universal design.
- LMHA has met 26% of its Section 504 goal towards establishing 73 accessible units.

Encourage and support self-sufficiency and homeownership

- LMHA has provided 104 HCV participants with homeownership.
- LMHA achieved 2 new homeowners in 2010.
- LMHA's HCV FSS program had 2 graduates in 2010.
- LMHA's Public Housing FSS program had 36 participants in 2010.
- In collaboration with Lorain County Community Action Agency (LCCAA), LMHA applied for and received funding to hire a mutual employee for the purpose of promoting the FSS program and enhancing participation.

Enhance the safety of the living environment for public housing residents

- LMHA installed security cameras and systems at AMP 1
- Capital projects include improved heavy duty screens
- Private security patrols were hired to provide enhanced monitoring of high rise lobbies during historically active nights and weekends
- LMHA's Criminal Investigator corresponds daily with local police and sheriff departments to advise them of any suspicious or potentially criminally related activities within LMHA properties.
- Crime rates in LMHA's public housing properties are lower than the local jurisdictions in which they are located.

Green Initiatives

- In its CFP projects in 2010, LMHA utilized low-flow shower heads, aerators and toilets; Energy Star appliances; thermal pane windows; additional wall insulation

10.0

10.0	<p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The definition of "significant amendment" is:</p> <ul style="list-style-type: none"> • any changes to the rent or admissions policies which require a Board resolution to implement • organization of the waiting list <p>The definition of "substantial deviation/modification" is:</p> <ul style="list-style-type: none"> • additions of non-emergency work items (work items not included in the current Annual Statement or 5-Year Action Plan) • change in the use of replacement reserve funds under the Capital Fund Program • any change with regard to demolition or disposition, designation, homeownership programs or conversion activities
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)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

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

(e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 **Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (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 (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.*

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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, 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.

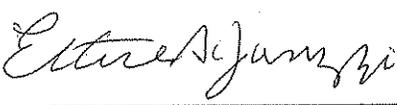
Lorain Metropolitan Housing Authority
 PHA Name

OH012
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

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 Ettore A. Januzzi	Title Chairman of the Board of Commissioners
Signature 	Date 9/29/11

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

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.

Lorain Metropolitan Housing Authority
PHA Name

OH012
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
Ettore A. Januzzi

Title
Chairman of the Board of Commissioners

Ettore A. Januzzi

Signature

Date

9-29-11

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Anthony Krasienko the Mayor of the City of Lorain certify that the Five Year and
Annual PHA Plan of the Lorain Metro Housing Authority is consistent with the Consolidated Plan of
City of Lorain prepared pursuant to 24 CFR Part 91.

 09/26/2011

Signed / Dated by Appropriate State or Local Official

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, William Grace the Mayor of the City of Elyria certify that the Five Year and
Annual PHA Plan of the Lorain Metro Housing Authority is consistent with the Consolidated Plan of
City of Elyria prepared pursuant to 24 CFR Part 91.

 9-22-11

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Lorain Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program, Shelter Plus Care Funds, Ross Funds

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.)

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

Homer A. Virden

Title

Executive Director

Signature

Homer A. Virden

Date

9/29/11

X

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Cornell Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program, Shelter Plus Care Grant, Ross Grant

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 sub recipients 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

Homer A. Virden

Title

Executive Director

Signature

Homer A. Virden

Date (mm/dd/yyyy)

9/29/14

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

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: ^{4c}	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. 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: <u>Homer A. Virden</u> Print Name: <u>Homer A. Virden</u> Title: <u>Executive Director</u> Telephone No.: <u>440-288-7440</u> Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Resident Advisory Board Meeting
August 18, 2011

Discussion of Significant Change to the LMHA 2011 Annual Plan

Following John McMahon's presentation of the changes to the Annual Plan, a member of the Resident Advisory Board (RAB) asked, "What happens to the people in the Oberlin units when they are renovated?" The relocation plan was discussed.

Another member asked, "Why did you not discuss the exteriors of the units? You told us all about the renovations that will occur inside the units." Mr. McMahon advised that the exteriors will remain in place. The majority of the work is interior, with the exception of roofing and windows. The brick is in excellent condition and the goal is to preserve the existing structures because they are well constructed.

A discussion ensued regarding Green Initiatives in the Oberlin LIHTC project and the other projects around the Housing Authority.

In summary, the RAB understood the changes being proposed to the plan, sought only clarifications, had no recommendations, and agreed to support the changes to the plan.

LORAIN METROPOLITAN HOUSING AUTHORITY

1600 Kansas Avenue

Lorain, Ohio 44052

Lorain Metropolitan Housing Authority has no challenged elements of the annual plan.

Part I: Summary

PHA Name: **LORAIN METROPOLITAN HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: OH12P01250108**

placement Housing Factor No. **2008**

Date of CFFP: **2008**

FFY of Grant Approval: **2008**

Line	Type of Grant	Summary By Development Account	Total Estimated Cost		Total Actual Cost [1]	
			Original	Revised[2]	Obligated	Expended
1	<input type="checkbox"/> Original Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5)		-0-	-0-	-0-	-0-
2	<input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report		433,000	433,000	433,000	433,000
3			-0-	-0-	-0-	-0-
4			269,624	269,624	269,624	269,624
5			-0-	-0-	-0-	-0-
6			-0-	-0-	-0-	-0-
7			551,303	560,777	560,777	517,883
8			-0-	-0-	-0-	-0-
9			264,320	264,320	264,320	257,741
10			793,805	777,129	777,129	773,455
11			-0-	-0-	-0-	-0-
12			377,530	383,914	383,914	339,776
13			-0-	-0-	-0-	-0-
14			-0-	-0-	-0-	-0-
15			-0-	-0-	-0-	-0-
16			6,650	7,468	7,468	7,051
17			-0-	-0-	-0-	-0-
18a			-0-	-0-	-0-	-0-
18b			-0-	-0-	-0-	-0-
19			-0-	-0-	-0-	-0-
20			2,696,232	2,696,232	2,696,232	2,598,530
21						
22						
23						
24						
25						

Signature of Executive Director and Date

Signature of Public Housing Director and Date

James R. [Signature] 4/14/11

[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.

Part II: Support Pages

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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

PHA Name: LORAIN METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant OH12P01250		Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Acct. No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised[1]	
				Funds Obligated[2]	Funds Expended	
AMP 1						
OH 12-1 Leavitt Homes	Parking Area Front Office	1450	200	5,760	5,760	From 09 Complete
OH 12-1 Leavitt Homes	ADA conversion 4 units to 2	1460	4	203,503	203,503	From 09 Complete
OH 12-1 Leavitt Homes	Expand Mantnace & Community Room	1470	1 bldg	172,671	155,403	From 09 Complete
OH 12-1 Leavitt Homes	Relocation Costs ADA	1495.1		1,484	1,484	From 09 Complete
OH12-2 Westview Terrace	Renovate Parking Area (ADA)	1450	150	60,035	53,456	From 09 in progress
OH12-2 Westview Terrace	ADA conversion Sunset	1460	12	39,852	39,852	From 09 in progress
OH12-2 Westview Terrace	ADA conversion Reeves	1460	6	294,064	277,378	From 09 in progress
OH12-2 Westview Terrace	Relocation Costs ADA	1495.1	12	5,169	5,984	From 09 in progress
OH12-2 Westview Terrace	Expand Com. Space/add laundry	1470	1 bldg	204,859	211,243	From 09 in progress
OH12-12 Westgate Apts.	No work		12	-0-	-0-	
OH12-120 8 Scattered Sites	No work		8	-0-	-0-	
AMP 2						
OH12-5 John F. Kennedy Plaza	Elevator Upgrade	1460	145 Hlrise	67,886	67,886	Complete
OH12-10 Lakeview Plaza	No work		210	-0-	-0-	
OH12-220 10 Scattered Sites	No work		10	-0-	-0-	
AMP 3						
OH12-3 Wilkes Villa	No work		182	-0-	-0-	
OH12-6 Riverview Plaza	Elevator Upgrade	1460	181	73,710	73,710	Complete
OH12-320 14 Scattered Sites	Replace Stoves	1465.1	14	-0-	-0-	Moved to 2007
OH12-25 Parmely 3 units	No work		3	-0-	-0-	
OH12-22 16 th St 2 units	No work		2	-0-	-0-	
AMP 4						
OH12-13/14 Southside Gardens	No work		114	-0-	-0-	

[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.

Part II: Support Pages
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

LORAIN METROPOLITAN HOUSING AUTHORITY			U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011						
PHA Name:			Federal FY of Grant: 2008						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant OH12P01250 Replacement Housing Factor Grant No:	Total Estimated Cost		Status of Work				
			Development Acct. No.	Quantity		Original	Revised[1]	Funds Obligated[2]	Funds Expended
OH12-4 JF Oberlin Homes/Pagodas	Site-improvement/concrete-highrise		1450	51 hirise	-0-	-0-		0	Moved to 2009S
OH12-4 JF Oberlin Homes/Pagodas	Site-work/concrete-work/landscape		1450	54 family	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Renovate 358 S. Main-ADA ProtoType		1460	1	114,800	114,800		114,800	Complete
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda-Roofs		1460	53	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda-Windows		1460	53	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda-Flooring		1460	53	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Upgrade Pagoda-Interiors-Kitchen/Bath		1460	53	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Upgrade Pagoda-Pkg. & Fixtures		1460	53	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Upgrade HVAC-Pagodas		1460	53	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Ada-compliance-Remodeling-Pagodas		1465.1	105	-0-	-0-		-0-	Moved to 2009
OH12-4 JF Oberlin Homes/Pagodas	Replace Stoves-Hirise-& Pagodas		1465.1	51	-0-	-0-		-0-	Moved to 2007
OH12-11 Albright Terrace	Repair Parking Deck		1450		198,525.00	198,525.00		198,525.00	Complete
OH12-11 Albright Terrace	Site-improvements/Concrete-Work		1450		-0-	-0-		-0-	Moved to 2009S
OH12-11 Albright Terrace	Replace-A/C's		1465.1	50	-0-	-0-		-0-	Moved to 2007
OH12-420 18 Scattered Sites	Replace-Stoves		1465.1	18	-0-	-0-		-0-	Moved to 2007
OH12-21 25 Scattered Sites	Replace-Stoves		1465.1	25	-0-	-0-		-0-	Moved to 2007
PHA Wide	Operations		1406	PHA Wide	433,000	433,000		433,000	Complete
PHA Wide	Administration		1410	PHA Wide	269,624	269,624		269,624	Complete
PHA Wide	Architect/Consultant		1430	PHA Wide	551,303	560,777		517,883	In progress
PHA Wide	Contingency		1502	PHA Wide	-0-	-0-		-0-	
Total					2,696,232	2,696,232		2,696,232	2,598,530

[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 and 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

PHA Name: LORAIN METROPOLITAN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant OH12P01250108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008			
	Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) Original Obligation End Date	All Funds Expended (Quarter Ending Date) Original Expenditure End	Actual Obligation End	Actual Expenditure End	Reasons for Revised Target Dates[1]
AMP 1						
OH12-1 Leavitt Homes	7/18/2010	7/18/2012				
OH12-2 Westview Terrace	7/18/2010	7/18/2012				
OH12-12 Westgate Apts.	7/18/2010	7/18/2012				
OH12-120 8 Scattered Sites	7/18/2010	7/18/2012				
AMP 2						
OH12-5 John F. Kennedy Plaza	7/18/2010	7/18/2012				
OH12-10 Lakeview Plaza	7/18/2010	7/18/2012				
OH12-220 10 Scattered Sites	7/18/2010	7/18/2012				
AMP 3						
OH12-3 Wilkes Villa	7/18/2010	7/18/2012				
OH12-6 Riverview Plaza	7/18/2010	7/18/2012				
OH12-320 14 Scattered Sites	7/18/2010	7/18/2012				
OH12-25 Parmeley 3 units	7/18/2010	7/18/2012				
OH12-22 16 th St. 2 units	7/18/2010	7/18/2012				
AMP 4						
OH12-13/14 Southside Gardens	7/18/2010	7/18/2012				
OH12-4 John Frederick Oberlin	7/18/2010	7/18/2012				
OH12-11 Albright Terrace	7/18/2010	7/18/2012				
OH12-240 18 Scattered Sites	7/18/2010	7/18/2012				
Oh12-21 25 Scattered Sites	7/18/2010	7/18/2012				
PHA Wide						

[1] Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended. form HUD-50075.1 (4/2008)

Part I: Summary
 PHA Name: **LORAIN METROPOLITAN HOUSING AUTHORITY**
 Grant Type and Number: **Capital Fund Program Grant No: OH12P01250109**
 Date of CFFP: **2009**
 Placement Housing Factor No. **2009**
 FFY Grant: **2009**
 FFY of Grant Approval: **2009**

Line	Type of Grant	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
	<input type="checkbox"/> Original Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4)				
	<input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report				
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 20)[3]	140,737	140,737	140,737	140,737
3	1408 Management Improvements	-0-	-0-	-0-	-0-
4	1410 Administration (may not exceed 10% of line 20)	268,755	268,755	268,755	268,755
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	224,000	124,000	50,022	50,022
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	725,000	564,815	564,815	564,815
10	1460 Dwelling Structures	1,223,000	1,556,218	931,218	420,591
11	1465.1 Dwelling Equipment - Nonexpendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	25,000	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
16	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
17	1499 Development Activities	-0-	-0-	-0-	-0-
18a	1501 Collateralization or Debt service paid by the PHA	-0-	-0-	-0-	-0-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	81,065	33,032	-0-	-0-
20	Amount of annual Grant: (Sum of lines 2-19)	2,687,557	2,687,557	1,955,547	1,444,920
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-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 and Date
 Signature of Public Housing Director and Date

James A. [Signature]
 4/14/11

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

Part II: Support Pages
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

PHA Name:		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011		Federal FY of Grant: 2009				
Development Number Name/HA-Wide Activities		Grant Type and Number Capital Fund Program Grant OH12P01250109 Replacement Housing Factor Grant No:		Total Actual Cost		Status of Work		
General Description of Major Work Categories		Development Acct. No.		Total Estimated Cost				
		Quantity		Original	Revised[1]	Funds Obligated[2]	Funds Expended	
AMP 1								
OH 12-1 Leavitt Homes	Site Improvements	1450	200	-0-	24,161	24,161	24,161	Complete
OH 12-1 Leavitt Homes	ADA Conversion 4 units to 2	1460	4	-0-	-0-	-0-	-0-	Moved to 2008
OH 12-1 Leavitt Homes	Expand Main & Community Rm	1470	1 bldg	-0-	-0-	-0-	-0-	Moved to 2008
OH 12-1 Leavitt Homes	Relocation Costs ADA	1495.1	4	-0-	-0-	-0-	-0-	From 2008
OH12-2 Westview Terrace								
OH12-2 Westview Terrace	Site Work	1450	150	400,000	221,009	221,009	221,009	Complete
OH12-2 Westview Terrace	ADA Conversion Reeves	1460	6	-0-	62,037	62,037	-0-	in progress
OH12-2 Westview Terrace	ADA Conversion Sunset	1460	12	-0-	628,241	658,241	209,651	08/09 In progress
OH12-2 Westview Terrace	Replace Sunset/Reeves Roofs	1460	2 bldgs	-0-	150,000	-0-	-0-	Emergency
OH12-2 Westview Terrace	Expand Community Space/add Laundry	1470	1 bldg	-0-	-0-	-0-	-0-	Moved to 2008
OH12-12 Westgate Apts.								
OH12-12 Westgate Apts.	Upgrade Kit, Bath, Grand Fl. Windows	1460	12	76,000	-0-	-0-	-0-	Moved to 2011
OH12-12 Westgate Apts.	Renovate Parking Area	1450	12	-0-	50,249	50,249	50,249	From 5 yr 2013
OH12-120 8 Scattered Sites								
OH12-120 8 Scattered Sites	No Work		8	-0-	-0-	-0-	-0-	
AMP 2								
OH12-5 John F. Kennedy Plaza	Replace Phase III Tanks	1460	145 Hrisc	-0-	-0-	-0-	-0-	Moved to 2009S
OH12-10 Lakeview Plaza								
OH12-10 Lakeview Plaza	Repair West Parking Lot	1450	1 bldg	60,000	69,944	69,944	69,944	Complete
OH12-10 Lakeview Plaza	Replace Hallway Hoisting (Ofis)	1460	1 bldg	-0-	-0-	-0-	-0-	Moved to 2010
OH12-10 Lakeview Plaza	Upgrade Lobby/Common Areas		1st floor	-0-	-0-	-0-	-0-	Moved to 2010
OH12-10 Lakeview Plaza	Replace HVAC Reception Area	1460	1st floor	-0-	-0-	-0-	-0-	Moved to 2010
OH12-10 Lakeview Plaza	Renovate Lobby Restroom	1460	1st floor	-0-	-0-	-0-	-0-	Moved to 2010
OH12-10 Lakeview Plaza	Rplc Phase III Tanks/booster Pumps	1460	1 bldg	200,000	210,940	210,940	210,940	Complete
OH12-10 Lakeview Plaza	Replace Air Handlers/Common Area A/C	1460	1 bldg	-0-	315,000	-0-	-0-	From 10 in progress
OH12-220 10 Scattered Sites								
OH12-220 10 Scattered Sites	No Work		10	-0-	-0-	-0-	-0-	
AMP 3								
OH12-3 Wilkes Villa	Site Work Sidewalk Repair	1450	182	150,000	75,414	75,414	75,414	From 2012 Complete
OH12-3 Wilkes Villa	Site Work Patch Drives & Parking areas	1450	182	50,000	68,738	68,738	68,738	From 2012 Complete
OH12-3 Wilkes Villa	Replace Tub Surrounds	1460	182	182,000	-0-	-0-	-0-	Moved to 2010

[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.

Part II: Support Pages

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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

PHA Name:		LORAIN METROPOLITAN HOUSING AUTHORITY		Grant Type and Number		Capital Fund Program Grant OH12P01250109		Federal FY of Grant:		2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised[1]	Funds Obligated[2]	Funds Expended				
OH12-6 Riverview Plaza	Seat & Stripe Parking Lot	1450	1 bldg-181	-0-	-0-	-0-	-0-	Moved to 2010			
OH12-6 Riverview Plaza	Replace Hallway Carpet & tile 12 flrs	1460	12 floors	175,000	-0-	-0-	-0-	Moved to 2010			
OH12-6 Riverview Plaza	Replace Hallway Handrails 13 flrs	1460	13 floors	30,000	-0-	-0-	-0-	Moved to 2010			
OH12-6 Riverview Plaza	Renovate 2 Lobby Restrooms ADA	1460	1st floor	-0-	-0-	-0-	-0-	Moved to 2010			
OH12-6 Riverview Plaza	Rehab Laundry Rooms	1460	6 floors	-0-	-0-	-0-	-0-	Moved to 2010			
OH12-6 Riverview Plaza	Replace Exterior Balcony Handrail	1460	1 bldg	-0-	50,000	-0-	-0-	Emergency/Safety			
OH12-6 Riverview Plaza	Replace Stand-by Generator	1460	1 bldg	-0-	140,000	-0-	-0-	From 2010			
OH12-320 14 Scattered Sites	No Work		14	-0-	-0-	-0-	-0-				
OH12-25 Parmely 3 units	No Work		3	-0-	-0-	-0-	-0-				
OH12-22 16 th St. 2 units	No Work		2	-0-	-0-	-0-	-0-				
AMP 4											
OH12-13/14 Southside Gardens	No Work		114	-0-	-0-	-0-	-0-				
OH12-4 JF Oberlin Homes/Pagodas	Site/Concrete Work/Landscaping	1450	54 Family	65,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda Roofs	1460	12 bldg	100,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda Windows	1460	15 units	100,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda Flooring	1460	15 units	70,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Upgrade Pagoda Kitchen & Bath	1460	15 units	100,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Upgrade Pagoda HVAC	1460	12 bldg	100,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Upgrade Pagoda Pkg Fixtures	1460	15 units	60,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Convert to ADA/504 Accessible unit	1460	15 units	30,000	-0-	-0-	-0-	Moved to 2010			
OH12-4 JF Oberlin Homes/Pagodas	Replace Pagoda Sheeds	1470	15 units	25,000	-0-	-0-	-0-	Moved to 2010			
OH12-11 Albright Terrace	Repair Parking Deck	1450	50 units	-0-	55,300	55,300	55,300	Complete			
OH12-420 18 Scattered Sites	No Work		18	-0-	-0-	-0-	-0-				
OH12-21 25 Scattered Sites	No Work		25	-0-	-0-	-0-	-0-				
PHA Wide	Operations	1406	PHA Wide	140,737	140,737	140,737	140,737	Complete			
PHA Wide	Administration	1410	PHA Wide	268,755	268,755	268,755	268,755	Complete			

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

[2] To be completed for the Performance and Evaluation Report.

Part II: Support Pages

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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

PHA Name:

LORAIN METROPOLITAN HOUSING AUTHORITY

Grant Type and Number

Capital Fund Program Grant | OH12P01250109

Federal FY of Grant:

2009

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised[1]	Funds Obligated[2]	Funds Expended	
PHA Wide	Architect/Consultant	1430	PHA Wide	224,000	124,000	50,022	50,022	In progress
PHA Wide	Contingency	1502	PHA Wide	81,065	33,032			
Total				2,687,557	2,687,557	1,955,547	1,444,920	

[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.

Part I: Summary
 PHA Name: **LORAIN METROPOLITAN HOUSING AUTHORITY**
 Grant Type and Number: **Capital Fund Program Grant No. 0H12P01250110** Placement Housing Factor No. **2010**
 Date of CFFP: **2010** FFY of Grant Approval: **2010**

Line	Type of Grant <input type="checkbox"/> Original Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no. 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFF Funds	-0-	-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 20)[3]	250,000	244,685	244,685	244,685
3	1408 Management Improvements	-0-	-0-	-0-	-0-
4	1410 Administration (may not exceed 10% of line 20)	266,237	266,237	266,237	66,558
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	186,000	226,000	36,000	14,000
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	320,374	-0-	-0-	-0-
10	1460 Dwelling Structures	1,113,909	273,000	-0-	-0-
11	1465.1 Dwelling Equipment -- Nonexpendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	425,717	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
16	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
17	1499 Development Activities	-0-	1,500,000	-0-	-0-
18a	1501 Collateralization or Debt service paid by the PHA	-0-	-0-	-0-	-0-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	100,136	152,451	-0-	-0-
20	Amount of annual Grant: (Sum of lines 2-19)	2,662,373	2,662,373	546,922	325,243
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security-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 and Date: _____ Signature of Public Housing Director and Date _____

James A. White 4/14/11

[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.

Part II: Support Pages

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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

PHA Name:		Grant Type and Number		Federal FY of Grant:		
LORAIN METROPOLITAN HOUSING AUTHORITY		Capital Fund Program Grant OH12P01250		2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Replacement Housing Factor Development Acct. No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised[1]	
				Funds Obligated[2]	Funds Expended	
AMP 1						
OH12-1 Leavitt Homes	No Work		200	-0-	-0-	-0-
OH12-2 Westview Terrace	No Work		150	-0-	-0-	-0-
OH12-12 Westgate Apts.	No Work		12	-0-	-0-	-0-
OH12-2-120 8 Scattered Sites	Repair-Crawl-Space/Concrete/Vents/Pumps	1460	8	32,000	-0-	Moved to 2011
AMP 2						
OH12-5 John F. Kennedy Plaza	No Work		145	-0-	-0-	-0-
OH12-5 John F. Kennedy Plaza			32 Cottages			
OH12-10 Lakeview Plaza	Replace Hallway Flooring (11) flrs	1460	210	160,000	-0-	Moved to 2011
OH12-10 Lakeview Plaza	Renovate Lobby/Office/Contron Area	1460	210	75,000	-0-	Moved to 2011
OH12-10 Lakeview Plaza	Upgrade HVAC Office & Receipt Area	1460	1st flr	10,000	-0-	Moved to 2011
OH12-10 Lakeview Plaza	Renovate 2 Lobby-Restrooms	1460	1st flr	5,000	-0-	Moved to 2011
OH12-10 Lakeview Plaza	Replace Rear Sliding Door	1460	1st flr	25,000	-0-	Moved to 2011
OH12-10 Lakeview Plaza	Upgrade Laundry Rm-2nd flr	1460	2nd flr	20,000	-0-	Complete w/operating
OH12-220 10 Scattered Sites	Repair-Crawl-Space/Concrete/Vents/Pumps	1460	10	40,000	-0-	Moved to 2011
AMP 3						
OH12-3 Wilkes Villa	Construct Mgmt/Mntnee Facility	1470	182	400,000	-0-	Moved to 2015
OH12-3 Wilkes Villa	Replace Tubs & Surrounds	1460	182	-0-	273,000	-0- From 2009
OH12-6 Riverview Plaza	Seal & Stripe Parking Lot	1450	181	25,000	-0-	Moved to operating
OH12-6 Riverview Plaza	Renovate Lobby-Restrooms (ADA)	1460	1st flr	50,000	-0-	Moved to 2011
OH12-6 Riverview Plaza	Rehab laundry Rooms	1460	6 flrs	15,000	-0-	Moved to 2011
OH12-6 Riverview Plaza	Renovate Lobby	1460	1st flr	20,000	-0-	Moved to 2011
OH12-6 Riverview Plaza	Replace Exterior Door (ADA)	1460	1st flr	25,000	-0-	Moved to 2011
OH12-6 Riverview Plaza	Upgrade Lobby/Office HVAC	1460	1st flr	20,000	-0-	Moved to 2011

[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.

PHA Name:		LORAIN METROPOLITAN HOUSING AUTHORITY		Grant Type and Number		Capital Fund Program Grant OH12P01250		Federal FY of Grant:		2010					
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		Replacement Housing Factor Grant No:		Development Acct. No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	
										Original		Revised[1]			
										Funds Obligated[2]		Funds Expended			
OH12-320	14 Scattered Sites	Repair-Crawl-Space/concrete/vents/pumps		1460		14	56,000	-0-	-0-	-0-	-0-	-0-	-0-	Moved to 2011	
OH12-25	Farmely 3 units	No Work				3	-0-	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-22	16 ^b St. 2 units	No Work				2	-0-	-0-	-0-	-0-	-0-	-0-	-0-		
AMP	4														
OH12-13/14	Southside Gardens	Repair/Replace parking Lots		1450		114	280,000	-0-	-0-	-0-	-0-	-0-	-0-	Moved to 2011	
OH12-4 JF	Oberlin Homes/Pagodas	Site-Works/Concrete/Landscaping (12)		1450	51 Hirise		15,374	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Replace Pagoda Roofs (12)		1460	54 Family		122,995	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Replace Pagoda Windows (12)		1460		12	92,247	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Upgrade Pagoda Flooring (15)		1460		15	43,049	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Upgrade Pagoda Kit & Bath (15)		1460		15	61,498	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Upgrade Pagoda HVAC (12)		1460		12	61,498	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Upgrade Pagoda Plbg. & Fixtures (15)		1460		15	67,648	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Convert units to ADA/504/Access		1460		9	39,974	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Replace Pagoda Sheeds		1470		15	25,717	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-4 JF	Oberlin Homes/Pagodas	Development Activities Pagoda Project		1499		52	-0-	1,500,000	-0-	-0-	-0-	-0-	-0-	All Pagoda work items	
OH12-1J	Albright Terrace	No Work				50	-0-	-0-	-0-	-0-	-0-	-0-	-0-		
OH12-420	18 Scattered Sites	Repair-Crawl-Space/concrete/vents/pumps		1460		18	72,000	-0-	-0-	-0-	-0-	-0-	-0-	Moved to 2011	
OH12-21	25 Scattered Sites	No Work				25	-0-	-0-	-0-	-0-	-0-	-0-	-0-		
PHA Wide		Operations		1406	PHA Wide		250,000	244,685	244,685	244,685	244,685	244,685	244,685		
PHA Wide		Administration		1410	PHA Wide		266,237	266,237	266,237	266,237	266,237	266,237	266,237	66,558	
PHA Wide		Architect/Consultant		1430	PHA Wide		186,000	226,000	226,000	226,000	226,000	226,000	226,000	14,000	
PHA Wide		Contingency		1502	PHA Wide		100,136	152,451	152,451	152,451	152,451	152,451	152,451	-0-	

[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.

Part I: Summary
 PHA Name: **LORAIN METROPOLITAN HOUSING AUTHORITY**
 Grant Type and Number: **Capital Fund Program Grant No: OH12P01250111**
 Date of CFFP: **2011**
 placement Housing Factor No. **2011**
 FFY Grant: **2011**
 FFY of Grant Approval: **2011**

Line	Type of Grant	Summary By Development Account	Total Estimated Cost		Total Actual Cost [1]	
			Original	Revised[2]	Obligated	Expended
1	<input checked="" type="checkbox"/> Original Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	Total non-CFF Funds	-0-	-0-	-0-	-0-
2	<input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report	1406 Operations (may not exceed 20% of line 20)[3]	532,475	-0-	-0-	-0-
3		1408 Management Improvements	-0-	-0-	-0-	-0-
4		1410 Administration (may not exceed 10% of line 20)	266,237	-0-	-0-	-0-
5		1411 Audit	-0-	-0-	-0-	-0-
6		1415 Liquidated Damages	-0-	-0-	-0-	-0-
7		1430 Fees and Costs	186,000	-0-	-0-	-0-
8		1440 Site Acquisition	-0-	-0-	-0-	-0-
9		1450 Site Improvement	280,000	-0-	-0-	-0-
10		1460 Dwelling Structures	1,311,000	-0-	-0-	-0-
11		1465.1 Dwelling Equipment - Nonexpendable	50,000	-0-	-0-	-0-
12		1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13		1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14		1485 Demolition	-0-	-0-	-0-	-0-
15		1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
16		1495.1 Relocation Costs	-0-	-0-	-0-	-0-
17		1499 Development Activities	-0-	-0-	-0-	-0-
18a		1501 Collateralization of Debt service paid by the PHA	-0-	-0-	-0-	-0-
18b		9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-
19		1502 Contingency (may not exceed 8% of line 20)	36,661	-0-	-0-	-0-
20		Amount of annual Grant: (Sum of lines 2-19)	2,662,373	0	0	0
21		Amount of line 20 Related to LBP Activities				
22		Amount of line 20 Related to Section 504 Compliance				
23		Amount of line 20 Related to Security-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 and Date: _____
 Signature of Public Housing Director and Date: _____

James Adams
 4/14/11

[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.

Part II: Support Pages
Annual Statement/Performance and Evaluation Report
Capital Fund Program and 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

PHA Name:		LORAIN METROPOLITAN HOUSING AUTHORITY		Grant Type and Number		Capital Fund Program Grant OH12P01250		Federal FY of Grant:		2011	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised[1]	Funds Obligated[2]	Funds Expended				
AMP 1											
OH12-1 Leavitt Homes	No Work		200	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
OH12-2 Westview Terrace	No Work		150	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
OH12-12 Westgate Apts.	Upgrade Kitchen, bath, gmnd fl windows	1460	12	96,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2009
OH12-120 8 Scattered Sites	Repair crawl spc/pumps/crocks/vents	1460	8	32,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
AMP 2											
OH12-5 John F. Kennedy Plaza	Alternative Energy	1460	145 Hinse 32 Cottages	50,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2015
OH12-10 Lakeview Plaza	Alternative Energy	1460	210	50,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2015
OH12-10 Lakeview Plaza	Replace Hallway Carpet (11 flrs)	1460	11 flrs	160,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-10 Lakeview Plaza	Renovate Lobby/Office/Common /Mtnce Area	1460	1 flr	100,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-10 Lakeview Plaza	Upgrade HVAC Office & Recept Area	1460	1 flr	10,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-10 Lakeview Plaza	Renovate 2 Lobby Restrooms	1460	1 flr	5,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-10 Lakeview Plaza	Replace Rear Sliding Door	1460	1 flr	25,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-10 Lakeview Plaza	Replace Roof	1460	1 bldg	250,000	-0-	-0-	-0-	-0-	-0-	-0-	from 5 yr 2012
OH12-220 10 Scattered Sites	Repair crawl spc/pumps/crocks/vents	1460	10	40,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
AMP 3											
OH12-3 Wilkes Villa	No Work		182	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
OH12-6 Riverview Plaza	Renovate Lobby Restrooms (ADA)	1460	181	50,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-6 Riverview Plaza	Rehab Laundry Rooms	1460	6 flrs	15,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-6 Riverview Plaza	Renovate Lobby/Mtnce Area	1460	1st flr	50,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-6 Riverview Plaza	Replace Exterior Door (ADA)	1460	1st flr	25,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-6 Riverview Plaza	Upgrade Lobby/Office HVAC	1460	1st flr	20,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010
OH12-6 Riverview Plaza	Replace Hallway Hand Rails (13)	1460	13 flrs	30,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2009
OH12-6 Riverview Plaza	Replace Hallway Flooring (12)	1460	12 flrs	175,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2009
OH12-320 14 Scattered Sites	Repair crawl spc/pumps/crocks/vents	1460	14	56,000	-0-	-0-	-0-	-0-	-0-	-0-	from 2010

[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.

Part II: Support Pages
 Annual Statement/Performance and Evaluation Report
 Capital Fund Program and 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

PHA Name: LORAIN METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant OH12P01250		Federal FY of Grant: 2011			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Replacement Development Acct. No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised[1]	Funds Obligated[2]	Funds Expended
OH12-23 Parmely 3 units	No Work		3	-0-	-0-	-0-	-0-
OH12-22 16 th St. 2 units	No Work		2	-0-	-0-	-0-	-0-
AMP 4							
OH12-13/14 Southside Gardens	Repair/Replace Parking Lots	1450	114	280,000	-0-	-0-	-0- from 2010
OH12-13/14 Southside Gardens	Replace Refrigerators	1465.1	114	50,000	-0-	-0-	-0- from 2014
OH12-4 JF Oberlin Homes/Pagodas	No Work		51 Hirise	-0-	-0-	-0-	-0-
OH12-4 JF Oberlin Homes/Pagodas	No Work		54 Family				
OH12-11 Albright Terrace	No Work		50	-0-	-0-	-0-	-0-
OH12-420 18 Scattered Sites	Repair crawl spc/pumps/crocks/vents	1460	18	72,000	-0-	-0-	-0- from 2010
OH12-21 25 Scattered Sites	No Work		25	-0-	-0-	-0-	-0-
PHA Wide	Operations	1406	PHA Wide	532,475	-0-	-0-	-0-
PHA Wide	Administration	1410	PHA Wide	266,237	-0-	-0-	-0-
PHA Wide	Architect/Consultant	1430	PHA Wide	186,000	-0-	-0-	-0-
PHA Wide	Contingency	1502	PHA Wide	36,661			
				2,662,373	0	0	0

[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.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Lorain/Lorain & OH)	<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
Development Number and Name AMP 1 OH12-1, Leavitt Homes	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B. Physical Improvements Subtotal	Annual Statement	630,000	25,000	2,725,000	700,000
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing -- Debt Service					
K. Total CFP Funds		630,000	25,000	2,725,000	700,000
L. Total Non-CFP Funds					
M. Grand Total		630,000	25,000	2,725,000	700,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Lorain/Lorain & OH)			Original 5-Year Plan		Revision No:	
		Development Number and Name	AMP 1	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	OH12-2 Westview Terrace	Physical Improvements Subtotal	Annual Statement	295,000	1,137,000	1,103,650	1,314,000	
C.	Management Improvements							
D.	PHA-Wide Non-dwelling Structures and Equipment							
E.	Administration							
F.	Other							
G.	Operations							
H.	Demolition							
I.	Development							
J.	Capital Fund Financing -- Debt Service							
K.	Total CFP Funds			295,000	1,137,000	1,103,650	1,314,000	
L.	Total Non-CFP Funds							
M.	Grand Total			295,000	1,137,000	1,103,650	1,314,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number: Lorain Metropolitan Housing Authority/OH12		Locality (Lorain/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name AMP 1	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
A. Wesigate Apartments						
B. Physical Improvements Subtotal	Annual Statement	28,200	30,000	97,000	215,000	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		28,200	30,000	97,000	215,000	
L. Total Non-CFP Funds						
M. Grand Total		28,200	30,000	97,000	215,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Lorain/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
	FFY 2011	FFY 2012	FFY 2013	FFY 2014	FFY 2015	
A.	OH12-120-8Scattered Sites					
B.	Physical Improvements Subtotal	800	36,000	131,160	12,000	
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds	800	36,000	131,160	12,000	
L.	Total Non-CFP Funds					
M.	Grand Total	800	36,000	131,160	12,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Lorain/Lorain & OH)	<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY ____ 2011 ____	Work Statement for Year 2 FFY ____ 2012 ____	Work Statement for Year 3 FFY ____ 2013 ____	Work Statement for Year 4 FFY ____ 2014 ____	Work Statement for Year 5 FFY ____ 2015 ____
A. OH12-5 Kennedy Plaza					
B. Physical Improvements Subtotal	Annual Statement 426,000	426,000	17,000	1,467,450	1,288,500
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing -- Debt Service					
K. Total CPF Funds		426,000	17,000	1,467,450	1,288,500
L. Total Non-CPF Funds					
M. Grand Total		426,000	17,000	1,467,450	1,288,500

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number Lorain Metropolitan Housing Authority/OH12		Locality (Lorain/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name AMP 2	Work Statement for Year 1 FFY __ 2011 __	Work Statement for Year 2 FFY __ 2012 __	Work Statement for Year 3 FFY __ 2013 __	Work Statement for Year 4 FFY __ 2014 __	Work Statement for Year 5 FFY __ 2015 __	
B. OH12-10 Lakeview Plaza Physical Improvements Subtotal	Annual Statement	1,070,000	10,000	1,857,128	1,250,000	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		1,070,000	10,000	1,857,128	1,250,000	
L. Total Non-CFP Funds						
M. Grand Total		1,070,000	10,000	1,857,128	1,250,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Lorain/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name AMP 2	Work Statement for Year 1 FFY __ 2011 __	Work Statement for Year 2 FFY __ 2012 __	Work Statement for Year 3 FFY __ 2013 __	Work Statement for Year 4 FFY __ 2014 __	Work Statement for Year 5 FFY __ 2015 __	
B. Physical Improvements Subtotal	Amort Statement	1,000	45,000	163,950	15,000	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing -- Debt Service						
K. Total CFP Funds		1,000	45,000	163,950	15,000	
L. Total Non-CFP Funds						
M. Grand Total		1,000	45,000	163,950	15,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Locality (Elyria/Lorain & OH)	Original 5-Year Plan	Revision No:		
Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
A. OH12-3 Wilkes Villa					
B. Physical Improvements Subtotal	Annual Statement 1,713,000		1,187,500	1,551,450	9,775,000
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing - Debt Service					
K. Total CFP Funds	1,713,000		1,187,500	1,551,450	9,775,000
L. Total Non-CFP Funds					
M. Grand Total	1,713,000		1,187,500	1,551,450	9,775,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Elyria/Lorain & OH)	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number and Name	Work Statement for Year 1 FFY ____ 2011 ____	Work Statement for Year 2 FFY ____ 2012 ____	Work Statement for Year 3 FFY ____ 2013 ____	Work Statement for Year 4 FFY ____ 2014 ____	Work Statement for Year 5 FFY ____ 2015 ____
A. OH12-6 Riverview Plaza					
B. Physical Improvements Subtotal	Annual Statement	704,000	110,000	520,000	1,170,115
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing -- Debt Service					
K. Total CFP Funds		704,000	110,000	520,000	1,170,115
L. Total Non-CFP Funds					
M. Grand Total		704,000	110,000	520,000	1,170,115

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Elvria/Lorain & OH)			Original 5-Year Plan		Revision No:	
		Development Number and Name AM# 3	Work Statement for Year 1 FFY ___ 2011	Work Statement for Year 2 FFY ___ 2012	Work Statement for Year 3 FFY ___ 2013	Work Statement for Year 4 FFY ___ 2014	Work Statement for Year 5 FFY ___ 2015	
A.	OH12-320-14 Scattered Sites							
B.	Physical Improvements Subtotal	Additional Statement	1,400		63,000	229,530		21,000
C.	Management Improvements							
D.	PHA-Wide Non-dwelling Structures and Equipment							
E.	Administration							
F.	Other							
G.	Operations							
H.	Demolition							
I.	Development							
J.	Capital Fund Financing - Debt Service							
K.	Total CFP Funds		1,400		63,000	229,530		21,000
L.	Total Non-CFP Funds							
M.	Grand Total		1,400		63,000	229,530		21,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Localty (Elyria/Lorain & OH)	Original 5-Year Plan	Revision No:		
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3		
OH12-22-2 Scattered Sites	FFY 2011	FFY 2012	FFY 2013		
A. Development Number and Name AMP 3	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2014	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2015
B. Physical Improvements Subtotal	Annual Statement -0-	-0-	-0-	5,000	-0-
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing - Debt Service					
K. Total CFP Funds		-0-	-0-	5,000	-0-
L. Total Non-CFP Funds					
M. Grand Total		-0-	-0-	5,000	-0-

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Ellyria/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name AMP 3	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	
B. Physical Improvements Subtotal	Annual Statement	-0-	-0-	21,000	-0-	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service				21,000	-0-	
K. Total CFP Funds		-0-	-0-	21,000	-0-	
L. Total Non-CFP Funds						
M. Grand Total		-0-	-0-	21,000	-0-	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number: Lorain Metropolitan Housing Authority/OH12		Locality (Lorain/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name AMP 4	Work Statement for Year 1 FFY ____ 2011 ____	Work Statement for Year 2 FFY ____ 2012 ____	Work Statement for Year 3 FFY ____ 2013 ____	Work Statement for Year 4 FFY ____ 2014 ____	Work Statement for Year 5 FFY ____ 2015 ____	
B. OH12-13/14 Southside Gardens Physical Improvements Subtotal	Annual Statement 1,152,000	1,152,000	249,000	4,789,150	1,360,000	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		1,152,000	249,000	4,789,150	1,360,000	
L. Total Non-CFP Funds						
M. Grand Total		1,152,000	249,000	4,789,150	1,360,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Oberlin/Lorain & OH)	<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
A. OH12-4 John Frederick Oberlin Homes	FFY 2011	FFY 2012	FFY 2013	FFY 2014	FFY 2015
B. Physical Improvements Subtotal	Annual Statement 390,500	390,500	130,000	2,083,875	320,000
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing -- Debt Service					
K. Total CPF Funds		390,500	130,000	2,083,875	320,000
L. Total Non-CPF Funds					
M. Grand Total		390,500	130,000	2,083,875	320,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Amherst/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY ____ 2011	Work Statement for Year 2 FFY ____ 2012	Work Statement for Year 3 FFY ____ 2013	Work Statement for Year 4 FFY ____ 2014	Work Statement for Year 5 FFY ____ 2015	
A. OH12-1, Albright Terrace						
B. Physical Improvements Subtotal	Annual Statement 113,000	113,000	10,000	120,000	523,000	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CPP Funds		113,000	10,000	120,000	523,000	
L. Total Non-CPP Funds						
M. Grand Total		113,000	10,000	120,000	523,000	

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number Lorain Metropolitan Housing Authority/OH12		Locality (Elyria & Lorain/Lorain & OH)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number and Name AMP 4	Work Statement for Year 1 FFY ____ 2011 ____	Work Statement for Year 2 FFY ____ 2012 ____	Work Statement for Year 3 FFY ____ 2013 ____	Work Statement for Year 4 FFY ____ 2014 ____	Work Statement for Year 5 FFY ____ 2015 ____
B. Physical Improvements Subtotal	Annual Statement 1,800	1,800	69,000	295,110	27,000
C. Management Improvements					
D. PHA-Wide Non-dwelling Structures and Equipment					
E. Administration					
F. Other					
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing – Debt Service					
K. Total CFP Funds		1,800	69,000	295,110	27,000
L. Total Non-CFP Funds					
M. Grand Total		1,800	69,000	295,110	27,000

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Lorain Metropolitan Housing Authority/OH12	Locality (Lorain/Lorain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	AMP 4	Work Statement for Year 1 FFY ____ 2011 ____	Work Statement for Year 2 FFY ____ 2012 ____	Work Statement for Year 3 FFY ____ 2013 ____	Work Statement for Year 4 FFY ____ 2014 ____	Work Statement for Year 5 FFY ____ 2015 ____
A.	OH12-21-25 Scattered Sites					
B.	Physical Improvements Subtotal	Annual Statement	2,500	50,000	601,875	87,500
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CPP Funds		2,500	50,000	601,875	87,500
L.	Total Non-CPP Funds					
M.	Grand Total		2,500	50,000	601,875	87,500

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number Lorrain Metropolitan Housing Authority/OH12		Locality (Lorrain/Lorrain & OH)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY _____ 2011 _____	Work Statement for Year 2 FFY _____ 2012 _____	Work Statement for Year 3 FFY _____ 2013 _____	Work Statement for Year 4 FFY _____ 2014 _____	Work Statement for Year 5 FFY _____ 2015 _____	
	Annual Statement					
1406 Operations		532,475	532,475	532,475	532,475	532,475
1408 Management Improvements		-0-	-0-	-0-	-0-	-0-
1410 Administrative Costs		268,756	268,756	268,756	268,756	268,756
1430 Fees and Costs		284,000	124,000	124,000	124,000	124,000
1501 Collateralization of Debt Service Paid By PHA		500,000	500,000	500,000	500,000	500,000
		1,585,231	1,425,231	1,425,231	1,425,231	1,425,231

Capital Fund Program—Five-Year Action Plan

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

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

Work Statement for Year 1 FFY 2011	Work Statement for Year FFY 2012	Quantity	Estimated Cost	Work Statement for Year: FFY 2012	Quantity	Estimated Cost
Development Number/Name General Description of Major Work Categories AMP 4				Development Number/Name General Description of Major Work Categories AMP 4		
Annual Statement/	Southside Gardens (OH12-13/14)	113 Units		Albright Terrace (OH12-10)	50 Units	
	Flooring/Kitchen Rehab I	113	700,000	Replace Interior/Exterior Doors	50	8,000
	Site work (walks, drives, grading)	52 bldgs	25,000	Kitchen/Bath Rehab	50	100,000
	Re-roof	52 bldgs	200,000	Hardwire/battery Smoke Detectors	50	5,000
	Electrical Upgrade	113	115,000			
	Hardwire/battery Smoke Detectors	113	12,000			
	Lead Abatement	52 bldgs	100,000			
	John Frederick Oberlin Homes (OH12-4)	51 Hirise units 54 Family		18 Scattered Sites (OH12-420)	18 Units	
	Site Work (walks drives, grading) Pagodas	54	225,000	Hardwire/battery Smoke Detectors	18	1,800
	Replace Interior Doors Pagodas & Hirise	54	30,000			
	Electrical Upgrade Pagodas & Hirise	45 bldgs	75,000	25 Scattered Sites (OH12-021)	25 Units	
	Replace Flooring Hirise	1 bldg	50,000			
	Hard Wire/Battery Smoke Detectors	105	10,500	Hardwire/Battery Smoke Detectors	25	2,500
	Subtotal of Estimated Cost		\$1,542,500	Subtotal of Estimated Cost		\$117,300

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

Work Statement for Year 1 FFY 2011	Work Statement for Year 5 FFY 2015			Work Statement for Year 5 FFY 2015		
	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						
	Kennedy Plaza (OH12-5)	145 Hirise 32 Cottages		10 Scattered Sites (OH12-220)	10 Units	
	Replace Entry Door Hirise	Hirise	25,000	Fence Repair/Replacement	10	5,000
	Inspect & Repair Hirise Exterior	Hirise	110,000	Roof Ventilation	10	10,000
	Alternative Energy Source	Hirise	50,000			
	Replace Exterior Kitchen Door	Hirise	3,500			
	Install Security/observation system (Global)		5,000			
	Replace Window Glass (70)	Hirise	25,000			
	Replace Underground Utilities Cottages	32	450,000			
	Install Gas Chillers/Duct Work Hirise	1 bldg	400,000			
	Replace Air Handler	1 bldg	150,000			
	ACM's Popcorn & Pipe Coverings	1 bldg	70,000			
	Lakeview Plaza (OH12-10)	210 Units				
	Alternative Energy Source	1 bldg	50,000			
	Install Security/observation system (Global)		5,000			
	Replace Window Glass (60)	Hirise	25,000			
	Roof Replacement	1 bldg	200,000			
	Install Gas Chillers/Duct Work	1 bldg	400,000			
	ACM's Popcorn & Pipe Coverings	1 bldg	70,000			
	ACM Abatement	1 bldg	500,000			
	Subtotal of Estimated Cost		\$2,538,500	Subtotal of Estimated Cost		\$15,000

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

Work Statement for Year 1 FFY 2011	Work Statement for Year 2015			Work Statement for Year 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
AMP 3						
Riverview Plaza (OH12-6)	181 Units			14 Scattered Sites (OH12-320)	14 Units	
Emergency Stand-by Generator	1 bldg	165,000		Fence Repair/Replacement	14	7,000
Inspect & Repair Exterior	1 bldg	40,000		Roof Ventilation	14	14,000
Alternative Energy Source	1 bldg	50,000				
Replace Toilets	181	75,115				
AMP Office/Maintenance Area Upgrade	181	20,000				
Install Security/Observation System (Global)	181	5,000				
Phase III Tanks & Controls	1 bldg	60,000				
Install Gas chillers/Duct Work	1 bldg	400,000				
Replace Bldg Entrance Doors	1 bldg	85,000				
Repair Prking lot-across from RV	181	200,000				
ACM's Popcorn & Pipe Coverings	1 bldg	70,000				
Wilkes Villa (OH12-3)	182 Units					
Install Security/Observation System (Global)		10,000				
Install Emergency Generator	1 bldg	65,000				
Exterior Bldg Reno/replace Infrastructure	182	9,500,000				
Daycare Parking Lot/Drop off Improvements	182	100,000				
Office Parking Lot Access Improvements	182	100,000				
	Subtotal of Estimated Cost	\$10,945,115		Subtotal of Estimated Cost		\$21,000

