



PHA Plans

Annual Plan for Fiscal Year 2012

**Resolution # 4416 – Approved by the CMHA Board of Commissioners at the
March 27, 2012 Board Meeting**

Increase customer satisfaction: Ongoing

Concentrate on efforts to improve specific management functions:

- Train staff concerning SEMAP, PHAS, and other HUD regulations.
- Review existing policies and procedures to incorporate all necessary requirements and if warranted, develop written recommendations for policy revisions to the Board of Commissioners.
- Increase employee training to improve working knowledge of systems and processes.
- Develop working standards and processes that are consistent in each office.
- Implement a document imaging program throughout the agency.
- Implement the use of handheld inspection devices for the Housing Management Division.
- Implement the use of electronic handheld work order devices for 10 percent of the maintenance staff.
- Review current delivery of services to measure their effectiveness.
- Reduce the amount of time it takes to respond and make routine repairs requested by customers.
- Achieve 98% occupancy rate in elderly communities.
- Promote resident and resident organization activities in the areas of resident organization, board training, leadership training, fire safety, child safety, and health.
- CMHA continues to provide training to staff and Board Commissioners relative to any new or revised policy or procedure mandated by HUD.
- Improve and expand our internal operations and our community outreach to attract more customers, qualified staff and additional revenue generating opportunities.
- Continue to grow the self-sufficiency program.

Renovate or modernize public housing units:

- Implement the Capital Fund Program schedule.
- CMHA will perform routine maintenance to assure that units are within UPCS compliance.
- CMHA will implement a sound preventive maintenance program to help extend the useful life of all systems and equipment.
- Complete 100% of scheduled fiscal year renovation projects on budget and on schedule.
- Identify staffing levels needed to address maintenance issues and PHAS Physical Management Scores through predictive and preventive preservation strategies.

CMHA Progress Report:

In 2011 CMHA accomplished the following:

- CMHA's Housing Choice Voucher Program achieved high performer status under SEMAP, receiving a perfect score in 2011.
- Achieved a successful Housing Choice Voucher on-line wait list opening, which included outreach to and collaboration with various agencies and social service providers in Hamilton County.
- CMHA was awarded an additional 25 HUD-VASH vouchers.
- CMHA was awarded 100 Non Elderly Disabled Vouchers and is working with the Department of Ohio Jobs and Family Services to coordinate assistance within Hamilton County. Extensive educational outreach on the availability of these vouchers was provided to community service providers working with this population.

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| | <ul style="list-style-type: none">• CMHA was awarded \$248,000+ in continued funding for the FSS program.• CMHA currently has over 500 participants in the FSS Program, and 41 participants graduated in 2011.• CMHA's Home Ownership program had 11 participants purchased homes in 2011.• FSS staff collaborated with City of Cincinnati and Federal Reserve Bank in a "Bank On" initiative, and organized opportunities for vendors promoting self-sufficiency conduct to provide outreach to voucher holders during recertification appointments. |
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

PHA Plan Update

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

- CMHA updated its Annual and Five Year Capital Grants.
- Financial Resources amounts have changed.
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(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. **16 W Central Parkway, Cincinnati, OH 45214**

6.0(b)(1) Eligibility, Selection and Admissions policies, including Deconcentration and wait List Procedures

See Attachment A

6.0(b)(2) Financial Resources

6.0

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$34,079,613.00	
b) Public Housing Capital Fund	\$6,500,000.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	72,846,657.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Family Self Sufficiency	\$248,250.00	Section 8 Supportive Services
NSP2		NSP2 development
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	\$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency		Section 8 Supportive Services
c) Resident Opportunity and Self-sufficiency Grants	\$0	Public Housing Supportive Services
d) Capital	\$18,061,459.00	Public Housing Capital Improvements
e) HOPE VI Revitalization	\$0	

3. Public Housing Dwelling Rental Income		
a) Rental Income	\$9,058,794.00	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities	\$66,583.00	Public Housing Operations
b) Non-dwelling Rental	\$78,157.00	Other
c) Interest & Other Income	\$485,643.00	Other
4. Non-federal sources (list below)		
Total resources	\$141,425,156.00	

Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.	Standard 5 Year and Annual Plans; 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination and ACOP
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination and ACOP
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

	infestation).	
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan:
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 19B of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional). List individually.	(Specify as needed)

6.0(b)(3) Rent Determination

CMHA's *Low Income Public Housing Admissions & Continued Occupancy Policy* contains the following policies governing rents charged for Low Income Public Housing (LIPH) dwelling units.

Low Income Public House (LIPH)

- Minimum Rent
 - \$50
- Earned Income Disregarded
 - Twenty percent of a residents earned income is disregarded.
 - Residents paying child support may receive a deduction of up to \$480 in their adjusted income for purposes of calculating rent.
 -
 - 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

- Ceiling Rent
 - The ceiling rents have been set in a manner that encourages self-sufficiency and does not create disincentives for continued residency by families who are attempting to become economically self-sufficient.
- Change in Income Between Annual Reexamination
 - When combined income increases average in excess of \$100 per month

CMHA's Housing Choice Voucher Section 8 Program Administrative Plan contains the following policies governing rents charged for HCV dwelling units.

In accordance with HUD regulations, and at CMHA's discretion, the Voucher Payment Standard amount is set by CMHA between 90 percent and 110 percent of the HUD published FMR. This is considered the basic range. CMHA reviews the appropriateness of the Payment Standard annually when the FMR is published. In determining whether a change is needed, CMHA will ensure that the Payment Standard is always within the range of 90 percent to 110 percent of the new FMR, unless an exception payment standard has been approved by HUD.

CMHA may approve a higher payment standard within the basic range, if required as a reasonable accommodation for a family that includes a person with disabilities.

6.0(b)(4) Operation and Management

GENERAL MANAGEMENT POLICIES AND PROCEDURES

Parking Permit Procedures / Policy
 Resident Screening Policy
 Lease Enforcement Procedure

PHYSICAL/PROPERTY MANAGEMENT POLICIES

Requirements under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794)
 Deceased Tenant Procedure
 Facilities Use Policy
 Grievance Procedures
 Pest Control Policy Policies for the prevention or eradication of pest infestation (including cockroach infestation)
 Rent Collection Policy
 Maintenance/Excess Charges Policy
 Family choice Rents
 Third Party Verifications
 Levels of Hierarchy Verifications & Use of Verification Monitoring Procedure
 Document Order of Resident File
 Exigent Health and Safety Deficiencies
 Inspection Procedures
 Work Order Procedures
 Unit Prep Procedure

ADMISSIONS POLICIES

Public Housing Admission and Continued Occupancy Policy Dwelling
 Lease Agreement
 Grievance Procedures

Screening Policy
Transfer Policy
Pet Policy

6.0(b)(5) Grievance Procedures

See Attachment B

6.0(b)(6) Designated Housing for Elderly and Disabled Families

In 2012, CMHA is planning to submit a Senior Designation application for Baldwin Grove, OH 004-62 and Regal Manor OH 004-047. Baldwin Grove is a newly constructed, 100unit building, with one and two bedrooms units. The Regal Manor was constructed in 2002 and has 54 units consisting of one and two bedroom units.

Development Name	Designation Type	Application Date	Approval Date	Number of units Affected
Baldwin Grove	OH 004-62	Submitting by 9/2012	N/A	100
Regal Manor	OH 004-047	Submitting by 9/2012	N/A	54

6.0(b)(7) Community Service and Self-Sufficiency

CMHA's will continue to develop and promote strong working relationships with other social service providers so residents are identified and appropriately served.

- Promote a "we care" attitude to residents and the community so that they feel secure in bringing their concerns to us.
- Access all available federal, state, local and private foundation resources for the delivery and enhancement of needed residential services.
- Establish educational, training and employment opportunities as the principal objective in designing programs for assisting residents.
- Preserve the 501C3 Non-Profit status in order meet additional funding needs of the agency and resident services. Coordinate with local transportation companies and others to develop transportation services for working residents who are in need of transportation to and from work.

Senior/Disabled:

- Improve the quality of life for senior and disabled residents through onsite supportive services.
- Expand Senior and Disabled input on the Resident Council.
- Evaluate the need for increasing housing opportunities beyond independent living.

Family:

- Promote enrollment in progressive financial/social programs that promote self-sufficiency (FSS, Flat Rents, etc.)
- Develop a variety of growth and learning opportunities for the younger residents.
- Continue to evaluate waiting list applicants and provide services/linkages to other agencies to prevent homelessness.

6.0(b)(7)(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:

The overall goal of our Family Self Sufficiency (FSS) Program is to promote economic self-sufficiency through the coordination and delivery of existing community services.

The overall plan of the FSS Program is to achieve the following objectives:

- Introduce FSS to all families who are eligible to participate with the understanding that the commitment to change "begins from within."
- Implement a needs assessment to identify each family's strengths and the societal and individual barriers that impede their self-sufficiency.
- Establish interim goals for each family that establish a foundation for the final goal of economic self-sufficiency.

CMHA's goals for completion of the FSS Contract of Participation for each family include:

- To seek and maintain suitable employment;
- To become independent of welfare assistance and remain independent for 12 consecutive months before the FSS Contract expires; and
- To be in good standing with no current or anticipated debt to either the Housing Choice Voucher (HCV) Program or the Landlord.

The overall plan for the family participating in FSS is to achieve the following objectives:

- Begin to recognize the connection between self-perceptions and self-imposed limitations. By learning that thoughts can shape and form one's life, the prescription for success is to "begin within."
- Achieve a greater level of self-discipline, self-esteem and self-motivation by accepting responsibility for decisions and actions.
- Demonstrate commitment and accountability to the Individual Training and Services Plan in which both goals and barriers are assessed.

CMHA's FSS Coordinators must establish interagency partnerships to achieve high quality, long-term and comprehensive service delivery to all members of each FSS family. They are also required to meet with FSS participants annually to review goals and assess the accountability of the families and the agencies involved.

The entire HCV staff is encouraged to promote FSS during daily contact with families.

6.0(b)(8) Safety and Crime Prevention

6.0(b)(8)(i) *A description of the need for measures to ensure the safety of public housing residents.*

The CMHA has implemented multiple measures to gauge resident safety, both real and perceived.

Police calls for service, reported crime and arrest information is frequently queried against CMHA addresses to track the type of crime occurring on public housing property. Analyzing crime locations, dates and times allows us to gauge the increases or decreases in criminal activity on our property. The end result is information that allows us to tailor enforcement programs to specific areas and ultimately work with local law enforcement, residents and employees to address the activity.

Perceived safety is of great importance and is continuously measured by staff. To better understand resident's concerns Security Operations employees regularly attend resident council meetings at various public housing properties to address security related questions and discuss proposed solutions. Resident surveys are used to gauge resident's feelings about the safety and security where they reside. These surveys provide residents with an avenue to express their opinions and share information anonymously.

6.0(b)(8)(ii) *A description of any crime prevention activities conducted or to be conducted by the PHA.*

A vast array of crime prevention programs, processes and activities are conducted by the CMHA Security Operations Division to address criminal activity and resident safety in public housing.

Trespass Program – The criminal trespass program is designed to address the number of non-residents loitering on public housing property to commit criminal or nuisance offenses. Non-residents that commit crime on or are arrested on CMHA public housing property are issued a trespass warning informing them that they are subject to prosecution for Criminal Trespass should they return to any CMHA property without authorization. CMHA staff and local law enforcement officers also issue trespass warnings to non-residents that are observed committing nuisance acts on CMHA property. Those issued trespass warnings are placed on the criminal trespass list and the list is updated monthly and provided to officers throughout the area for enforcement.

Trespass Sweeps – Random trespass sweeps are conducted in high crime areas to identify unauthorized persons loitering on public housing property to commit criminal offenses. This joint effort between CMHA Security Operations and local law enforcement departments not only reduces crime but also improves relationships with outside agencies and residents living in these communities.

Security Guards – Contracted unarmed uniformed security guards are assigned to monitor ingress and egress during evening and early morning hours at many CMHA's public housing hi-rise buildings. Visitors are identified and their entry and exit times are documented.

Secured Entry – Hi-rise buildings are equipped with electronic entries to regulate traffic. Resident identification cards allow them access to the buildings. Visitors are required to use an electronic call box to contact the person they are visiting. The resident is then able to activate the entry door to allow them in.

Parking Tow Services – CMHA public housing and office parking areas are monitored and regulated by a contracted tow service. Vehicles found to be in violation of CMHA's parking regulations are warned, documented and towed from the lot if necessary. This service is provided each day with a dedicated person that patrols the properties and locates violations. This program not only improves aesthetics but has also reduced the number of junk and stolen vehicles abandoned on CMHA property.

Cameras – More than 150 cameras are used throughout public housing properties and office areas to monitor, deter and assist in the investigation of criminal and nuisance activity. Residents in hi-rise buildings can access cameras in their building through their television set. This access empowers residents and provides them with the means to report any suspicious or criminal activity they might observe taking place.

Resident Crime Prevention Training – Crime prevention and personal safety presentations are available to residents. These presentations are specific to CMHA public housing residents and the properties where they reside. Whether it is fire safety or identity theft prevention training CMHA Security Operations strives to provide interesting, relevant and useful information.

Surveillance – Local law enforcement agencies are provided with secure locations for surveillance purposes during drug investigations on and around public housing properties. Access to CMHA offices and vacant units allows them to observe activity, take enforcement action and ultimately reduce crime in the area.

Crime Mapping and Analysis – Crime analysis methods are used to map out crime data and better understand where and why crime is occurring on public housing property. The mapping aspect provides a visual reference while the analysis aspect helps us to focus on the specific areas so we can better allocate resources.

Police Detail Officers – Off duty police officers are often scheduled at public housing properties to provide additional security and prevent criminal activity. Officers working these details are proactive in enforcing the CMHA trespass policy and reducing crime through walking patrols and interaction with residents, visitors and employees.

CPTED – Crime Prevention Through Environmental Design principles are used when assessing pedestrian traffic, vehicle traffic, and property layouts. These principles are also used during construction projects and to improve current properties.

6.0(b)(8)(iii) *A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.*

The CMHA Security Operations Division takes pride in the relationships it has formed with local law enforcement agencies. These relationships have proven to be extremely valuable to both CMHA and the officers working in the communities. The coordination of enforcement and open sharing of information has created unique partnerships that allow us to obtain information that was once not readily available. This allows us to expedite enforcement of

public housing violations to remove problematic households and improve safety in the community. Below are some of the joint programs that are in place to assist us with crime prevention.

Police Data – Many local agencies provide police calls for service, reported crime and arrest information to the Security Operations Division. This information is provided in an electronic database that allows us to compare the location of the police activity with public housing addresses. Connections between public housing addresses and residents are then further researched and forwarded to the property managers for lease enforcement.

L.E. Data Sharing Groups – Through our training and associations with local law enforcement staff have been able to take advantage of various “L.E.” only groups that share information on investigations and criminal activity taking place. The agencies involvement in these groups allows staff to assist outside agencies with their investigations in public housing and gives staff insight into the criminal activity being investigated.

Roll Call Training – Security Operations employees often attend and present information to local police officers during roll call at the beginning of their shifts. This unique opportunity allows staff to better understand what police are encountering during their daily patrols on agency property. This interaction allows us to be proactive and discuss solutions to potential problems.

Fugitive Units – Local fugitive warrant units and specialized task force units work hand in hand with CMHA Security Operations to locate wanted persons believed to be on public housing property. This coordination has led to numerous wanted subjects being located and removed from public housing, thus reducing unauthorized persons and reducing crime.

Right-of-Entry Agreements – Agreements have been put in place authorizing all law enforcement departments to enforce criminal trespass policies on public housing property.

Trespass Sweeps – Random trespass sweeps are conducted in high crime areas to identify unauthorized persons loitering on public housing property to commit criminal offenses. This joint effort between CMHA Security Operations and local law enforcement departments not only reduces crime but also improves relationships with outside agencies and residents living in these communities.

Training Locations for Specialized Units – Local specialized law enforcement units are provided access after normal business hours to CMHA offices and vacant public housing properties to perform training in the area of building searches, article location and suspect tracking. These units benefit from the use of the properties and in return provide a free-of-charge police presence on agency property.

CMHA Information – CMHA Security Operations database information is made readily available to all local law enforcement officers. This access is a beneficial tool to officers and investigators attempting to locate suspects. This collaboration also allows CMHA Security Operations to obtain information and receive additional assistance in our crime prevention efforts.

6.0(b)(9) Pets

See Attachment C

6.0(b)(10) Civil Rights Certification

See related documents in section 11.0

6.0(b)(11) Fiscal Year Audit

See Attachment D

6.0(b)(12) Asset Management

CMHA's capital management approach focuses on the best mix of investments needed to achieve the Agency's goals while minimizing risk and maximizing the cost-effectiveness and performance of its assets. CMHA strives to maximize the practical and financial value of all capital assets by appropriate strategic determinations. Through well thought-out assessments of acquisitions, allocations, operations, and dispositions in collaboration with sound financial tools, such as, capital investment processes, alternative analysis, strategic linkage, life-cycle costing, and other performance measures, the agency improves its odds to reach favorable outcomes.

This approach enables CMHA to improve coordination, management of capital assets and provides a single consolidated view of all capital investments in the Agency's portfolio. Additionally, those tools and capabilities allow CMHA to capitalize on the value of its portfolio while providing balance and the assurance of investments that meet CMHA's goals and overall mission.

6.0(b)(13) Violence Against Women Act (VAWA)

Agency Implementation of Provisions of the VAWA (LIPH)

CMHA has an on-going collaboration with caseworkers from the YWCA, which is the agency that runs the battered women's shelter in this jurisdiction. The YWCA routinely refers their clients for admission to the public housing program.

The agency policy has been featured in the newsletter that is sent to all residents. During the coming year, it will be featured again. Additionally, the staff social workers who work directly with residents who have been victims of domestic violence are well-versed on the policy and the procedures.

Each property manager and social worker receives a monthly report of all police calls for service to their assigned properties. This report is a valuable tool in alerting staff to potential domestic violence situations, and the social workers follow-up with families as a result of reviewing this information.

In the coming year, we will be working with the YWCA to explore further opportunities to possibly provide transitional housing for victims of domestic violence. Additionally, we will be working with their staff to provide a training program for all property management staff on issues and indicators of domestic violence.

Violence Against Women Act-Housing Choice Voucher Section 8 Program

The following provisions are applicable to situations involving actual or threatened domestic violence, dating violence, or stalking, as those terms are defined in Section 6(u)(3) of the United States Housing Act of 1937, as amended, (42 U.S.C. §1437d(u)(3)) and in the Violence Against Women Act (VAWA) Policy.

TERMINATION OF TENANCY

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking shall not constitute a serious or repeated violation of the lease by the victim of such violence; and
2. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of the Tenant's household, a guest, or other person under the Tenant's control, shall not be cause for termination of participation or occupancy rights, if the Tenant or any member of the Tenant's family is a victim of that domestic violence, dating violence, or stalking.

Notwithstanding anything to the contrary contained in items 1 and 2 above, CMHA may terminate a tenant's tenancy under this lease if it can demonstrate an actual and imminent threat that may result to other tenants or to those employed at or providing service to the property in which the unit is located, if the Tenant's tenancy is not terminated.

7.0(a) Hope VI or Mixed Finance Modernization or Development

CMHA is finalizing a cooperation agreement with Hamilton County. The cooperation agreement is critical to the success of the development of affordable housing in Hamilton County.

CMHA has a 60 unit NSP2 development currently under construction in the city of Mount Healthy. The Reserve on South Martin is replacing multiple distressed properties (vacant, foreclosed and abandoned).

CMHA is currently in process of an acquisition/rehabilitation project of up to 150 units of Public Housing in Hamilton County including the city of Cincinnati.

CMHA is currently evaluating responses to a Request For Qualifications for developers. The selected developer will construct a facility within Hamilton County to serve persons with disabilities. The development(s) will contain up to 50 dwelling units using a variety of funding sources.

CMHA plans to develop up to 100 dwelling units within Hamilton County including the city of Cincinnati to serve the elderly population.

Consistent with CMHA's Strategic Plan, cooperation agreements with Hamilton County and the city of Cincinnati and the Voluntary Compliance Agreement between CMHA and the Department of Housing and Urban Development. CMHA's goal is to develop up to 400 affordable dwelling units over the next several years. These units will be developed using a variety of funding sources and a variety of development methods (i.e. New construction, acquisition, acquisition/rehabilitation, etc.) These developments will be pursued consistent with one or more of CMHA's development goals of:

- Ensuring the adequacy of quality affordable housing for Hamilton County's workforce and residents.
- Ensuring that affordable units are not limited to certain areas, avoiding concentrations of poverty.
- Support or contribute to communities' revitalization plans.
- Preserving affordable housing options within Hamilton County when feasible.
- Provide affordable quality housing options to the under served populations.

CMHA will accomplish the goal of developing of 400 units of affordable housing by using variety of different funding sources including but not limited to:

- Replacement Housing Factor Funds (RHF)
- Capital Grant Funds
- Public Housing Operating Reserves
- Low Income Housing Tax Credits (LIHTC)
- Federal Home Loan Bank (FHLB) grants and loans
- Ohio Housing Finance Agency (OHFA) grants and loans
- And other funding sources

CMHA is considering repurposing existing under-used, non-dwelling space to further resident employment. The goals of this undertaking would be to improve outcomes for tenants and create additional revenue for CMHA.

CMHA is planning on converting additional existing Public Housing units' to 504 compliance standards. These units will be located throughout Hamilton County providing additional accessibility options for the families we serve.

CMHA will convert the office space formerly used by Tri-Health at the Park Eden. The plan is to convert the units into fully 504 Compliant units.

7.0(b) Demolition and /or Disposition

Demolition/Disposition Activity Description

1a. Development name: Grandview

1b. Development (project) number: OH004-39

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 09/2012

5. Number of units affected: Land Only

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 10/2012
b. Projected end date of activity: 6/2012
c. Disposition of the Grandview property with a planned application date of 9/2012. The disposition plan is for land only and is part of development OH004-39. The projected start date of activity is 2012 with an end date 2013.

Demolition/Disposition Activity Description

1a. Development name: 3587 Purdue

1b. Development (project) number: OH004-23 AMP208

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 12/09/2010

5. Number of units affected: 1

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 9/2012
b. Projected end date of activity: 9/2013
c. Demolition of Purdue unit with a Submitted application date of 12/09/2010 and a projected end date of 6/2013. The planned activity is to demolish the unit and re-build the unit with similar amenities on vacant land currently owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: 3544 Haven Street

1b. Development (project) number: OH004-23 AMP 208

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 12/09/2010

5. Number of units affected: 1

6. Coverage of action (select one)

Part of the development
 Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 9/2012

b. Projected end date of activity: 6/2013

c. Demolition of Haven unit with a Submitted application date of 12/09/2010 and a projected end date of 6/2013. The planned activity is to demolish the unit and re-build the unit with similar amenities on vacant land currently owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: MILLVALE OH-06

1b. Development (project) number: OH004-06 AMP 217

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: (06/01/07)

5. Number of units affected: 44

6. Coverage of action (select one)

Part of the development
 Total development

7. Timeline for activity:

a. Actual or projected start date of activity: Est. 04/2008

b. Projected end date of activity: Est. 06/2012

c. Demolition of 44 units with an approved demolition application. Demolition is only part of the Millvale North development. Start date of activity 4/2008 with a projected end date of 6/2011.

Demolition/Disposition Activity Description

1a. Development name: ROCKDALE

1b. Development (project) number: OH004-40 AMP 208

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 9/2012

5. Number of units affected: 12

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: Est. 09/2012
b. Projected end date of activity: Est. 09/2013
c. Disposition of the Rockdale properties with a planned application date of 9/2012. The disposition plan is for buildings and land and is part of development OH004-40. The projection start date of activity 2012 with an end date 2013. The monies obtained from the disposition sale along with RHF funds will be used to purchase 12 units with similar amenities.

Demolition/Disposition Activity Description

1a. Development name: 2821 Rosella Ave.

1b. Development (project) number: OH004-40 AMP 201

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, **submitted**, or planned for submission: 12/9/2010

5. Number of units affected: 1

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 9/2012
b. Projected end date of activity: 9/2013
c. Demolition of Rosella unit with a submitted application date of 12/09/2010 and a projected end date of 9/2013. The planned activity is to demolish the unit and re-build the unit

with similar amenities on the existing site using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: 68-70 Warren

1b. Development (project) number: OH004-59 AMP 204

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, **submitted**, or planned for submission: 12/09/2010

5. Number of units affected: 2

6. Coverage of action (select one)

Part of the development
 Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 9/2012

b. Projected end date of activity: 9/2013

c. Demolition of Warren unit with a submitted application date of 12/2010 and a projected end date of 9/2013. The planned activity is to demolish the unit and re-build the unit with similar amenities on vacant land currently owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: 518 Rosemont

1b. Development (project) number: OH004-59 AMP 205

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 12/09/2010

5. Number of units affected: 2

6. Coverage of action (select one)

Part of the development
 Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 9/2012

b. Projected end date of activity: 9/2013

c. Demolition of Rosemont unit with a Submitted application date of 12/09/2010 and a projected end date of 9 /2013. The planned activity is to demolish the unit and re-build the unit with similar amenities on vacant land currently owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description

1a. Development name: 1341 Crotty Ct

1b. Development (project) number: OH004-51 AMP 202

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 09/2011

5. Number of units affected: 2

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 9/2011
b. Projected end date of activity: 9/2012
c. Reduction of bedroom size in two units. Reduce two units from 3br to 2br units.

Demolition/Disposition Activity Description

1a. Development name: Millvale OH-06

1b. Development (project) number: OH004-06 AMP 217

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 09/2012

5. Number of units affected: 18

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
a. Actual or projected start date of activity: 9/2013
b. Projected end date of activity: 6/2014
c. The planned activity is to demolish the units and re-build units off site with vacant land current owned by the Authority using RHF funds for construction.

Demolition/Disposition Activity Description	
1a. Development name: Millvale OH-05	
1b. Development (project) number: OH004-05 AMP 217	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: 09/2012	
5. Number of units affected: 24	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 9/2012 b. Projected end date of activity: 6/2013 c. The planned activity is to demolish the units and re-build units off site with vacant land currently owned by the Authority using RHF funds for construction.	

Demolition/Disposition Activity Description	
1a. Development name: 211 E. Broadway	
1b. Development (project) number: OH004-58 AMP 207	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: 09/2011	
5. Number of units affected: 1	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 9/2012 b. Projected end date of activity: 6/2013 c. The planned activity is to sell the building and use funds to purchase multi family properties to improve economies of scale.	

7.0(c) Conversion of Public Housing
Not Applicable

7.0(d) Homeownership

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

The HCV Homeownership Program permits eligible participants in the HCV Program the option of purchasing a home with their HCV assistance. In accordance with the HCV Homeownership Program regulations published in 24 CFR 982 and CMHA's plans to promote self-sufficiency, asset development, and economic security for assisted households, CMHA established a HCV Homeownership Program in April 2002.

Since inception, staff has assisted in 50 homeownership closing, and there are currently 36 participants who are still using voucher assistance to help pay their mortgage.

The policies governing the program are reevaluated at least annually as part of CMHA's Annual Plan. Participation in the Homeownership Program is voluntary. Each participant must meet the general requirements for participation in the HCV Program. Participation is open to all families, including elderly and disabled families. An attempt will be made to have a mix of Family Self-Sufficiency (FSS), elderly, and disabled families participate in the program. Eligible applicants (including participants with portable vouchers) must be under lease in the HCV Program. CMHA may waive this requirement for a disabled family who requires reasonable accommodation for their housing and is eligible for admission to the HCV Program. Applicants must be in good standing with CMHA; must be in full compliance with their lease and HCV Program Family Obligations; and must meet HCV Homeownership Program family eligibility requirements.

To be eligible to participate in the HCV Homeownership Program, families must meet all

the following initial eligibility requirements:

- Be a first-time home buyer
- Meet minimum income requirements as defined in CMHA's

Administrative Plan

- Meet employment requirements as defined in CMHA's Administrative Plan
- Be in good standing with CMHA
- Meet minimum savings requirements as defined in CMHA's Administrative Plan

CMHA intends to apply for a homeownership program for Public Housing.

7.0(e) Project-based Vouchers

CMHA currently has approximately 2% of its Vouchers invested in Project-Based

	<p>Vouchers (PBVs) throughout Hamilton County. The goal over the next 5 years is to increase that number up to 10%. CMHA will use the conversion of HCV to PBV to meet the housing needs of special-needs populations through financially supporting the collaboration of private and non-profit partnerships that result in specific and comprehensive housing and service provisions. The additional PBV's will provide avenues for partnership with the City of Cincinnati and/or Hamilton County to support the preservation of vital housing communities that are pivotal to the local jurisdictional area and/or the submarket of the community's locality.</p> <p>Further, this transition to PBV's could have a decidedly positive impact on the deconcentration of very, very low-income housing (incomes less than 30% of AMFI) in Hamilton County. Such households comprise more than half of housing units in seven City of Cincinnati neighborhoods. The expansion of PBV's will continue to promote the expansion of quality affordable housing opportunities for low and moderate-income families.</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. See Attachment E</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. See Attachment F</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" 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. CMHA already has a CFFP program and has pledged 1,536,699 of this grant period's funds for debt services on this CFFP loan.</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.

**Housing Needs of Families in the Jurisdiction
by Family Type**

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	30,294	5	5	2	5	4	5
Income >30% but <=50% of AMI	16,931	5	5	2	5	4	5
Income >50% but <80% of AMI	19,897	5	5	2	5	4	5
Elderly	14,215	5	5	2	5	4	5
Families with Disabilities	25,416	5	5	2	5	4	5
Race/Black (<=80AMI)	35,680	5	5	2	5	4	5
Race/White (<=80AMI)	28,085	5	3	2	3	3	1
Race/Asian P.I. (<=80AMI)	1175	5	5	2	5	4	5
Race/Am. Indian (<=80AMI)	200	5	5	2	5	4	5
Hispanic (<=80AMI)	850	5	5	2	5	4	5

9.0

Sources of information used to conduct the Housing Needs Analysis:

City of Cincinnati Consolidate Plan 2010-2014

Consolidated Plan of the Jurisdiction 2010-2014

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) 2010

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.**

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1575		1232
Extremely low income <=30% AMI	1489	94.54%	
Very low income (>30% but <=50% AMI)	77	4.89%	
Low income (>50% but <80% AMI)	8	.57%	
Families with children	1274	80.89%	
Elderly families	11	1.46%	
Families with Disabilities	23	1.46%	
Race/ethnicity: White	239	15.17%	
Race/ethnicity: Black	1323	84.00%	
Race/ethnicity: Native American	4	.25%	
Race/ethnicity: Asian	9	.57%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	239	15.17	
2 BR	929	58.98	
3 BR	171	10.86	
4 BR	112	7.11	
5 BR	17	1.08	
5+ BR	4	.25	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes (e.g., specific bedroom sizes may be left open)

9.1

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	12981		
Extremely low income <=30% AMI	12238	94.00%	
Very low income (>30% but <=50% AMI)	631	5.00%	
Low income (>50% but <80% AMI)	96	*1.00%	
Families with children	6615	50.96%	
Elderly families	212	1.63%	
Families with Disabilities	2039	16.00%	
Race/ethnicity: White	1581	12.18%	
Race/ethnicity: Black	11347	87.41%	
Race/ethnicity: Native American	28	.22%	
Race/ethnicity: Asian	12	.09%	
Race/ethnicity: Other or Not Available	13	.10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

***The percentages will not total 100% because applicants on the waiting list with income that exceeds 80% of AMI are not represented. An applicant's income is not verified until the family is screened for eligibility.**

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 7

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

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.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

10.0(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"Significant Amendment" is defined as follows:

A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy. The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.
5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.
6. Changes that are due to factors outside of CMHA's control such as natural or man-made disasters that require the redirection of resources to address emerging issues.
7. Technical amendments to correct grammar and spelling mistakes; to adjust the language in the plan document to match the intended board policy as documented by board resolutions and minutes that inadvertently omitted or misstated in the existing plan document; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing and population characteristics.

"Substantial Deviation" is defined as follows:

Additions of non-emergency work items (items not included in the Annual statement or 5-year Action plan) or change in use of replacement reserve funds under Capital Fund.

Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities

Fundamental alteration of the goals, mission or objectives of CMHA

10.0

11.0

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. See Attachment G

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (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. 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
- See Attachment G** for (A, B, C, D, E,F,G)
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT A

ELIGIBILITY, SELECTION and ADMISSIONS POLICIES, including
DECONCENTRATION and WAIT LIST PROCEDURES

CMHA's Low Income Public Housing Admissions & Continued Occupancy Plan contains the following policies governing eligibility, selection and admission to all LIPH programs administered by CMHA.

Affirmative Marketing

1. CMHA will conduct outreach as needed to maintain an adequate application pool representative of the eligible population in the area. Outreach efforts will consider the level of vacancy in the CMHA's units, availability of units through turnover, and waiting list characteristics. CMHA will periodically assess these factors in order to determine the need for and scope of any marketing efforts. All marketing efforts will include outreach to those least likely to apply.
2. **Marketing and informational materials will be subject to the following:**
 - a. Marketing materials will comply with Fair Housing Act requirements on wording, logo, size of type, etc.;
 - b. Marketing will describe the housing units, application process, waiting list and preference structure accurately;
 - c. Marketing will use clear and easy to understand terms and will use more than strictly English-language print media;
 - d. Agencies that serve and advocate for potentially qualified applicants least likely to apply (e.g. the disabled) will be contacted to ensure that accessible/adaptable units are offered to applicants who need their features;
 - e. Marketing materials will make clear who is eligible: low income individuals and families; working and non-working people; and people with both physical and mental disabilities; and
 - f. CMHA will be clear about its responsibility to provide reasonable accommodations to people with disabilities.

Qualification for Admission

1. It is CMHA's policy to only admit qualified applicants¹.
2. **An applicant is qualified if he or she meets all of the following criteria:**
 - a. Is a family as defined in Section XII of this policy;
 - b. Meets the HUD requirements on citizenship or immigration status;
 - c. Has an Annual Income (as defined in Section XI of this document) at the time of admission that does not exceed the income limits (maximum incomes by family size established by HUD) posted in CMHA offices.
 - d. Provides documentation of Social Security numbers for all family members, age 6 or older, or certifies that they do not have Social Security numbers; and
 - e. Meets or exceeds the Applicant Selection Criteria set forth in Section II. F. of these policies, including attending and successfully completing a CMHA-approved pre-occupancy orientation session;
 - f. Has the legal capacity to execute a lease.

¹ The term "qualified" refers to applicants who meet the applicant selection standards. Eligibility is a term having specific meaning under the Housing Act of 1937. In order to be eligible, a family must meet four tests: (1) they must meet HA's definition of family; (2) have an Annual Income at or below program guidelines; (3) each family member, age 6 or older, must have a social security number or certify that he/she has no number; and (4) each family member receiving assistance must be a citizen or non-citizen with eligible immigration status.

Waiting List Management

1. It is the policy of CMHA to administer its waiting list as required by the regulations. (24CFR §§5.4, 5.5, 5.6, 960.201 - 960.215).
2. Opening and Closing Waiting Lists
 - a. CMHA, at its discretion, may restrict application intake, suspend application intake, and close waiting lists in whole or in part. CMHA may open or close the list for persons with a high preference category, or by unit size or type available. See (c) below.
 - b. For any unit size or type, if CMHA's highest waiting list preference category has sufficient applications to fill anticipated vacancies for the coming 12 months, CMHA may elect to: (a) close the waiting list completely; (b) close the list during certain times of the year; or (c) restrict intake by preference, type of project, or by size and type of dwelling unit.
 - c. Decisions about closing the waiting list will be based on the number of applications available for a particular size and type of unit, the number of applicants who qualify for a preference, and the ability of CMHA to house an applicant in an appropriate unit within a reasonable period of time (between twelve and eighteen months). A decision to close the waiting lists, restricting intake, or opening the waiting lists will be publicly announced.
 - d. During the period when the waiting list is closed, CMHA will not maintain a list of individuals who wish to be notified when the waiting list is re-opened.
3. Determining if the Waiting List may be Closed

CMHA may stop accepting applications for a specific wait list site, unit type or unit size, if there are enough applications to fill anticipated vacancies for the next 12 months. The wait list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

Upon the reopening of the waiting list, CMHA will advertise through public notice.
4. Updating the Waiting List

CMHA will update each waiting list at least once a year by contacting all applicants in writing². If, after two written attempts³ no response is received, or if mail is returned without a forwarding address, CMHA will withdraw the names of applicants from the waiting list. At the time of initial intake, CMHA will advise families of their responsibility to notify CMHA when their income, mailing address, phone numbers, or family composition changes.

CMHA will not remove an applicant's name from the waiting list except in accordance with the procedures as stated herein.
5. Change in Preference Status While on the Waiting List
 - a) Families on the waiting list who did not qualify for a local or ranking preference when they applied may experience a change in circumstances that qualifies them for a preference. In such instances, it will be the family's duty to contact CMHA so that their status may be recertified or, depending on application processing

² Applicants with disabilities may be contacted by an alternate method as requested.

³ Written communications will be sent by first class mail.

status, re-verified. Applicants whose preference status changes while they are on the waiting list will retain their original date and time of application.

- b) To the extent that CMHA determines that the family does now qualify for a preference, they will be moved up on the waiting list in accordance with their preference(s) and their date and time of application. They will then be informed in writing of how the change in status has affected their place on the waiting list.

Processing Applications for Admission

1. CMHA will accept and process applications in accordance with applicable HUD Regulations and CMHA's Admissions and Continued Occupancy Policy. CMHA will work on the assumption that the facts certified to by the applicant in the preliminary application are correct, although all those facts will be subject to verification later in the application process.
2. Interviews and Verification Process: As applicants approach the top of the waiting list, they will be contacted and requested to come to CMHA's Leasing Office for an interview to complete their applicant file. Applicants who fail to attend their scheduled interview or who cannot be contacted to schedule an interview will have their applications withdrawn, subject to reasonable accommodations for people with disabilities.
 - a. The following items will be verified according to CMHA's *Procedure on Verification*, to determine qualification for admission to CMHA's housing:
 - (1) Family composition and type (Elderly/Disabled/near-elderly /non-elderly)
 - (2) Employment History
 - (3) Annual Income
 - (4) Assets and Asset Income
 - (5) Deductions from Income
 - (6) Preferences
 - (7) Social Security Numbers of all Family Members age 6 and above
 - (8) Information used in applicant selection
 - (9) Citizenship or eligible immigration status
 - b. Third party written verification is the preferred form of documentation to substantiate applicant or resident claims. CMHA may also use: (1) up-front verifications (UIV) which may include obtaining computerized information from an independent agency; (2) phone verifications with the results recorded in the file, dated, and signed by CMHA staff; (3) review of documentation, and, if no other form of verification is available, (4) applicant self-certification. Applicants must cooperate fully in obtaining or providing the necessary verifications.
 - c. Verification of eligible immigration status shall be carried out pursuant to 24 CFR § 5.5. Citizens are permitted to certify to their status.
3. Applicants reporting zero income will be asked to complete a family expense form. This form will be the first completed in the interview process. CMHA requires applicants to document how much they spend on: food, transportation, health care, childcare, debts, household items, etc. and to specify the source(s) of income used to pay for these

expenses. Applicants must also report the status of any pending application and/or benefits received through TANF or other similar programs. If a *zero income* family is admitted, re-determinations of income may be performed every 60 days. (Ref. *Periodic Recertifications*, Section 3.C of this policy.)

4. CMHA's applicant admission records shall indicate the date and time the application was received; the applicant's race and ethnicity; CMHA's determination of eligibility/ineligibility of the applicant; when the applicant was made eligible; the unit size(s) for which the applicant was made eligible; preference(s), if any; the date, location, identification, and circumstances for each housing offer made; and a record of the acceptance or rejection of each offer.

The Preference System

1. Qualifying for a preference does not guarantee admission. Preferences are used to establish the order of placement on the waiting list. Every applicant must still meet CMHA's *Resident Selection Criteria* (described later in this policy) before being offered a unit. Preferences will be granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to execution of a lease) meet the criteria for the preferences described below.
2. Before applying preferences, CMHA will first match the characteristics of the available unit to the eligible applicants on the waiting list. Factors such as unit size, accessibility features, and type of housing may limit the admission of families to those households whose characteristics most closely match the characteristics and features of the available unit.
3. By matching unit and family characteristics, it is possible that families lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application, or ahead of families with a higher preference (e.g. the next unit available is an accessible unit and the only applicant family needing such features is in the non-preference grouping).
4. When selecting a family for a unit with accessible features, CMHA will give a preference to applicant families with disabilities who can benefit most from the unit's features. First preference will be given to current resident families needing a transfer to an accessible unit, and second preference will be given to applicant families. If no family needing accessible features can be found for a unit with accessible features, CMHA will house a family that does not need the unit features. This housing offer is subject to the requirement in the Tenant Selection and Assignment Plan, under which a non-disabled family in an accessible unit can be required to move so that a family needing the unit features can be housed.
5. When selecting a family for a unit in housing designated for elderly families, CMHA will give a priority to elderly and near elderly families as described later in this section.
6. When selecting a family for a unit in a mixed population community (a property that houses both elderly and disabled families), CMHA will give a priority to elderly families and disabled families as described later in this section.
7. For a mixed population community, elderly, disabled and displaced single persons have priority over singles that are not elderly, disabled or displaced, regardless of preferences. Single applicants who are not elderly, disabled or displaced can only be admitted after all elderly, disabled and single displaced persons have been offered units.
8. Police officers and their families who may not otherwise be eligible for occupancy in public housing may be admitted in order to increase the presence of security for residents in a CMHA community.

9. Notwithstanding any other provision of this Admissions and Continued Occupancy Policy, each tenant living in a property at the time CMHA takes legal title to the property will have the right to remain in the property and become a public housing tenant in the dwelling unit the tenant occupies on the date CMHA takes legal title, provided (1) the tenant family income is within the income limits for admission to the public housing program on the day the tenant family signs the public housing lease; and (2) the tenant family is determined to be eligible based on other CMHA admission criteria.
10. Preferences will be granted to applicants who are otherwise qualified and who, at the time of the unit offer (prior to execution of a lease) meet the definitions of the preferences described below.

F. Local Preference

There is one local preference in effect based on ranges of income. Applicants will be grouped as follows:

Tier I: Families with incomes between 0% and 30% of Area Median Income. This group must constitute at least 40% of all admissions in any year.

Tier II: Families with incomes between 31% and 80% of Area Median Income. This group will be equal to or less than 60% of all admissions in any year.

1. Ranking Preference

A *Working Family Preference* is the only ranking preference in effect: (Ref. Section I.E.7XII for definition). CMHA's *Procedure on Unit Offers and Applicant Placement* will be used to order the Waiting List and make unit offers.

Families that do not qualify for the Working Family preference will be categorized as no-preference families.

2. Mixed Population Buildings Local Preference

In addition to the Income Tier preference, which applies to all CMHA's communities, CMHA elects to retain the former Federally mandated priority for single persons who are either elderly, persons with disabilities, or persons displaced by governmental action over all other single persons when filling vacancies in its Mixed Population buildings.

3. Method of Applying Preferences

To ensure that CMHA admits 40% of applicants with incomes in Tier I each year, and at the same time does not create concentrations of families by income at any of its properties, CMHA will rank applicants within both income tiers as Natural Disaster, Upward Mobility or no-preference. Four out of every ten applicants admitted will be from Tier I. If there are insufficient applications among the Tier I Natural Disaster preference holders, Tier I Upward Mobility preference holders will be selected. If there are insufficient Upward Mobility preference holders, staff will make offers to the No-preference applicants in Tier I. Within each of the ranking preference categories, offers will be made by oldest application. The remaining six out of every ten applicants admitted will be from Tier I or II, subject to the same ranking preferences and sorted by application date and time.

CMHA will house applicants from Tiers I and II on the waiting list by selecting first from the Working Family applicants, then by selecting from the No-preference applicants within each Tier.

CMHA will also offer units to existing residents on the transfer list. Some types of transfers are processed before new admissions and some types of transfers are processed with new admissions, using a ratio set forth in the *Tenant Selection and Assignment Plan* (reference Section III). Transfers do not count toward the 40% Tier I requirement.

CMHA will neither hold units vacant for prospective applicants with preferences, nor will it relax eligibility or screening criteria to admit otherwise unqualified applicants with preferences.

4. Definition of Working Family Preference

The *Working Family Preference* is given to households that meet the following criteria:

First Preference—Head or Co-Head of Household is currently employed full-time (avg. at least 30 hours/week), and has been continuously employed for at least 12 months. Elderly and Disabled families, regardless of employment status, qualify for this First Preference.

Second Preference—Head or Co-Head of Household has been continuously employed full-time (avg. at least 30 hours/week) for at least six months.

The Working Family Preference applies to both new admissions and current residents seeking an Incentive Transfer.

5. Withholding Preferences

As required by law, CMHA will withhold a preference from an applicant if any member of the applicant family has been evicted from assisted housing (as defined in the 1937 Housing Act) during the past three years because of drug-related or criminal activity that threatens the health, safety or peaceful enjoyment of other residents or staff. CMHA will not grant an admission preference within three years of eviction to any family when the reason for eviction is related to drug trafficking, drug manufacture or possession of drug paraphernalia. CMHA may, at its sole discretion, grant admission preference in any of the following cases:

If CMHA determines that the evicted person has successfully completed a rehabilitation program that is directly relevant to the reason(s) for the eviction;

If CMHA determines that the evicted person clearly did not participate in or know about the drug-related or criminal activity; or

If CMHA determines that the evicted person no longer participates in any drug-related or criminal activity that threatens the health, safety or right to peaceful enjoyment of other tenants or staff.

6. Designated Housing

The preference system described above will work in combination with requirements to match the characteristics of the family to the type of unit available, including communities with HUD-approved designated populations, if any. When such matching is required or permitted by current law, CMHA will give preference to the families eligible for the designated housing, as described below. The ability to provide preferences for some family types will depend on unit size available.

Communities designated for the elderly: Elderly families will receive a priority for admission to units or buildings covered by a HUD-approved Designation Plan. When there are insufficient elderly families on the waiting list, near-elderly families (head or spouse/co-head ages 50 to 61) will receive a priority for this type of unit.

Communities designated for disabled families: Disabled families will receive a priority for admission to units or buildings that are covered by a HUD-approved Designation Plan.

Mixed Population Communities: Elderly families, disabled families and families displaced by governmental action will receive equal priority for admission to such units.

All elderly, disabled or displaced applicants who are single persons shall be admitted before single persons who are not elderly, disabled nor displaced.

General Occupancy Communities: The priority for elderly and disabled families and displaced persons over single persons does not apply at General Occupancy Properties.

7. Administration of the Preferences

Depending on the time an applicant may have to remain on the waiting list, CMHA will either verify preferences at the time of application (when there is no waiting list or the waiting list is very short) or require that applicants certify to their qualification for a preference at the time of pre-application (when the wait for admission exceeds four months). Preference verifications shall be no more than 120 days old at the time of certification.

At the time of pre-application, CMHA may use a pre-application to obtain the family's certification that it qualifies for a preference. Between pre-application and the application interview, the family will be advised to notify CMHA of any change that may affect their ability to qualify for a preference.

Applicants that are otherwise eligible and self-certified as qualifying for a preference will be placed on the waiting list in the appropriate applicant pool.

Applicants that self-certify to a preference at the time of pre-application and cannot verify current preference status at the time of certification will lose their preference status and their standing on the waiting list.

Families that cannot qualify for any of the preferences will be moved into the No-preference category, and to a lower position on the waiting list based on date and time of application.

Families that claim a preference at the time of the pre-application, but do not qualify for a preference at the time of application interview, will be notified in writing and advised of their right to an informal meeting as described below. If otherwise qualified, the family's application will then be placed on the waiting list in the appropriate No-preference category.

8. Notice and Opportunity for a Meeting

If an applicant claims but does not qualify for a preference, the applicant can request a meeting:

CMHA will provide a written notice if an applicant does not qualify for a preference. This notice shall contain a brief statement of the reason(s) for the determination, and notice that the applicant has the right to meet with CMHA's designee to review the determination.

If the applicant requests the meeting, CMHA shall designate an employee or other agency designee to conduct the meeting. A written summary of this meeting shall be made and retained in the applicant's file.

The applicant will be advised that s/he may exercise other rights if the applicant believes that illegal discrimination, based on race, color, national origin, religion, age, disability, or familial status has contributed to CMHA's decision to deny the preference.

Applicant Selection Criteria

1. Required Denial of Admission

In accordance with 24 CFR § 960.204 CMHA will deny admission for:

- a. Persons previously evicted from government-subsidized housing for drug-related criminal activity⁴;
- b. Persons engaging in illegal use of a drug;
- c. Persons convicted of methamphetamine production; or
- d. Persons subject to a lifetime sex offender registration requirement;

2. It is CMHA's policy that all applicants shall be screened in accordance with HUD's regulations and CMHA's *Applicant Screening Procedures*. During screening, CMHA will require applicants to demonstrate their ability to comply with essential provisions of the lease as summarized below:

- a. pay rent and other charges (e.g. utility bills) in a timely manner;
- b. care for and avoid damaging the unit and common areas;
- c. use facilities and equipment in a reasonable way;
- d. create no health or safety hazards;
- e. report maintenance needs in a timely manner;
- f. not interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others;
- g. not to engage in any activity that threatens the health, safety or right to peaceful enjoyment of other residents or staff;
- h. not to engage in any drug-related activity; and
- i. to comply with necessary and reasonable rules and program requirements of HUD and CMHA.

No applicant for public housing who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified.

3. CMHA will check ability to comply with essential lease requirements:

- a. Applicant ability and willingness to comply with the essential lease requirements will be checked and documented in accordance with CMHA's *Applicant Screening Procedure*. Information to be considered in completing applicant screening shall be reasonably related to assessing the conduct of the applicant and other family members listed on the application, in present and prior housing.
- b. The history of applicant conduct and behavior must demonstrate that the applicant family can reasonably be expected **not to:**

⁴ The definition of drug-related criminal activity includes possession of drug paraphernalia.

- (1) Interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety, or welfare;
 - (2) Adversely affect the physical environment or financial stability of the project;
 - (3) Violate the terms and conditions of the lease;
 - (4) Require services from CMHA staff that would alter the fundamental nature of CMHA's program.
- c. CMHA will conduct a detailed interview of all applicants. Answers will be subject to third party verification.
- d. CMHA will complete a credit check and rental history check on all applicants. CMHA may reject an applicant for an unsatisfactory rental history with a current or former landlord. Unsatisfactory rental history includes, but is not limited to, outstanding balances owed to a landlord, late rental payments, evictions, lease violations, poor housekeeping, etc.
- e. Payment of funds owed to CMHA, any other housing authority or any other government-funded housing program is part of the screening evaluation. Payment of outstanding balances is an opportunity for the applicant to demonstrate an improved track record. CMHA will reject an applicant for unpaid balances owed CMHA by the applicant for any program that CMHA operates. CMHA expects these balances to be paid in full (either in a lump sum or over time) before initiating the full screening process. CMHA will not admit families who owe back balances. Payment of an outstanding balance will not guarantee selection for housing.
- f. CMHA will complete a national and local criminal background check on all adult applicants, and will consider juvenile records for any household member for whom criminal records are available.
- g. CMHA may complete a home visit on applicants. The purpose of the Home Visit is to obtain information to be used in determining the applicant's compliance with Applicant Screening Criteria.
- As part of the home visit, CMHA will determine whether the applicant's housekeeping would contribute to health or sanitation problems. CMHA staff completing the home visit will consider whether the conditions they observe are the result of the applicant's treatment of the unit or whether they are caused by the unit's overall substandard condition.
- Housekeeping criteria shall include, but not be limited to conditions in the living room, kitchen, bathroom, bedrooms, entrance-ways, halls, and yard, cleanliness in each room; and general care of appliances, fixtures, windows, doors and cabinets. Other CMHA lease compliance criteria will also be checked, such as evidence of destruction of property, unauthorized occupants, evidence of criminal activity, and conditions inconsistent with application information.
- (1) All applicants shall have at least two days' advance written notice of Home Visits.
- h. All eligible applicants are required to attend and complete CMHA's Orientation prior to leasing.

- i. Applicants for selected scattered site housing will also be required to attend and successfully complete CMHA's Good Neighbor Housing Program.
- j. CMHA's examination of relevant information with respect to past and current habits or practices will include, but is not limited to, an assessment of:
 - (1) The applicant's past performance in meeting financial obligations, especially rent and utility bills.
 - (2) A record of disturbance of neighbors, destruction of property, or living or housekeeping habits at present or prior residences that may adversely affect the health, safety, or welfare of other tenants or neighbors.
 - (3) Any history of criminal activity on the part of any applicant family member involving crimes of physical violence to persons or property and other criminal acts including drug-related criminal activity that would adversely affect the health, safety, or welfare of other residents or staff with respect to criminal activity.
 - (4) Applicants will be determined ineligible for admission if CMHA determines that there is reasonable cause to believe that the applicant and/or any family member's pattern of abuse of an illegal drug and/or alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. CMHA may waive this requirement if the person demonstrates to CMHA's satisfaction that the person is no longer engaging in abuse of alcohol and/or drugs and:
 - (a) Has successfully completed a supervised drug rehabilitation program satisfactory to CMHA;
 - (b) Has otherwise been rehabilitated successfully (third-party verification required); or
 - (c) Is participating in a supervised drug or alcohol rehabilitation program satisfactory to CMHA.
 - (5) A record of eviction from housing or involuntary termination from residential programs (taking into account date and circumstances).
 - (6) An applicant's ability and willingness to comply with the terms of CMHA's lease.
- k. An applicant's intentional misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition, income or rent will result in rejection. Unintentional mistakes that do not confer any advantage to the applicant will not be considered misrepresentations.
- l. By the time of admission applicants must be able to demonstrate the ability and willingness to comply with the terms of CMHA's lease, either alone or with assistance.⁵ Availability of assistance and/or the ability to comply with lease terms are subject to verification by CMHA.

⁵ Applicants whose landlord, financial, criminal and other references demonstrate that they are already willing and able to comply with lease terms in their existing housing will be considered to have met this criterion, whether or not they are disabled. Applicants whose housing situations make it difficult for CMHA to determine whether or not they are able and willing to comply with lease terms (e.g. because they are homeless, are living with friends or relatives, or have other non-traditional housing circumstances) will have to demonstrate ability and willingness to comply with lease terms whether or not they are disabled.

4. Screening applicants who claim mitigating circumstances

- a. If negative information is received about an applicant, CMHA shall consider the time, nature, and extent of the applicant's conduct and factors that might indicate a reasonable probability of favorable future conduct. To be considered in CMHA's screening assessment of the applicant, mitigating circumstances must be verifiable.
- b. Mitigating circumstances⁶ are facts relating to the applicant's record of unsuitable rental history or behavior, which, when verified, indicate both: (1) the reason for the unsuitable rental history and/or behavior; and (2) that the reason for the unsuitable rental history and behavior is no longer in effect or is under control, and the applicant's prospect for lease compliance is an acceptable one, justifying admission. Mitigating circumstances may outweigh information already gathered in the screening process.
- c. If the applicant asserts that the mitigating circumstances relate to a change in disability, medical condition or course of treatment, CMHA shall have the right to refer such information to persons qualified to evaluate the evidence and verify the mitigating circumstance. CMHA shall also have the right to request further information reasonably needed to verify the mitigating circumstance, even if such information is of a medically confidential nature. Such inquiries will be limited to the information necessary to verify the mitigating circumstances or, in the case of a person with disabilities, to verify the need for a reasonable accommodation.
- d. Examples of mitigating circumstances might include:
 - (1) Evidence of successful rehabilitation;
 - (2) Evidence of the applicant family's participation in social service or other appropriate counseling service; or
 - (3) Evidence of successful and sustained modification of previous disqualifying behavior.
- e. Consideration of mitigating circumstances does not guarantee that the applicant will qualify for admission. CMHA will consider such circumstances in light of:
 - (1) the applicant's ability to verify the claim of mitigating circumstances and his/her prospects for improved future behavior;
 - (2) the applicant's overall performance with respect to all the screening requirements; and
 - (3) the nature and seriousness of any criminal activity, especially drug related criminal activity that appears in the applicant's record.

5. Qualified and Unqualified Applicants

- a. Verified information will be analyzed and a determination made with respect to:
 - (1) Eligibility of the applicant as a family;
 - (2) Eligibility of the applicant with respect to income limits for admission;
 - (3) Eligibility of the applicant with respect to citizenship or eligible immigration status;

⁶ Mitigating circumstance is applicable to all applicants.

- (4) Unit size required for and selected by the family;
 - (5) Preference category (if any) to which the family is entitled; and
 - (6) Qualification of the applicant with respect to the *Applicant Selection Criteria*.
- b. Families determined to be qualified will be notified by CMHA of the projected date of occupancy insofar as that date can be reasonably determined. The projected date is just an estimate and does not mean that applicants should necessarily expect to be housed by that date. The availability of a suitable unit to offer a family is contingent upon many factors CMHA does not control, such as turnover rates, and market demands as they affect available bedroom sizes and location.
 - c. Applicants determined unqualified for admission will be promptly notified. These applicants will receive a *Notice of Rejection* from CMHA, stating the basis for such determination. CMHA shall provide an opportunity for informal review of the determination as described in *Procedure for Informal Hearing for Rejected Applicants*. Rejected applicants may request an informal hearing within 15 business days of the date of the Notice of Rejection. Applicants are not entitled to use the resident grievance process.
 - d. Applicants known to have a disability that are determined eligible but fail to meet the *Applicant Selection Criteria* will be offered an opportunity to have their cases examined by a Housing Panel, as set forth in CMHA's Leasing Department's Social Service Referral Procedures, to determine whether mitigating circumstances or reasonable accommodations will make it possible for them to be housed in accordance with the screening procedures.

H. Occupancy Guidelines

- 1. Units shall be assigned and occupied by families based on the appropriate bedroom size that complies with HUD rules related to Occupancy Standards. for Minimum and Maximum-Number-of-Persons-Per Unit

Number of Bedrooms	Minimum Number of Persons/Unit	Maximum Number of Persons/Unit ⁷
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10
6	6	12

The following principles govern the size of unit for which a family will qualify. Generally, two people are expected to share each bedroom, except that units will be assigned so that:

⁷ When determining the maximum number of people allowed in a unit, the Occupancy Specialist may also take into account the actual size of the bedrooms in the unit, which may vary significantly from property to property.

- a. It will not be necessary for persons of different generations or opposite sex, other than husband and wife, to occupy the same bedroom, although they may do so at the request of the family.
 - b. Exceptions to the largest permissible unit size may be made as needed in cases of reasonable accommodation for a person with disabilities.
 - c. Two children of the opposite sex will not be required to share a bedroom, although they may do so at the request of the family.
 - d. An unborn child may or may not be counted as a person in determining unit size, at CMHA's discretion.
 - e. Foster children will be included in determining unit size only if they will be in the unit for more than six months.
 - f. A child who is temporarily away from the home because the child has been placed in foster care, kinship care, or is away at school will be counted when determining unit size; however, family members not listed on the lease, such as those in the military, shall not be counted in determining unit size.
 - g. A single head of household parent shall not be required to share a bedroom with his/her child, although they may do so at the request of the family.
 - h. A Live-in Aide may be assigned a bedroom.
2. The local housing code standard of two persons per bedroom will be used as the standard for the smallest unit a family may be offered. Individual housing units with very small or very large bedrooms, or other specific situations that inhibit or encourage lower or higher levels of occupancy, may be permitted to establish lower or higher occupancy levels. CMHA will consider the size of the unit as well as the size and the number of bedrooms. Assignment of units by bedroom size may not have the effect of discriminating on the basis of familial status.
 3. The largest unit size that a family may be offered would provide no more than one bedroom per family member, taking into account family size and composition.
 4. When a general occupancy family applies for housing, and each year when the waiting list is updated, some families will qualify for more than one unit size. Based on the family's choice, CMHA will place the family on one wait list for any of the unit sizes for which that family chooses. A family that chooses to occupy the minimum size unit must agree not to request a transfer until their family size changes.
 5. When a family is actually offered a unit, if they no longer qualify for the unit size, they will be moved to the appropriate sub-list, retaining their preferences and date and time of application. This may mean that they may have to wait longer for a unit offer.
 6. The unit size standards shall be discussed with each applicant family that qualifies for more than one unit size. Families will also be informed about their status and movement on the various waiting lists and sub-lists maintained by CMHA. Families shall be asked to declare, in writing, the waiting list(s) on which they wish to be placed. If a family requests a smaller unit size than would normally be assigned under the largest unit size standard, the family will be required to sign a statement agreeing to the unit assignment until their family size or circumstances change. At the family's request, CMHA shall change the family's site preference on the waiting sub-lists at any time while the family is on the waiting list.

Tenant Selection and Assignment Plan

A. Organization of the Waiting List

1. Community-Wide Waiting List

Each applicant shall be assigned his/her appropriate place on the site-based waiting list(s) selected by the applicant in sequence based upon:

- a. type and size of unit needed and selected by the family (e.g. general occupancy building, accessible or non-accessible unit, number of bedrooms);
- b. applicant preference or priority, if any; and
- c. date and time the application is received.

2. CMHA will maintain its waiting list in the form that records the type and size of unit needed, each applicant's priority/preference status and the date and time of application. All current applicants for the communities selected for Site-based Waiting Lists will be given an opportunity to list up to three communities where they would accept a unit offer or to opt for the "first available" unit offer. An applicant may be on three different waiting lists. All applicants will be informed of the length of each list and may change their site selection as needed.

B. Unit Offers to Applicants

1. To assure equal opportunity and nondiscrimination on grounds of race, color, sex, religion, national origin, disability or familial status the first qualified applicant in sequence on the site-based waiting list is made one offer of a unit of appropriate size and type at a site he/she has selected. The applicant must accept the vacancy offered or be dropped from the waiting list for that site. Applicants may be removed from the waiting list for refusing a unit offer without good cause.
2. CMHA will first match the characteristics of the unit available with the highest ranking applicant for a unit of that size, type and special features (if any), taking into account any limitations on admission, i.e. designated housing (if applicable). Preferences, if any, are then applied to determine the order of applicant selection from the waiting list. If two applicants need the same type and size of unit and have the same preference status, the applicant with the earlier date and time of application will receive the first offer.
3. For an available unit with accessible features, CMHA will give first preference to families that include a person with disabilities who can benefit from the unit features.
4. When a unit with accessible features is ready and no applicant in the targeted preference group requires the features of the unit, CMHA will make an offer to an applicant who does not qualify for the preference. Certain types of transfers will also be processed with new admissions. See Section F. for the ratio of transfers to new admissions.
5. The applicant must accept the vacancy offered within 3 working days of the date the offer is communicated (by phone or mail). If the applicant does not accept the unit within this timeframe the unit will be offered to the next applicant.
6. If more than one unit of the appropriate size and type is available, the first unit to be offered will be the unit that is ready or will be ready for occupancy the soonest.

C. Due Process Rights for Applicants

It is the responsibility of each applicant to keep CMHA apprised of any changes in address, phone number, family income or other family circumstances. No applicant on the waiting list shall be removed from the waiting list except when one of the following situations occurs:

1. The applicant receives and accepts an offer of housing;
2. The applicant requests that his/her name be removed from the waiting list;
3. The applicant is rejected; or
4. The application is withdrawn because CMHA attempted to contact the applicant for an annual waiting list update, to schedule a meeting or interview, to offer or show a unit, or for some other reason, and was unable to contact the applicant. In attempting to contact an applicant, the following methods shall be undertaken before an application may be withdrawn:
 - a. The applicant will be sent a letter by first class mail to the applicant's last known address, asking the applicant to contact CMHA⁸ either by returning the update postcard or in person within the specified time;
 - b. If an applicant contacts CMHA, as required, within any of the deadlines stated above, he/she shall be reinstated at the former waiting list position.
 - c. When CMHA is unable to contact an applicant by first class mail to schedule a meeting, or interview or to make an offer, CMHA shall suspend processing of that application until the applicant is either withdrawn (no contact by the applicant) or reinstated (contact by the applicant within the stated deadlines). While an application is suspended, applicants next in sequence will be processed.
5. Applicants who fail to respond to CMHA's attempts to contact them because of circumstances related to a disability shall be entitled to reasonable accommodation, provided that the circumstances are verified to be related to a disability. In such circumstances CMHA shall reinstate the applicants to their former waiting list positions.
6. Families whose applications are withdrawn or rejected as described above must reapply for housing at a time the waiting list is open and will be assigned a new date and time of application.

D. Good Cause for Applicant Refusal to Lease

If an applicant is willing to accept the unit offered but is unable to move at the time of the offer, and presents to the satisfaction of CMHA, clear evidence ("good cause") that acceptance of the offer will result in undue hardship not related to considerations of race, color, sex, religion or national origin, the applicant will not be dropped to the bottom of the list.

1. Examples of "good cause" for refusing an offer of housing include, but are not limited to:
 - a. The unit is not ready for occupancy at the time the offer of housing is made. "Ready for occupancy" means the unit has no physical inspection deficiencies.

⁸ Except that CMHA shall contact persons with disabilities according to the methods such individuals have previously designated. Such methods of contact could include verbal or in-person contact or contacting relatives, friends or advocates rather than the person with disabilities.

- b. The unit offered is inaccessible to source of employment, education or job training, children's day care, or educational program for children with disabilities⁹, so that accepting the unit offer would require the adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities;
 - c. The family demonstrates, to CMHA's satisfaction, that accepting the offer will place a family member's life, health or safety in jeopardy. The family must offer specific and compelling documentation such as restraining orders, other court orders, or risk assessments related to witness protection from a law enforcement agency. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption;
 - d. A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (each as listed on final application) or live-in aide necessary to the care of the principal household member;
 - e. The unit is inappropriate for the applicant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a 30 day notice to move;
 - f. An elderly or disabled family makes the decision not to occupy or accept occupancy in designated housing; or
 - g. The applicant is willing to move to the unit offered, but is unable to move in a timely fashion, because the applicant must give notice to a current landlord.
2. The applicant must be able to document that the hardship claimed is good cause for refusing an offer of housing. Where good cause is verified, the refusal of the offer shall not require that the applicant be dropped to the bottom of the waiting list or otherwise affect the family's position on the waiting list. (In effect, the family's application will remain at the top of the waiting list until the family receives an offer for which they have no good cause for refusal.)
 3. CMHA will maintain a record of units offered, including location, date, and circumstances of each offer, and each acceptance or refusal, including the reason for the refusal.

E. Dwelling Units with Accessible/Adaptable Features

1. Before offering a vacant accessible unit to a non-disabled applicant, CMHA will offer such unit:
 - a. First, to a current occupant of another unit of the same community, or other public housing communities under CMHA's control, having a disability that requires the special features of the vacant unit (in effect, a transfer of the occupant with disabilities from a non-adapted unit to the vacant accessible/adapted unit).
 - b. Second, to an eligible qualified applicant on the waiting list having a disability that requires the special features of the vacant unit.

⁹ This only applies when the applicant has a child participating in such a program.

2. When offering an accessible/adaptable unit to a non-disabled applicant, CMHA will require the applicant to sign an agreement to move to an available non-accessible unit within 30 days when either a current resident or an applicant with a disability needs the unit. This requirement is also reflected in the lease agreement signed with the applicant.

F. Leasing and Occupancy of Dwelling Units

Applications for admission and incentive transfers will be processed centrally. Initial intake, waiting list management and screening will also be handled from the central leasing office. Offers may be made in person, in writing or by phone from either the central leasing office or from the applicable property management office.

G. Transfers

CMHA has five types of transfer: Emergency, Administrative (Category 1, Category 2 and Category 3), and Incentive transfers. The definition of each type of transfer is found in the Transfer section of this policy.

1. Emergency transfers, Category 1 and 2 Administrative transfers and Incentive transfers all take priority over general admissions. Category 3 Administrative transfers will be processed at the rate of four general admissions for each Category 3 Administrative transfer.
2. To the greatest degree possible, except for Incentive transfers, transfers will be made at the location where the family currently resides. If an appropriate size or type of unit is not available in the family's current location, the family will be made another housing offer of a vacant, ready unit that is the right size and type.
3. Except for Emergency transfers, tenants on the transfer list may refuse transfer offers for the "good cause" reasons cited in Section C above without losing their position on the transfer list.
4. Tenants who refuse a final transfer offer without good cause may be removed from the transfer list. Tenants whose transfers are mandatory and who refuse a final transfer offer without good cause are subject to lease termination.
5. Tenants are entitled to use the CMHA Grievance Procedure if they are refused the right to transfer or if CMHA requires them to transfer and they do not believe the required transfer falls within the reasons as specified in this policy. Emergency transfers must proceed, and may be grieved after the fact.

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
OH 4-5 Millvale South	270		Contained in Admissions and Continued Occupancy Policy
OH 4-6 Millvale North	297		Contained in Admissions and Continued Occupancy Policy
OH 4-8 Liberty Apartments (formerly Laurel Homes)	130		Contained in Admissions and Continued Occupancy Policy
OH 4-17 Stanley Rowe	64		Contained in Admissions and Continued Occupancy Policy
OH 4-23 N/C-City/67	26		Contained in Admissions and Continued Occupancy Policy
OH 4-28 Webman Court/Dixie	12		Contained in Admissions and Continued Occupancy Policy
OH 4-29 Quebec Road/Clinton	76		Contained in Admissions and Continued Occupancy Policy
OH 4-30 A/R-City/68	53		Contained in Admissions and Continued Occupancy Policy
OH 4-36 Horizon Hills	32		Contained in Admissions and Continued Occupancy Policy
OH 4-38 NC-City/79	38		Contained in Admissions and Continued Occupancy Policy
OH 4-40 APT A/R-City/79	186		Contained in Admissions and Continued Occupancy Policy
OH 4-42 A/R-County/86	39		Contained in Admissions and Continued Occupancy Policy
OH 4-43 A/R-City/86	47		Contained in Admissions and Continued Occupancy Policy
OH 4-44 A/R-County/88	50		Contained in Admissions and Continued Occupancy Policy
OH 4-45 A/R-City/88	44		Contained in Admissions and Continued Occupancy Policy
OH 4-46 A/R-County2/88	50		Contained in Admissions and Continued Occupancy Policy
OH 4-51	100		Contained in Admissions and Continued Occupancy Policy
OH 4-53	3		Contained in Admissions and Continued Occupancy Policy

LOW INCOME PUBLIC HOUSING WAITING LIST

Site Based Waiting List				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
BW-BEECHWOOD, OH 4-07, CINCINNATI	July 2004	94.5% minority	92.05% minority	-2.45 percentage points
EV-EVANSTON OH 4-41, CINCINNATI	July 2004	92.0% minority	97.97% minority	+5.97 percentage points
MM-MARQUETTE MANOR, OH 4-11, CINCINNATI	July 2004	77.9% minority	91.17% minority	+ 13.27 percentage points
MPT-MAPLE TOWER, OH 4-19, CINCINNATI	July 2004	98.3% minority	96.72% minority	-1.58 percentage points
PC-PINECREST, OH 4-26, CINCINNATI	July 2004	23.5% minority	39.80% minority	+ 1.30 percentage points
PE-PARK EDEN, OH 4-22, CINCINNATI	July 2004	96.7% minority	95.37% minority	-1.33 percentage points
PR-PRESIDENT, OH 4-21, CINCINNATI	July 2004	92.5% minority	92.55% minority	+0.05 percentage points
RED-REDDING, OH 4-20, CINCINNATI	July 2004	94.8% minority	97.08% minority	+2.28 percentage points
RV-RIVERVIEW, OH 4-25, CINCINNATI	July 2004	91.7% minority	87.96% minority	- 3.74 percentage points
SM-SAN MARCO, OH 4-36, CINCINNATI	July 2004	96.6% minority	90.00% minority	-6.60 percentage points
SRT-STANLEY ROWE TOWERS, OH 4-17, CINCINNATI	July 2004	98.9% minority	97.53% minority	- 1.37 percentage points
CLS-CLINTON SPRINGS, OH 4-29, CINCINNATI	July 2004	100.0% minority	97.63% minority	- 2.37 percentage points
ECl-SS EAST CITY, MULTIPLE PROJECT #'S, CINCINNATI	July 2004	87.4% minority	92.97% minority	+ 5.57 percentage points
ECO-SSEAST COUNTY, MULTIPLE PROJECT #'S, HAMILTON COUNTY	July 2004	78.7% minority	90.45% minority	+11.75 percentage points
LA-LIBERTY STREET APARTMENTS	July 2004	100.0% minority	96.17% minority	-3.83 percentage points
MAT-MARIANNA TERRACE	July 2004	97.2% minority	99.39% minority	+2.19 percentage points
WCI-SS WEST CITY, MULTIPLE PROJECT #'S, CINCINNATI	July 2004	98.3% minority	93.67% minority	-4.63 percentage points
WCO, SS WEST COUNTY, MULTIPLE PROJECT #'S, HAMILTON COUNTY	July 2004	85.4% minority	82.54% minority	-2.86 percentage points
SK-SETTY KUHN	July 2004	100.0% minority	96.25% minority	-3.75 percentage points
EW-ENGLISH WOODS AND SUTTER VIEW, OH 4-02, OH 4-14, CINCINNATI	July 2004	94.8% minority	99.95% minority	+5.15 percentage points
FG-FINDLATER GARDENS, OH4-10, OH 4-13, CINCINNATI	July 2004	96.1% minority	99.96% minority	+3.86 percentage points

Housing Choice Voucher Section 8 Program

CMHA's *Housing Choice Voucher Section 8 Program Administrative Plan* contains the following policies governing eligibility, selection and admission to all HCV programs administered by CMHA.

Eligibility

To be eligible for participation, an applicant must meet the following criteria:

- An applicant must be a "family."
- An applicant must be within the appropriate Income limits.
- An applicant must furnish Social Security Numbers for all family members age six and older.
- An applicant must furnish declaration of Citizenship or Eligible Immigrant Status and verification where required.

CMHA will deny program assistance for an applicant for any of the following reasons:

- If any member of the household is subject to any registration requirement under a State sex offender or sexual predator registration.
- If the applicant was convicted of manufacturing or producing methamphetamine on the premises of federally assisted housing.
- If any member of the family has been evicted from federally assisted housing in the last 12 months.
- If any member of the family has committed fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
- If the family is not in good standing under another CMHA housing program.
- If the family currently owes rent or other amounts to CMHA or to another PHA in connection with Housing Choice Voucher Program or public housing assistance under the 1937 Act.

Wait List Procedures

CMHA will not deny any family or individual the equal opportunity to apply for or receive assistance under any Housing Choice Voucher Program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, handicap or disability or sexual orientation. When the waiting list is open, any family asking to be placed on the waiting list for Housing Choice Voucher Program rental assistance will be given the opportunity to complete an application.

CMHA will advertise the opening of the waiting list through public notice in the local media outlets including minority publications and media entities, with the locations, and program for which applications are being accepted. The notices will be made in an accessible format if requested, and will provide potential applicants with information including CMHA's address and telephone number, how to submit an application, information on eligibility requirements, and the availability of local preferences.

Families who wish to apply for any one of CMHA's programs must complete a written application when application taking is open. Applications will be made available in an accessible format upon request from a person with a disability.

The application process involves two phases. The first is the "initial" application for assistance (referred to as a pre-application), and results in the family's placement on the waiting list. Pre-applications are dated, time-stamped, and processed in the order received.

The second phase takes place when the family reaches the top of the waiting list. It is during this phase that CMHA verifies all HUD and CMHA eligibility factors in order to determine the family's eligibility.

The open application period is long enough to achieve a waiting list adequate to cover projected turnover and new allocations over the next 12 months. CMHA may stop accepting applications when there are enough applicants to fill anticipated openings for the next 12 months. However, the waiting list may not be closed if it would have a discriminatory effect inconsistent with applicable civil rights laws.

When the period for accepting applications is over, CMHA will add the new applicants to the applicable waiting list.

Selection and Admissions Policies

CMHA uses two waiting lists for admission to its Housing Choice Voucher Program tenant-based assistance program. They are:

1. For families who apply for a Housing Choice Voucher Program when the waiting list is publicly opened.
2. Applicants for housing through Project-Based Vouchers.

Except for Special Admissions, applicants will be selected from the CMHA waiting list in accordance with policies and preferences and income targeting requirements defined in this Administrative Plan. For Special Admissions, each agency that is authorized to refer families for the vouchers set aside for their program will determine the preference order among their pool of applicants.

CMHA will maintain information that permits proper selection from the waiting list.

The waiting list contains the following information for each applicant listed:

- Applicant name
- Family unit size (number of bedrooms family qualifies for under CMHA subsidy standards)
- Date and time of application
- Qualification for any local preference
- Racial or ethnic designation of the head of household
- Annual (gross) family income
- Number of persons in family

CMHA will offer public notice when changing its preference system and the notice will be publicized using the same guidelines as those for opening and closing the waiting list.

Except for Special Admissions, applicants for Housing Choice Voucher Program assistance will be taken from the Housing Choice Voucher Program waiting list in order of the following local preferences:

- Families with a head, co-head or spouse who is elderly (62 or over) or disabled will be given a preference.
- Single person households who are elderly (62 or over) or disabled will be given preference.
- Families that have been designated as eligible for assistance under HUD's Disaster Housing Assistance Program (DHAP).
- Referrals of elderly or non-elderly disabled persons referred by Living Arrangement for the Developmentally Disabled (LADD) up to 25 vouchers.
- Referrals of elderly or non-elderly disabled persons referred by the Center for Independent Living Options (CILO) up to 25 vouchers.
- Referrals of Homeless Veterans by the Cincinnati Department of Veteran Affairs Medical Center up to 33 vouchers.
- FUP Voucher Youth maximizing out of FUP

CMHA will admit families who qualify under the Extremely Low Income limit to meet the income targeting requirement, regardless of preference.



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT B

GRIEVANCE PROCEDURES

LOW INCOME PUBLIC HOUSING GRIEVANCE PROCEDURES

I. PURPOSE

The Cincinnati Metropolitan Housing Authority ("CMHA") Grievance Procedure (the "Grievance Procedure") has been adopted to provide a forum and procedures for tenants to seek the just, effective, and efficient settlement of Grievances against CMHA.

Except as described in Section X, the Grievance Procedure is only available to *current tenants* in the public housing program.

II. APPLICABILITY

A. The Grievance Procedure shall be applicable to all individual Grievances (as defined below) between a tenant and CMHA, except as provided in Article II.B and C. below.

B. 1. The U.S. Department of Housing and Urban Development ("HUD") has issued a due process determination that the laws of the State of Ohio require that a tenant be given the opportunity for a hearing in a court that provides the basic Elements of Due Process (as defined below) before eviction from a dwelling unit. Therefore CMHA has elected to exclude from the Grievance Procedure any Grievance concerning a termination of tenancy or eviction that involves:

(i) any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of CMHA; or

(ii) any Drug-Related Criminal Activity (as defined below) on or off such premises.

2. Since HUD has issued a due process determination, CMHA shall evict the occupants of the dwelling unit through the judicial eviction procedures that are the subject of the due process determination. In these cases, CMHA shall not provide the opportunity for a hearing under the Grievance Procedure.

C. The Grievance Procedure shall not be applicable to disputes between tenants not involving CMHA, or to class Grievances. The Grievance Procedure is not a forum for initiating or negotiating policy changes between a group or groups of tenants and CMHA. Accordingly, the Hearing Officer appointed to hear any individual Grievance will have no authority to change any provision of the lease agreement, the Grievance Procedure or any other policy or procedure of CMHA, or the application of any law or HUD regulation.

III. REQUIREMENTS

This Grievance Procedure shall be incorporated by reference in all lease agreements entered into by and between CMHA and individual tenants whether or not so specifically provided in such leases. CMHA shall furnish each tenant and resident organization with a copy of the Grievance Procedure.

IV. DEFINITIONS

A. GRIEVANCE: Any dispute which a tenant may have with respect to the CMHA action or failure to act in accordance with the individual tenant's lease agreement or CMHA

rules and regulations which adversely affect the individual tenant's rights, duties, welfare or status.

- B. GRIEVANT: Any tenant whose Grievance is presented to a CMHA Property Management Office in accordance with Sections V and VI of the Grievance Procedure.
- C. DRUG-RELATED CRIMINAL ACTIVITY: The illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. section 802).
- D. ELEMENTS OF DUE PROCESS: An eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the tenant of the grounds for terminating the tenancy and for eviction;
 - 2. Right of the tenant to be represented by counsel;
 - 3. Opportunity for the tenant to refute the evidence presented by CMHA including the right to confront and cross-examine witnesses and to present any affirmative legal or equitable defense which the tenant may have; and
 - 4. A written decision on the merits.
- E. HEARING OFFICER: A person selected in accordance with Section VI of this Grievance Procedure to hear Grievances and render a decision.
- F. TENANT: The adult person (or persons) (other than a live-in aide):
 - 1. who resides in the unit, and who executed the lease with CMHA as lessee of the dwelling unit, or, if no such person now resides in the unit,
 - 2. who resides in the unit, and who is the remaining head of household of the tenant family residing in the dwelling unit.
- G. RESIDENT ORGANIZATION: Includes a resident management corporation.

V. INFORMAL SETTLEMENT OF GRIEVANCE

Any Grievance shall be personally presented, in writing, to CMHA at the CMHA Property Management Office where the tenant resides, within ten (10) days following the action or failure to act about which the tenant is complaining. Under no circumstances shall CMHA refuse to accept Grievance forms when presented by a tenant or a tenant's representative. Grievance and hearing request forms shall be available at CMHA's Central Housing Management Office and at all CMHA Property Management Offices. Upon presentation of any written Grievance, CMHA office personnel shall date stamp the written Grievance and the manager shall arrange an informal conference with the tenant to discuss the Grievance and attempt to settle it without a hearing. A summary of the discussions during such conference shall be prepared within twenty (20) days following the date of the conference, and one copy shall be given to the tenant, one shall be given to the tenant's representative, if any, and one copy retained in CMHA's tenant file. The summary shall specify the names of the participants, the date of the conference, the nature of the proposed

disposition of the Grievance and the specific reasons for the manager's decision, and shall specify the procedures by which a hearing under Section VI may be obtained if the Grievant is not satisfied.

VI. PROCEDURES TO OBTAIN A HEARING

A. REQUEST FOR HEARING: The Grievant shall submit a written request for a formal hearing to CMHA at the CMHA Property Management Office where the tenant resides or at CMHA's Central Housing Management Office within ten (10) days following receipt of the written summary of discussion pursuant to Section V, or if no such written summary was delivered, within thirty (30) days after the filing of a Grievance. The written request shall specify (1) the reasons for the Grievance, and (2) the action or relief sought.

B. SELECTION OF HEARING OFFICER: A Grievance hearing shall be conducted by an impartial person appointed by CMHA other than the person who made or approved the CMHA action under review or a subordinate of such person.

1. The permanent appointments of persons who shall serve as Hearing Officers shall be governed by the following procedures:

(a) CMHA shall nominate a slate of persons to sit as permanent Hearing Officers. These persons may include, but may not necessarily be limited to CMHA staff members, tenants or other responsible persons in the community who are familiar with HUD regulations and CMHA policies and procedures.

(b) The slate of potential appointees shall be submitted to all CMHA resident organizations for written comments. Written comments from the resident organizations shall be considered by CMHA before appointments are made final. Objections to the appointment of a person as a Hearing Officer must be considered but do not disqualify the person from being appointed.

(c) On final appointment, the persons appointed and resident organizations shall be informed in writing of the appointments. A list of all qualified Hearing Officers will be kept at the CMHA Central Housing Management Office and be made available for public inspection at any time during normal business hours.

2. The designation of Hearing Officers for particular Grievance hearings shall be governed by the following provisions:

(a) All hearings will be held before a single Hearing Officer.

(b) Appointments to serve as a Hearing Officer with respect to a particular Grievance shall be made by CMHA.

(c) No member of the CMHA staff may be appointed as a Hearing Officer in connection with a Grievance contesting an action which was either made

or approved by the proposed appointee, or which was made or approved by a person under whom the proposed appointee works or serves as a subordinate.

- (d) No person shall accept an appointment, or retain an appointment, once selected as a Hearing Officer, if it becomes apparent that such person is not fully capable of impartiality. Persons who are designated to serve as Hearing Officers must disqualify themselves from hearing Grievances that involve personal friends, relatives, persons with whom they have any business relationship, or Grievances in which they have some personal interest. Further, such persons are expected to disqualify themselves if the circumstances are such that a significant perception of partiality exists. If a Grievant fails to object to the designation of the Hearing Officer on the grounds of partiality at the beginning of or before the hearing, such objection is deemed to be waived and may not be made later. In the event that a Hearing Officer fails to disqualify himself or herself as required in this Grievance Procedure, CMHA will remove the Hearing Officer from the list of persons appointed for such purposes, invalidate the results of the Grievance hearing in which such person should have, but did not disqualify himself or herself, and schedule a new hearing with a new Hearing Officer.
- C. FAILURE TO REQUEST A HEARING: If the Grievant fails to request a hearing in accordance with this Section, then CMHA's disposition of the Grievance under Section V shall become final. The failure to request a hearing shall not constitute a waiver by the Grievant of his or her right thereafter to contest CMHA's action in disposing of the Grievance in an appropriate judicial proceeding.
- D. HEARING PREREQUISITE: All Grievances must have been personally presented in writing pursuant to the informal Grievance procedure described in Section V as a condition of proceeding to a hearing under this section. If the Grievant shall show good cause to the Hearing Officer why he or she failed to proceed in accordance with Section V Hearing Officer, the provisions of this subsection may be waived by the Hearing Officer.
- E. SCHEDULING OF HEARINGS: Upon Grievant's compliance with subsections A, D and E of this section, a hearing shall be scheduled by the Central Housing Management Office for a time and place reasonably convenient to the Hearing Officer, the Grievant and the CMHA Property Management representative. A written notification specifying the time, place and procedures governing the hearing shall be delivered to Grievant and Grievant's representative (if CMHA has been notified that the Grievant will have a representative at the hearing), and the appropriate CMHA officials. The hearing shall take place not later than ninety (90) days after presentation of the written request for the formal hearing. If the hearing is not conducted within such ninety (90) day period, or by such later date as may be requested by the Grievant in writing, then the Grievance shall be resolved in accordance with the position stated by the Grievant in the written request for hearing. Any Grievance resolved in the Grievant's favor as a result of CMHA's failure to schedule a hearing in accordance with this paragraph shall be final and binding upon CMHA, and no appeal will be permitted.

VII. PROCEDURES GOVERNING THE HEARING

- A. The hearing shall be held before a Hearing Officer.
- B. The Grievant shall be afforded a fair hearing that shall include:
 - 1. The opportunity to examine before the Grievance hearing any CMHA documents, including records and regulations that are directly relevant to the hearing. The Grievant shall be allowed to copy any such document at the Grievant's expense. If CMHA does not make the document available for examination upon request by the Grievant, CMHA may not rely on such document at the Grievance hearing.
 - 2. The right to be represented by counsel or other person chosen as the Grievant's representative, and to have such person make statements on the Grievant's behalf.
 - 3. The right to a private hearing unless the Grievant requests a public hearing.
 - 4. The right to present evidence and arguments in support of the Grievant's Grievance, to oppose evidence relied upon by CMHA and to cross-examine all witnesses upon whose testimony or information CMHA relies; and
 - 5. A decision based solely and exclusively upon the facts presented at the hearing.
- C. The Hearing Officer may render a decision without proceeding with the hearing if the Hearing Officer determines that the issue has been previously decided in another proceeding.
- D. If the Grievant or CMHA fails to appear at a scheduled hearing, the Hearing Officer may make a determination to postpone the hearing for a period not to exceed five (5) business days or may make a determination that the missing party has waived its right to a hearing. Both the Grievant and CMHA shall be notified of the determination by the Hearing Officer. A determination that the Grievant has waived his or her right to a hearing shall not constitute a waiver of any right the Grievant may have to contest CMHA's disposition of the Grievance in an appropriate judicial proceeding.
- E. At the hearing, the Grievant must first make a showing of an entitlement to the relief sought and thereafter CMHA must sustain the burden of justifying CMHA's action or failure to act against that which the Grievance is directed.
- F. The hearing shall be conducted informally by the Hearing Officer. Both verbal and/or documentary evidence pertinent to the facts and issues raised by the Grievance may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings. The Hearing Officer shall require CMHA, the Grievant, legal counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate, in the sole and absolute discretion of the Hearing Officer.

- G. The Grievant or CMHA may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.
- H. If the Grievant has given CMHA advance notice of the Grievant's need for accommodation as a person having disabilities, CMHA shall provide reasonable accommodation for such person so as to permit that person to participate in the hearing. Reasonable accommodation shall include, but shall not be limited to, qualified sign language interpreters, readers, accessible locations, or attendants. If the Grievant is visually impaired, and has given advance notice to CMHA of such impairment, any notice to Grievant that is required under this Grievance Procedure shall be in an accessible format.

VIII. DECISION OF THE HEARING OFFICER

- A. The Hearing Officer shall prepare a written decision, together with the reasons for the decision, within thirty (30) days after the hearing unless such time is extended by agreement of the Grievant and CMHA. A copy of the decision shall be sent to the Grievant and CMHA. CMHA shall retain a copy of the decision in the Grievant's folder. A copy of such decision, with all names and identifying references deleted, shall also be maintained on file by CMHA and made available for inspection by a prospective Grievant, his or her representative, or Hearing Officer. In the event the Hearing Officer shall not prepare a written decision within thirty (30) days as required by this paragraph, the Grievant may, at his election, be afforded a new hearing before a new Hearing Officer, or serve written notice upon CMHA that a written decision has not been issued in accordance with the provisions of this paragraph. If the Grievant elects to invoke his right to a new hearing, CMHA shall schedule such hearing within ten (10) days. CMHA's failure to schedule a hearing within such ten (10) day period shall result in a disposition of the Grievance in favor of the Grievant in accordance with the Grievant's written request for hearing. If Grievant elects to give written notice of the Hearing Officer's failure to prepare a written decision, and such failure is not corrected within ten (10) days of the receipt by CMHA of such written notice, then the Grievant's Grievance shall be resolved in favor of the Grievant as stated in the Grievant's written request for hearing.
- B. The decision of the Hearing Officer shall be binding on CMHA which shall take all actions, or refrain from any actions, necessary to carry out the decision, within forty-five (45) days from the date of the decision unless CMHA's Board of Commissioners determines and notifies the Grievant within the forty-five (45) day period of its determination, that:
 - 1. The Grievance does not concern CMHA action or failure to act in accordance with or involving the Grievant's lease or CMHA rules and regulations, which adversely affect the Grievant's rights, duties, welfare or status; or
 - 2. The decision of the Hearing Officer is contrary to applicable federal, state or local law, HUD regulations or requirements of the Annual Contributions Contract between HUD and CMHA or exceeds the authority granted to Hearing Officers under Section II. C. of this Grievance Procedure.
- C. A decision by the Hearing Officer or CMHA Board of Commissioners in favor of CMHA or which denies the relief requested by the Grievant in whole or in part shall not constitute

a waiver of, nor affect in any manner whatever, any rights the Grievant may have to a trial de novo or judicial review in any judicial proceedings, which may thereafter be brought in the matter.

IX. RESPONSIBILITY FOR RENT PAYMENTS AND OTHER CHARGES

Before a hearing is scheduled in any grievance involving the amount of rent as defined in 966.4(b) that CMHA claims is due, the Grievant must pay an escrow deposit to CMHA. When a family is required to make an escrow deposit, the amount is the amount of rent that CMHA states is due and payable as of the first of the month preceding the month in which the Grievant's act or failure to act took place. After the first deposit, the Grievant must deposit the same amount monthly until the Grievant's complaint is resolved by decision of the Hearing Officer.

Unless CMHA waives the requirement due to financial hardship (as prescribed in Section 5.630 or Section 5.615 of the regulations, the Grievant's failure to make the escrow deposit will terminate the grievance procedure. A Grievant's failure to pay the escrow deposit does not waive the family's right to contest in any appropriate judicial proceeding CMHA's disposition of the grievance.

X. BAD DEBT GRIEVANCE HEARINGS FOR FORMER TENANTS

This section of the grievance procedure only applies to former tenants who are notified after move-out, upon receipt of the Security Deposit Disposition, that they owe money to the public housing program.

To dispute move-out charges, a former tenant must file a Bad Debt Grievance Hearing Request. The tenant shall have thirty days following the date of issue for the Security Deposit Disposition to dispute the move-out charges.

The grievance request shall be expedited, and scheduled with the Hearing Officer. All sections of the Grievance Procedure pertaining to the Hearing Officer and the decision making process apply to the Bad Debt Grievance Procedure.

Failure to request this grievance waives any right of the former tenant to request a bad debt hearing when re-applying for admission to the public housing program.

Attachment A: Tenant Grievance Form

Attachment B: Bad Debt Grievance Request



TENANT GRIEVANCE

Date:	Date:
Tenant Name:	Tenant Representative:
Address:	Agency:
Client No./Unit No.:	Address:
Telephone No.:	Telephone No.:
<u>Tenant's Complaint</u> (be specific as to names, dates and places):	
Date Rcvd. By Property Mgr:	Tenant's Signature:
<u>Property Manager's Reply:</u>	
Date:	Property Mgr.'s Signature:

Note to Complainant (Tenant): If you are dissatisfied with this reply to your complaint, you have the right to file a request for hearing provided you do so within ten (10) days of the date of this answer. To be timely, your request for hearing must be received by _____. **DISTRIBUTION:** Original –Director, Housing Management Pink–Property Manager Yellow-Tenant



BAD DEBT GRIEVANCE HEARING REQUEST

RETURN THIS COMPLETED FORM WITHIN 30 CALENDAR DAYS FOLLOWING THE DATE ON YOUR SECURITY DEPOSIT DISPOSITION. MAIL OR FAX TO:

CMHA DEPARTMENT OF HOUSING MANAGEMENT
1044 W. LIBERTY ST.
CINCINNATI, OHIO 45214

PHONE: (513) 977-5750

FAX: (513) 665-3155

Name _____

Address _____

CITY _____ STATE _____ ZIP CODE _____

DAYTIME PHONE No. _____ CELL PHONE No. _____

Please explain why you believe the charges to your account are incorrect. Any documentation supporting your position should be attached to this Grievance Hearing Request.

SIGNATURE _____ DATE _____

HOUSING CHOICE VOUCHER SECTION 8 GREIVANCE PROCEDURE

CMHA's *Housing Choice Voucher Section 8 Program Administrative Plan* contains the following informal hearing and review procedures available to HCV residents and applicants.

HCV Informal Review Procedures

Informal Reviews are provided for applicants who are denied assistance before the effective date of the HAP Contract. When CMHA determines that an applicant is ineligible for the program, the family must be notified of their ineligibility in writing. The notice contains:

- The reason(s) they are ineligible,
- The procedure for requesting an informal review if the applicant does not agree with the decision, and
- The time limit for requesting an informal review.

When denying admission for criminal activity as shown by a criminal record, CMHA will provide the subject of the record and the applicant with a copy of the criminal record upon which the decision to deny was based.

CMHA must provide applicants with the opportunity for an informal review of decisions to:

- Deny issuance of a voucher
- Deny participation in the program
- Deny assistance under portability procedures
- Terminate a family's FSS contract or withhold supportive services.

Informal reviews are not required for established policies and procedures and CMHA determinations such as:

- Discretionary administrative determinations by CMHA
- General policy issues or class grievances
- An applicant withdrawn for failure to update their change of address in writing
- A determination of the family unit size under CMHA subsidy standards
- Refusal to extend or suspend a voucher
- CMHA determination not to grant approval of the tenancy
- Determination that unit is not in compliance with HQS
- Determination that unit is not in accordance with HQS due to family size or composition
- Procedure for Review

A request for an informal review must be received in writing by the close of the business day, no later than 10 calendar days from the date of CMHA's notification of denial of assistance. The informal review will be scheduled within 30 calendar days of the date the request is received.

The informal review may not be conducted by the person who made or approved the decision under review, nor a subordinate of such person. The review may be conducted by:

- A CMHA staff person who is not directly involved in the decision to approve or deny
- An individual who is not a CMHA employee

The applicant will be given the option of presenting oral and/or written objections to the decision. Both CMHA and the family may present evidence and witnesses. The family may use one designee, e.g. an attorney or other representative, to assist them at their own expense.

A notice of the findings will be provided in writing to the applicant within 15 business days after the review. It will include the decision of the Hearing Officer, and an explanation of the decision.

HCV Informal Hearing Procedures

CMHA will give a participant family an opportunity for an informal hearing to consider whether the following decisions relating to the individual circumstances of a participant family are in accordance with the law, HUD regulations, and CMHA policies:

- Determination of the family's annual or adjusted income and the computation of the housing assistance payment
- Appropriate utility allowance used from schedule
- Family unit size determination under CMHA subsidy standards
- Determination to terminate assistance for any reason

CMHA must always provide the opportunity for an informal hearing before termination of assistance.

Informal hearings are not required for established policies and procedures and CMHA determinations such as:

- Discretionary administrative determinations by CMHA
- General policy issues or class grievances
- Establishment of the CMHA schedule of utility allowances for families in the program
- CMHA determination not to approve an extension or suspension of a voucher term
- CMHA determination not to approve a unit or lease
- CMHA determination that an assisted unit is not in compliance with HQS (CMHA must provide hearing for family breach of HQS because that is a family obligation determination)

- CMHA determination that the unit is not in accordance with HQS because of the family size
- CMHA determination to exercise or not exercise any right or remedy against the owner under a HAP Contract

When CMHA makes a decision regarding the eligibility and/or the amount of assistance, participants must be notified in writing. CMHA will give the family prompt notice of such determinations which will include:

- The proposed action or decision of CMHA
- The date the proposed action or decision will take place
- The family's right to an explanation of the basis for CMHA's decision
- The procedures for requesting a hearing if the family disputes the action or decision
- The time limit for requesting the hearing
- To whom the hearing request should be addressed



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT C

PET POLICY

CMHA PET POLICY

This policy sets forth requirements for residents who wish to keep common household pets such as dogs and cats in their CMHA dwelling units. All residents who desire to keep a pet must obtain the *prior* approval of the Property Manager, in accordance with the procedures set forth in this Pet Policy.

As a reasonable accommodation for individuals with disabilities, this Pet Policy does not apply to animals that are verified to be medically necessary as an assistive or companion animal needed by persons with disabilities. The need for such an animal must be verified by a qualified medical practitioner.

When verification of need for an assistive or companion animal is obtained, the person with disabilities will be exempt from the pet deposit and, for assistive animals, the size limitations of this policy. Persons with disabilities will still be required to document that their animals are healthy and have received all legally required inoculations. In addition, persons with disabilities must be able to care for their animals and keep them and their units in safe and healthy condition. Owners of medically necessary companion or assistive animals must meet this requirement on their own, or as part of a reasonable accommodation, with assistance from some source other than CMHA. Elderly residents who are not disabled are also permitted to have pets, but if they are not persons with disabilities they must comply fully with this policy, including paying the pet deposit.

Pet ownership by CMHA residents is subject to reasonable requirements and limitations as described in this policy. It is the resident's responsibility to read and follow the rules and regulations contained in this policy. Repeated or serious violations of this policy will be cause for termination of the Lease.

Ownership of household pets is restricted in three (3) ways: by building type; by type or breed of animal; and by size, weight or other factors particular to the type of pet.

- Dog breeds commonly used for attack or defense purposes including, but not limited to Rottweilers, Pit Bull Terriers, Doberman Pinchers and German Shepherds, are not eligible for ownership and are not allowed on CMHA property under any circumstances.
- Any aggressive cat or dog, with a known or suspected propensity, tendency or disposition to unprovoked attacks, is also not allowed.
- Exotic animals are excluded from CMHA property, (e.g. snakes, lizards, iguanas, wild animals such as wolves and big cats, etc.).
- Certain types of birds, e.g. hawks, eagles, condors, falcons, pigeons, etc. are not allowed.

There are no exceptions.

A Tenant wishing to have a pet in their unit must first complete the *Application for Pet Registration* form (attached), which, if approved by the Property Manager, then becomes an Addendum to the Lease.

Documentation necessary at the time of *Application for Pet Registration*:

A photograph and description of the pet;

A certificate signed by a licensed veterinarian verifying that the pet has received all inoculations required by state and local law, that the pet has no communicable diseases, and is pest-free.

The name, address and telephone number of one or more responsible parties who will care for the pet if the pet owner dies or is otherwise unable to care for the pet.

Documentation that cats or dogs have been spayed or neutered. All female dogs over six month of age and all female cats over five months of age must be spayed. All male dogs over eight months of age and all male cats over ten months of age must be neutered. If health problems prevent spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to be registered. CMHA may permit exceptions.

For dog owners, a copy of the current license, issued by Hamilton County.

The name of the adult household member with primary responsibility for pet care.

The *Application for Pet Registration* must be renewed and will be coordinated with each resident's annual recertification. When the completed *Application for Pet Registration* is received, it is reviewed by the Property Manager. Authorization to have a pet can only be approved if the household is lease compliant. Once the pet application is approved by management, the resident shall pay the required pet deposit, if applicable. A receipt shall be given to the resident and a copy kept in the resident's file.

Birds: A maximum of two caged birds, each weighing no more than two pounds, is allowed. The *Application for Pet Registration* must be completed and approved, but no deposit is required.

Fish: No deposit or registration is required for a fish bowl holding less than one gallon of water. An aquarium may not hold more than 30 gallons of water, and must have a secure cover to prevent moisture from escaping. A household may have only one aquarium. For an aquarium, the *Application for Pet Registration* must be completed and approved, but no deposit is required.

Cats: Resident shall pay a refundable pet deposit of \$50 if residing in a unit that is not carpeted, and \$100 if residing in a unit that is carpeted.

Dogs: Resident shall pay a refundable pet deposit of \$150 if residing in a unit that is not carpeted, and \$250 if residing in a unit that is carpeted.

The resident shall have the following options to pay the pet deposit:

The entire deposit is paid at the time the Lease is signed or pet approval for the resident is granted; or 50% of the deposit is paid at the time the Lease is signed or pet approval for the resident is granted and the remaining 50% paid in two (2) equal installments. Each installment is due the first of the month for the two months immediately following the signing of the Lease or when the pet approval for the unit is granted.

A household may have either one cat or one dog, but not both. A household may have one fish aquarium and a maximum of two birds in any one unit. Dogs are limited to in size to a maximum of 25 pounds and 20 inches in height at the shoulders. Every dog and cat must wear a valid rabies tag. All pets must also wear a tag bearing the owner's name, address and phone number.

At the time of annual re-examination, every pet must be registered with the Property Manager. Registering a dog or cat requires proof of up-to-date inoculations, identification tag, and verification that the pet has been spayed/neutered, or a letter from a veterinarian giving medical reason why procedure was not performed.

Pets shall be quartered in the resident's unit. Animals may not be chained up outside the unit. No doghouses are allowed on the premises. Food and water dishes will be located within the owner's unit. Food and/or table scraps will not be deposited on the owner's porch or yard.

Residents will not feed or water stray animals or wild animals. Pets will not be allowed on specified common areas (under clothes lines, in community rooms, offices, maintenance space, playgrounds, etc.).

Every pet owner will be responsible for proper disposal of fecal waste of his or her pet. The excrement of any animal curbed on CMHA property must be removed and disposed of immediately. Failure of the pet owner to remove and dispose of pet waste may invoke a \$15 charge for management to remove pet waste. Continued violation of this requirement will be cause for termination of tenancy.

Owners are required to make sure their pets do not make noise that interferes with their neighbors' peaceful enjoyment of their units.

Pet owners are liable for any damage caused by their pet, including the cost of exterminating for fleas or other pet-borne pests.

Pets are not permitted in common areas, i.e., laundry rooms, recreation rooms, TV lounges, etc. Lobby areas are available to pets for ingress and egress only. Assistive animals for persons with disabilities are exempt from this restriction.

A pet owner must be capable of taking care of a pet. A pet owner is required to maintain a current notarized statement from a person who will assume immediate responsibility for the pet in case of the pet owner's illness/emergency, or extended absence from the dwelling unit.

While pets are outside of the unit and in CMHA building common areas (e.g. elevators, hallways, lobby, etc.), they must be kept on a leash, carried in the resident's arms or in an appropriate animal cab. While outside the unit, dogs, excluding assistive animals, must be kept on a leash and tightly reined.

A pet that bites or attacks a resident or CMHA employee shall be prohibited from remaining on the property. The pet's owner shall be required to get rid of the animal to avoid lease termination.

Visitors (non-residents) on CMHA property are not allowed to have any animal on the property. Required assistive animals are exempt from this restriction.

The following shall be general guidelines for pet ownership in different types of housing:

High-Rise Buildings: Cats, birds and fish are allowed.

No dogs are allowed. Residents in these buildings who have a dog registered prior to the July 1, 2005 effective date of this policy will be permitted to keep the dog. No new dogs will be permitted.

Single Family Homes, Duplexes, Walk-Ups, Townhouses, and Scattered Sites: All pets specified in this policy are permitted.

Persons with Disabilities: A person with a disability shall be allowed to have an assistive or companion animal, regardless of the building type of the person's dwelling unit. A third-party verification from a

qualified medical practitioner that verifies the need for the animal and the type of animal needed shall be required.

Violation of this Pet Policy or Pet Rules two (2) times within a twelve (12) month period will be grounds for termination of the Lease.

Notice of Pet Rule Violation: When CMHA determines that a Tenant has violated one or more of these rules governing the owning or keeping of pets, CMHA will serve a written notice of the pet rule violation(s) on the Tenant.

The notice of pet rule violation must contain a brief statement of the factual basis for the determination and the pet rule(s) alleged to have been violated.

The notice must state that the Tenant has ten (10) calendar days from the date of the notice to correct the violation (including, in appropriate circumstances, removal of the pet).

The notice must state that the Tenant's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the Tenant's lease.

The Administrative Grievance Procedure will apply for any proposed termination of the Lease because of Pet Policy violations.

Notice of Pet Removal: If CMHA determines that the pet owner has failed to correct the pet rule violation CMHA will send the resident a notice requiring the pet owner to remove the pet. This notice must:

Contain a brief statement of the factual basis for the determination and the pet rule or rules that have been violated;

State that the pet owner must remove the pet within ten (10) calendar days of the effective date of the notice;

State the failure to remove the pet may result in termination of the lease.

If the health or safety of a pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet, then CMHA may:

Contact the responsible party listed in the registration form and ask that they assume responsibility for the pet;

If the responsible party is unwilling or unable to care for the pet, then CMHA may contact the appropriate Animal Control Authority, Humane Society or other designated agent of CMHA and request the removal of the pet.

Nothing in this policy prohibits CMHA or the appropriate Animal Control Authority from requiring the removal of any pet from the property if the pet's conduct or condition is duly determined to constitute a nuisance or a threat to the health or safety of other occupants of the property or of other persons in the community.

Pet owners will be responsible and liable for any and all bodily harm to other residents or individuals caused by their pet.

Destruction of personal property belonging to others caused by an owner's pet will be the financial obligation of the pet owner.



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT D

FISCAL AUDIT

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**CINCINNATI METROPOLITAN
HOUSING AUTHORITY
HAMILTON COUNTY, OHIO**

AUDIT REPORT

**FOR THE FISCAL YEAR ENDED
JUNE 30, 2011**

James G. Zupka, CPA, Inc.
Certified Public Accountants

CINCINNATI METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2011

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JAMES G. ZUPKA, C.P.A., INC.

Certified Public Accountants

5240 East 98th Street

Garfield Hts., Ohio 44125

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Ohio Society of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Cincinnati Metropolitan Housing Authority
Cincinnati, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying financial statements of the Cincinnati Metropolitan Housing Authority, Hamilton County, Ohio, as of and for the year ended June 30, 2011, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Cincinnati Metropolitan Housing Authority, Ohio's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Cincinnati Metropolitan Housing Authority, Ohio, as of June 30, 2011, and the respective changes in financial position, and cash flows, where applicable, thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 17, 2012, on our consideration of the Cincinnati Metropolitan Housing Authority, Ohio's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Cincinnati Metropolitan Housing Authority, Ohio's financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The Authority has not presented the Financial Data Schedules (FDS) utilized by the U.S. Department of Housing and Urban Development for additional analysis, although not required to be part of the basic financial statements. The audited FDS are not completed as of the date of this report. A separate report will be issued on the audited FDS at a later date.

James G. Zupka, CPA, Inc.
Certified Public Accountants

January 17, 2012

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2011**

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This discussion and analysis provides the reader with a narrative overview and financial analysis of Cincinnati Metropolitan Housing Authority's (CMHA) financial activities and performance for the year ended June 30, 2011. This section should be read in conjunction with the audited financial statements and accompanying notes.

Financial Highlights

- CMHA's total assets and liabilities were \$325.6 million \$33.4 million, respectively; therefore, net assets were \$292.2 million as of June 30, 2011.
- Total revenues, including capital contributions and total expenses, were \$148.6 million and \$122.5 million, respectively, resulting in a \$26.1 million change in net assets for fiscal year 2011.
- Fiscal year 2011 resulted in a net increase in cash and cash equivalents of \$7.7 million, an increase in investments of \$7.9 million, and an increase of \$11.4 million in capital assets, which includes construction-in-progress.

Overview of the Financial Statements

Management's Discussion and Analysis - The Management's Discussion and Analysis is intended to serve as an introduction to the Authority-wide financial statements. The Authority-wide financial statements and Notes to the Financial Statements included in the Audit Report were prepared in accordance with GAAP applicable to governmental entities in the United States of America for Proprietary Fund types and in compliance with the regulations set forth in GASB Statement No. 34.

Authority-wide Financial Statements - The Authority-wide financial statements are designed to provide readers with a broad overview of CMHA's finances in a manner similar to a private-sector business. The statements consist of the Statement of Net Assets, the Statement of Revenues, Expenses, and Changes in Net Assets, and the Statement of Cash Flows.

Notes to Financial Statements - The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the Authority-wide financial statements.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2011
(Continued)**

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Overview of the Financial Statements

CMHA has many programs that are consolidated into a single enterprise fund. The major programs consist of the following:

Conventional Public Housing - Under the Conventional or Low Rent Housing Program, CMHA rents units that it owns to low income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD), and HUD provides Operating Subsidy and Capital Grant funding to enable CMHA to provide the housing at a rent that is based upon approximately 30 percent of household income.

Capital Fund Program - The Conventional Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to CMHA's properties. The formula funding methodology used is based upon the number of units, including the bedroom sizes and the age of the buildings/units.

American Recovery and Reinvestment Act (ARRA) - On March 17, 2009, CMHA received a \$19 million formula-based award of ARRA stimulus funds in the Capital Fund Program. These funds are intended to facilitate the physical improvements to public housing in CMHA's plan initially planned to be funded through the Capital Fund Program. CMHA was required to and did obligate 100 percent of the funds by March 17, 2010. At fiscal year end June 30, 2011, CMHA had expended \$18.3 million. All of the ARRA funds must be expended no later than March 17, 2012.

Neighborhood Stabilization Program 2 (NSP2) - During fiscal year 2010, CMHA, as part of a consortium with Hamilton County, the City of Cincinnati, and the Local Initiative Support Consortium was awarded funds through the competitive NSP2. CMHA was awarded \$10.4 million for its activities under the NSP2 Program, of the \$24 million award to the consortium. The primary use of the funding is to purchase foreclosed and abandoned property and replace them with a new development of senior housing in Mt. Healthy. All activities under this grant must be completed by February 11, 2013.

HOPE VI Grant - The HOPE VI grants are programs funded by HUD for redevelopment of CMHA's properties. It is a mixed financing and mixed-use development with homeownership opportunities for public housing residents.

Housing Choice Voucher Program - Under the Housing Choice Voucher Program, CMHA administers contracts with independent landlords who own the properties. CMHA subsidizes a participants' rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable CMHA to structure a lease that sets a participants' rent at approximately 30 percent of household income.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2011
(Continued)**

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Overview of CMHA's Financial Position and Operations

Net Assets

CMHA's total assets increased by \$22.8 million during fiscal year 2011. The combination of cash, cash equivalents, and investments increased by \$7.7 million over fiscal year 2010. The increase in cash and equivalents resulted from an increase in subsidy in the Low Income Public Housing Program and the Housing Choice Voucher Program.

Total liabilities decreased in fiscal year 2011 by \$3.4 million. This was attributed to the payment of long term debt and the timing of the disbursement of payables.

The change in invested capital assets net of related debt reflects expenditures covered through the ARRA stimulus grant.

**Statement of Net Assets (in Millions)
(Condensed)**

	2011	2010	Change
<u>ASSETS</u>			
Current Assets	\$ 53.8	\$ 50.0	\$ 3.8
Other Assets	46.1	38.4	7.7
Capital Assets	225.7	214.4	11.3
TOTAL ASSETS	325.6	302.8	22.8
 <u>LIABILITIES AND NET ASSETS</u>			
<u>Liabilities</u>			
Current Liabilities	7.3	9.1	(1.8)
Long-Term Liabilities	26.1	27.7	(1.6)
Total Liabilities	33.4	36.8	(3.4)
 <u>Net Assets</u>			
Invested in Capital Assets, Net of Related Debt	200.2	185.3	14.9
Restricted Net Assets	12.1	12.3	(0.2)
Unrestricted Net Assets	79.9	68.4	11.5
Total Net Assets	292.2	266.0	26.2
TOTAL LIABILITIES AND NET ASSETS	\$ 325.6	\$ 302.8	\$ 22.8

Revenues, Expenses, and Changes in Net Assets

CMHA's operating revenue for fiscal year 2011 increased by \$16.9 million due primarily to increased subsidy for the Low Income Public Housing Program, the Housing Choice Voucher Program, plus capital funds drawn through the ARRA stimulus grants. Operating expenses were \$4.8 million greater than last year primarily due to increases in capital improvements, per unit utility costs, and operations maintenance. The changes in operating revenues and expenses resulted in a positive net change in assets of \$26.2 million on a consolidated basis.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2011
(Continued)**

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**Statement of Revenues, Expenses, and Change in Net Assets
for the Year Ended June 30, 2011 (Millions)**

(Condensed)			
	2011	2010	Change
<u>Operating Revenues</u>			
Operating/Other Revenues	\$ 12.1	\$ 12.2	\$ (0.1)
Governmental Revenues	134.2	117.2	17.0
Total Operating Revenues	146.3	129.4	16.9
<u>Operating Expenses</u>			
Operating Expenses	111.8	107.3	4.5
Depreciation Expense	8.5	8.2	0.3
Total Operating Expenses	120.3	115.5	4.8
Net Operating Income	26.0	13.9	12.1
Total Non-Operating Revenue/Expenses	0.2	1.3	(1.1)
Change in Net Assets	26.2	15.2	11.0
Net Assets, Beginning of Year	266.0	250.8	15.2
Net Assets, End of Year	\$ 292.2	\$ 266.0	\$ 26.2

Capital Assets and Debt Administration

As of June 30, 2011, CMHA's capital assets balance was \$225,745,516 (net of accumulated depreciation). This represents an increase of \$11.4 million over fiscal year 2010.

Major capital assets increased \$21.2 million during the fiscal year. The increase was due to new construction and construction-in-progress as it relates to CMHA's Capital Fund and Hope VI programs. The increase is also related to purchases made through the ARRA stimulus grant. See Note 7 for more information regarding capital assets.

CMHA's long-term portion of debt as of June 30, 2011, was \$23.8 million. The long-term debt decreased \$1.7 million over fiscal year 2010. This reduction in long-term debt was due, in a large part, to payments on existing debt and refraining from incurring additional long-term debt.

Annual Budget Information

Annual budgets for individual programs, including grants, are prepared by CMHA management and approved by the Board of Commissioners. The budgets are primarily used as a management tool and have no legal stature. The budgets are prepared in accordance with the fiscal and programmatic goals established by CMHA.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2011
(Continued)**

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Budgetary Considerations for Fiscal Year 2011

The greatest budgetary challenges faced by CMHA involve the ongoing reduction of operating funds due to the pro-ration factors used in the funding calculations by HUD. The following economic factors were considered in preparing CMHA's budget for fiscal year 2012:

- Higher occupancy and utilization, as well as lower tenant rental contributions in association with the economic downturn.
- Planning for recapture of reserves for Low Income Public Housing.
- Extending the energy savings contract to 2021.
- Change in funding methods, levels, and pro-ration factors for Housing Choice Voucher, Low Income Public Housing, Capital Fund, and Replacement Housing Factor programs.
- Anticipated cost increases within the Housing Choice Voucher Program and reductions in revenue were projected.

Contacting CMHA

Questions concerning any of the information provided in this report or requests for additional information should be addressed to Ted Bergh, Interim Executive Director, Cincinnati Metropolitan Housing Authority, 16 West Central Parkway, Cincinnati, Ohio 45202.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET ASSETS
JUNE 30, 2011

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ASSETS

Current Assets

Cash and Cash Equivalents - Unrestricted	\$ 29,237,777
Cash and Cash Equivalents - Restricted	10,984,458
Investments at Fair Value - Unrestricted	1,025,405
Investments at Fair Value - Restricted	3,090,319
Accounts Receivable, Net of Allowance for Doubtful Accounts	1,712,084
Due from Other Governments	6,665,741
Inventory, Net of Allowance of Obsolescence	341,282
Prepaid Expenses	693,485
Total Current Assets	<u>53,750,551</u>

Capital Assets

Non-Depreciable Capital Assets	64,447,194
Depreciable Capital Assets, Net	161,298,322
Total Capital Assets	<u>225,745,516</u>

Other Assets

Notes and Mortgages Receivable	32,111,685
Interest Receivable	13,826,337
Insurance Deposits	175,223
Total Other Assets	<u>46,113,245</u>

TOTAL ASSETS	<u><u>\$ 325,609,312</u></u>
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See accompanying notes to the financial statements.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET ASSETS
JUNE 30, 2011
(CONTINUED)

DRAFT

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$ 1,331,528
Accrued Wages and Taxes Payable	734,170
Accrued Compensated Absences	225,580
Other Accrued Liabilities	983,735
Due to Other Governments	958,364
Notes and Bonds Payable - Current Portion	1,698,232
Prepaid Rents	349,271
Payable from Restricted Assets:	
Resident Security Deposits	979,859
Total Current Liabilities	7,260,739

Noncurrent Liabilities

Notes Payable, Net of Current Portion	23,784,378
Workers' Compensation Contingency	278,646
Accrued Compensated Absences	1,277,610
Payable from Restricted Assets:	
Family Self-Sufficiency Escrows	830,932
Total Noncurrent Liabilities	26,171,566
Total Liabilities	33,432,305

Net Assets

Investment in Capital Assets, Net of Related Debt	200,262,905
Restricted Net Assets	12,054,964
Unrestricted Net Assets	79,859,138
Total Net Assets	292,177,007

TOTAL LIABILITIES AND NET ASSETS	\$ 325,609,312
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See accompanying notes to the financial statements.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET
FOR THE YEAR ENDED JUNE 30, 2011**

DRAFT

<u>Operating Revenues</u>	
Rental Revenue	\$ 10,079,385
Governmental Revenue	110,708,470
Other Revenue	2,020,859
Total Operating Revenues	<u>122,808,714</u>
 <u>Operating Expenses</u>	
Administrative	21,476,931
Tenant Services	723,546
Utilities	8,505,803
Ordinary Maintenance and Operations	10,131,053
Protective Services	892,209
General Expenses	3,695,941
Housing Assistance Payments	66,393,729
Depreciation	8,545,410
Total Operating Expenses	<u>120,364,622</u>
Operating Income	<u>2,444,092</u>
 <u>Nonoperating Revenues (Expenses)</u>	
Loss on Disposal of Capital Assets	(1,146,032)
Interest Revenue - Unrestricted	2,322,853
Interest Revenue - Restricted	22,729
Interest Expense	(961,354)
Total Nonoperating Revenues (Expenses)	<u>238,196</u>
Change in Net Assets Before Capital Grants Revenue	2,682,288
 Capital Grants Revenue	 <u>23,443,042</u>
Net Change in Net Assets	<u>26,125,330</u>
 Net Assets - Beginning of Year, as Reported	 <u>266,051,677</u>
 Net Assets - End of Year	 <u><u>\$ 292,177,007</u></u>

See accompanying notes to the financial statements.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2011**

DRAFT

<u>Cash Flows from Operating Activities</u>	
Receipts from Residents and Other Deposits	\$ 10,060,255
Governmental Operating Revenues	109,594,923
Other Receipts	2,366,401
Administrative Expenses	(21,388,662)
Other Operating Expenses	(24,609,097)
Housing Assistance Payments	(66,393,729)
Net Cash Provided by Operating Activities	<u>9,630,091</u>
<u>Cash Flows from Capital and Related Financing Activities</u>	
Purchase of Capital Assets	(21,152,321)
Principal Paid on Capital Debt	(3,570,435)
Cash from Disposal of Assets	95,806
Interest Paid	(961,354)
Capital Grants	23,443,042
Net Cash Provided by Capital and Related Financing Activities	<u>(2,145,262)</u>
<u>Cash Flows from Investing Activities</u>	
Investment Proceeds	(7,933)
Investment Income	244,289
Net Cash Used in Accounting Activities	<u>236,356</u>
Net Increase in Cash and Cash Equivalents	<u>7,721,185</u>
Cash and Cash Equivalents - Beginning of Year	32,501,050
Cash and Cash Equivalents - End of Year	<u>\$ 40,222,235</u>
<u>Reconciliation of Net Operating Income to Net Cash Provided by Operating Activities</u>	
Operating Income	\$ 2,444,092
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities:	
Depreciation	8,545,410
Increase in Tenant Receivables	(22,937)
Increase in Due To/From Other Governments	(1,848,199)
Decrease in Other Assets/Receivables	322,786
Decrease in Inventory	10,034
Increase in Prepaid Expenses	(45,244)
Increase in Intergovernmental Payable	400,556
Increase in Security Deposits	22,756
Decrease in Accounts Payable	(825,557)
Increase in Compensated Absences	16,539
Increase in Accrued Liabilities	146,600
Increase in Deferred Revenue	337,903
Increase in Other Liabilities	125,352
Net Cash Provided by Operating Activities	<u>\$ 9,630,091</u>

Interest income of \$2,101,293 represents non-cash transactions.

See accompanying notes to the financial statements.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011

DRAFT

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

A. Organization

The Cincinnati Metropolitan Housing Authority (CMHA) is a public body corporate and politic created under the laws of the State of Ohio and was organized for the purposes of acquiring, developing, leasing, operating, and administering low-rent housing programs for qualified individuals.

B. Reporting Entity

The governing body of CMHA is a Board of Commissioners, which is composed of five members. The members are appointed as follows: Two (2) by the City Manager of Cincinnati, one (1) by the Hamilton County Commissioners, one (1) by the Court of Common Pleas, and one (1) by the Probate Court. The Board appoints an Executive Director to administer the business of CMHA. CMHA is not considered a component unit of the City of Cincinnati, as the Board independently oversees CMHA's operations.

The accompanying financial statements comply with the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 14, *The Financial Reporting Entity*, and Statement No. 39, *Determining Whether Certain Organizations Are Component Units*, in that financial statements include all organizations, activities, and functions for which CMHA is financially accountable. Financial accountability is defined by the component unit being fiscally dependent on CMHA. Based upon the application of these criteria, the reporting entity had no component units.

The financial statements of CMHA include Low-Rent Public Housing under Annual Contributions Contract C-984, Section 8 Housing Assistance Program under Annual Contributions Contract C-5034, Local Initiatives Programs, and the Hamilton County Affordable Housing Program.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

C. Summary of HUD Programs

The accompanying financial statements include the activities of the housing programs subsidized by HUD. A summary of the most significant of these programs and the related contracts with HUD is provided below.

1. **Annual Contributions Contract – Low Rent Public Housing**

a. **Low Rent Public Housing**

This type of housing consists of apartments and single-family dwellings owned and operated by CMHA. Funding is provided by tenant rent payments and subsidies provided by HUD.

b. **Modernization and Development**

Substantially all additions to land, buildings, and equipment are accomplished through the HOPE VI Program, Capital Fund Program, and the American Recovery and Reinvestment Act. These programs add to, replace, or materially upgrade deteriorated portions of CMHA's housing units. Funding is provided through programs established by HUD.

2. **Annual Contributions Contract – Housing Assistance Payments Program**

Housing Choice Vouchers and Moderate Rehabilitation

These are housing programs wherein low-income tenants lease housing units directly from private landlords rather than through CMHA. HUD contracts with private landlords to make assistance payments for the difference between the approved contract rent and the actual rent paid by low-income tenants.

D. Basis of Presentation of Accounting

In accordance with uniform financial reporting standards for HUD housing programs, the financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP).

CMHA uses the proprietary fund type to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities reported in other funds. Funds are classified into three categories: governmental, proprietary, and fiduciary. CMHA uses the proprietary category for its programs.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Basis of Presentation of Accounting (Continued)

Based on compelling reasons offered by HUD, CMHA reports under the proprietary fund type (enterprise fund), which uses the accrual basis of accounting. Proprietary funds are used to account for CMHA's ongoing activities, which are similar to those found in the private sector. The proprietary fund type which is used by CMHA is the Enterprise Fund.

The Enterprise Fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, or where it has been decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Pursuant to the election option made available by GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, CMHA has the option of following subsequent FASB guidance for its business-type and enterprise funds issued prior to December 1, 1989, to the extent that those standards do not conflict with or contradict guidance of the Government Accounting Standards Board. CMHA has elected not to apply those FASB statements and interpretations issued after November 30, 1989, to its Enterprise Fund.

E. Budgets

Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The modernization and development budgets are adopted on a "project length" basis. Budgets are approved by the Board of Commissioners and submitted to HUD for approval, when applicable. Budgets are not, however, legally adopted nor required for financial statement presentation.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

F. Revenue Recognition

Subsidies and grants received from HUD and other grantors are generally recognized during the periods to which they relate and all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted; matching requirements, in which CMHA must provide local resources to be used for a specified purpose; and expenditure requirements, in which the resources are provided to CMHA on a reimbursement basis. Tenant rental revenues are recognized during the period of occupancy. Other receipts are recognized when the related expenses are incurred. Expenses are recognized as incurred.

G. Cash Equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

H. Restricted Cash and Cash Equivalents

Cash and cash equivalents have been classified as restricted on the Statement of Net Assets for Family Self-Sufficiency escrows, unused HAP income, residents' security deposits, funds escrowed within the Capital Fund Financing Program, and other HUD restricted funds that are to be used for HUD projects and development.

I. Receivables /Bad Debts

Bad debts are provided on the allowance method and are based on management's evaluation of the collectability of outstanding tenant receivable balances at year end.

J. Interprogram Receivables and Payables

During the course of normal operations, CMHA has numerous transactions between programs. Interprogram receivables/payables are all current and are the result of the use of the Central Office Cost Center bank account as the common paymaster for shared costs of CMHA. Cash settlements are made periodically and all interprogram balances net zero. Interprogram balances are eliminated for financial statement presentation.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

K. Investments

Investments are recorded at fair value. Fair value generally represents quoted market prices for investments traded in the public marketplace. Investment income, including changes in the fair value of investments, is recorded as non-operating revenue in the operating statements. Investment income is recognized and recorded when earned and is allocated to programs based on monthly investment balances. Investment instruments pertaining to HUD programs consist only of items specifically approved by both HUD requirements and the requirements of the State of Ohio.

L. Inventories

Inventories (consisting of materials and supplies) are valued at cost using the first in, first out (FIFO) method. CMHA establishes an allowance for obsolete inventory, to account for adjustments to cost due to damage, deterioration, or obsolescence. CMHA relies upon its periodic (annual) inventory for financial reporting purposes. In accordance with the consumption method, inventory is expensed when items are actually placed in service.

M. Prepaid Items

Payments made to vendors for goods or services that will benefit future periods are recorded as prepaid items.

N. Restricted Assets

Certain assets may be classified as restricted assets on the Statement of Net Assets, because their use is restricted by contracts or agreements with outside third parties and lending institutions, or laws and regulations of other governments.

Net assets invested in capital assets – net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction, or improvement of those assets.

It is CMHA's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

O. Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities on the date of the financial statements and reported amounts of revenues and expenditures during the reported period. Actual results could differ from those estimates.

P. Fair Value of Financial Instrument

CMHA's financial instruments at June 30, 2011, include cash, investments, accounts receivable, and accounts payable which closely approximate fair value.

Q. Capital Assets

Book Value

All purchased capital assets are valued at cost when historical records are available. When no historical records are available, capital assets are valued at estimated historical cost.

Land values were derived from development closeout documents.

Donated capital assets are recorded at their fair value at the time they are received.

Donor imposed restrictions are deemed to expire as the asset depreciates.

All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold.

Depreciation

Pursuant to the enterprise GAAP method, cost of the buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method.

Depreciation commences on modernization and development additions in the year following completion.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Q. Capital Assets (Continued)

Depreciation (Continued)

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings	40 years
Building Modernization (changed in FY 2011)	40 years
Infrastructure	50 years
Site Improvements	20 years
Office and Other Equipment	5 years

Maintenance and Repairs Expenditures

Maintenance and repairs expenditures are charged to operations when occurred. Betterments in excess of \$5,000 are capitalized. When buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved and any gain or loss is included in operations.

R. Compensated Absences

In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, vacation and sick leave are accrued as liabilities when an employee's right to receive compensation is attributable to services already rendered and it is probable that the employee will be compensated through paid time off or some other means, such as cash payments at termination or retirement. Leave time that has been earned but is unavailable for use as paid time off or as some other form of compensation because the employee has not met the minimum service time requirement, is accrued to the extent that it is considered to be probable that the conditions for compensation will be met in the future.

Sick leave is accrued using the vesting method, whereby the liability is recorded on the basis of leave accumulated by employees who are eligible to receive termination payments as of year end. This is computed based on various percentages of sick time accumulated, as defined by their respective bargaining unit contracts, for employees who have completed ample service time with CMHA. These employees are expected to become eligible in the future to receive such payments.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

S. Equity Transfers

Transfers presented on the accompanying combined statements represent the transfer of equity between programs for approved uses, such as the transfer of unrestricted funds, or the transfer of equity for closed programs/grants to their respective program, as required by HUD reporting guidelines.

T. Annual Contribution Contracts

Annual contribution contracts provide that HUD shall audit and examine the records of public housing authorities. Accordingly, final determination of CMHA's financing and contribution status for the annual contribution contracts is the responsibility of HUD based upon financial reports submitted by CMHA.

NOTE 2: DEPOSITS AND INVESTMENTS

The provisions of the Ohio Revised Code, CMHA's written investment policy, and HUD regulations govern the investment and deposit of CMHA monies. Only banks located in Ohio and domestic building and loan associations are eligible to hold public deposits. HUD requires authorities to invest excess HUD program funds in obligations of the United States or certificates of deposit of any other federally-insured instruments. CMHA is also generally permitted to invest its monies in certificates of deposit, savings accounts, money market accounts, the State Treasurer's investment pool (STAROhio), and obligations of certain political subdivisions of Ohio and the United States government and its agencies. These investments must mature within three years of their purchase. CMHA may also enter into repurchase agreements with any eligible depository of any eligible dealer for a period not exceeding thirty days.

Public depositories must give security for all public funds on deposit. HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation (FDIC). The State of Ohio requires that any public depository in which CMHA places deposits must pledge as collateral eligible securities of aggregate market value equal to the excess of deposits not insured by the Federal Deposit Insurance Corporation (FDIC). The securities pledged as collateral are pledged to a pool for each individual financial institution in amounts equal to at least 105 percent of the carrying value of all public deposits held by each institution. Obligations that may be pledged as collateral are limited to obligations of the United States and its agencies and obligations of any state, county, municipal corporation, or other authority. Obligations furnished as security must be held by CMHA or with an unaffiliated bank or trust company for the account of CMHA.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2011
 (CONTINUED)

DRAFT

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based. These securities must mature or be redeemable within five years of the date of the related repurchase agreement. The market value of the securities subject to a repurchase agreement must exceed the value of the principal by 2 percent and be marked to market daily. State law does not require security for public deposits and investments to be maintained in CMHA's name.

A. Deposits

At year end, the carrying amount of CMHA's deposits was \$40,222,235 (including \$11,130,920 of restricted funds and \$1,800 of petty cash) and the bank balance was \$42,153,526. Of the bank balance, \$452,262 is covered by federal depository insurance and \$41,701,264 is covered by collateral held by Fifth Third Bank party trustees, pursuant to Section 135.181 of the Ohio Revised Code, in collateral pools serving all public funds or deposit with specific depository institutions.

Custodial Credit Risk: Custodial credit risk is the risk that in the event of the bank failure, CMHA's deposits may not be returned to it. CMHA does not have a custodial credit risk policy that extends beyond what HUD regulations require. HUD regulations require that all deposits exceeding FDIC be fully and continuously collateralized by the financial institution.

B. Investments

CMHA's investments at June 30, 2011 are summarized below:

Investment	Maturity Year	Amount	Credit Rating Moody's/S&P
Fifth Third Inst. Gov't MMkt.		\$ 4,115,724	AAA
Total		\$ 4,115,724	

Custodial Credit Risk

Custodial credit risk of investments is the risk that, in the event of a failure of a counter-party, CMHA will not be able to recover the value of its investments or collateral securities in the possession of an outside party. CMHA employs the use of "safekeeping" accounts to hold and maintain custody of its investments as identified within this policy and as a means of mitigating this risk.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2011
 (CONTINUED)

DRAFT

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

B. **Investments** (Continued)

Interest Rate Risk

Interest rate risk is defined as the risk that CMHA will incur fair value losses arising from rising interest rates. Such risk is mitigated by the investment policy which limits investments to certain maximum maturities. As a rule, unless specified otherwise within the policy, investments are to have a maximum maturity of three years unless the investment is matched to a specific expenditure. The context of a specific investment purchase must be weighed in proportion to the remainder of the existing investment portfolio and the “prudent investor” rule to attempt to limit such risk.

The three credit risk categories for investments are defined as follows:

1. Insured or registered, or securities held by the government or its agent in the government’s name.
2. Uninsured and unregistered, with securities held by the counter-party’s trust department or agent in the government’s name.
3. Uninsured and unregistered, with securities held by the counter-party, or by its trust department or agent but not in the government’s name.

C. **Restricted Cash and Investments**

Restricted Equity Section 8 Programs	\$ 10,405,099
Security Deposit Cash Held in Escrow	979,859
Cash of the CFFP Program	1,649,865
Accounts Payable HUD - Section 8 Program	206,622
Family Self-Sufficiency Program Escrows	830,932
Other Restricted Cash	2,400
Total Restricted Cash and Investments at June 30, 2011	\$ 14,074,777

NOTE 3: **ACCOUNTS RECEIVABLE**

Tenants (Net of Allowance for Doubtful Accounts of \$42,401)	\$ 273,120
The Affiliates/Project Monitoring; Other Receivables	1,438,964
Total Accounts Receivable	\$ 1,712,084

CINCINNATI METROPOLITAN HOUSING AUTHORITY
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED JUNE 30, 2011
 (CONTINUED)

DRAFT

NOTE 4: **INTERPROGRAM TRANSFERS**

CMHA will make cash transfers between its various programs as outlined in the federal regulations and authorized and approved by CMHA's Board of Commissioners. Interprogram balances are eliminated for financial statement presentation.

NOTE 5: **DUE FROM OTHER GOVERNMENTS**

U.S. Department of Housing and Urban Development \$6,665,741

NOTE 6: **NOTES/OTHER RECEIVABLES**

Notes Receivable

The financing of the revitalization projects under the Hope VI Lincoln and Laurel Partnerships encompass 78 percent of the notes receivable. These represent soft HOPE VI notes with a balloon payment due in 40 years from note date. No portion of the notes receivable are to be paid within the next year. The following schedule summarizes the details pertaining to the notes receivable.

<u>Amount</u>	<u>Maker</u>	<u>Date of Note</u>	<u>Interest</u>	<u>Maturity Date</u>
\$ 10,984,643	Lincoln Court Partnership	LCI - 3/20/01	AFR	40 Years
		LCH - 3/20/01		
		LCIII - 2/28/02		
		LCIV - 08/26/03		
14,048,513	Laurel Home Partnership	LHI - 10/24/02	AFR	40 Years
		LHII - 12/15/03		
		LHIV - 11/22/02		
		LHIV - 11/01/04		
		LHV - 9/30/06		
885,000	Springdale Senior Ltd.	3/27/2007	AFR	50 Years
	Partnership	5/10/2006	AFR	75 Years
<u>510,000</u>	Ground Lease			
26,428,156				
5,683,529	Other Receivables			
<u>\$ 32,111,685</u>	Total Notes/Other Receivables			

Ground Lease

Regarding the above notes receivable, the Springdale Senior Limited Partnerships entered into a 75-year ground lease in the total amount of \$510,000.

Other Receivables

There is \$5,683,259 in other receivables primarily from the Springdale Senior Limited Partnership associated with the construction of Baldwin Grove.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

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NOTE 7: CAPITAL ASSETS

	Balance June 30, 2010	Additions	Adjustments/ Reclass	Deletions	Balance June 30, 2011
<u>Capital Assets Not Being Depreciated</u>					
Land	\$ 26,998,556	\$ 0	\$ 470,774	\$ 0	\$ 27,469,330
Construction in Progress	136,865,353	20,959,615	(120,841,312)	(5,792)	36,977,864
Total Capital Assets Not Being Depreciated	163,863,909	20,959,615	(120,370,538)	(5,792)	64,447,194
<u>Capital Assets Being Depreciated</u>					
Buildings and Improvements	232,735,018	59,506	88,894,798	(1,230,434)	320,458,888
Furniture, Equipment, and Machinery	3,163,623	133,200	956,646	(158,023)	4,095,446
Infrastructure	0	0	30,519,094	0	30,519,094
Subtotal Capital Assets Being Depreciated	235,898,641	192,706	120,370,538	(1,388,457)	355,073,428
Accumulated Depreciation -					
Buildings and Improvements	(182,347,771)	(7,824,742)	0	0	(190,172,513)
Furniture and Equipment	(3,034,336)	(720,668)	0	152,411	(3,602,593)
Subtotal Accumulated Depreciation	(185,382,107)	(8,545,410)	0	152,411	(193,775,106)
Depreciable Assets, Net	50,516,534	(8,352,704)	120,370,538	(1,236,046)	161,298,322
Total Capital Assets, Net	\$ 214,380,443	\$ 12,606,911	\$ 0	\$ (1,241,838)	\$ 225,745,516

Infrastructure was placed in service in fiscal year 2011 and, in compliance with CMHA's policy, the depreciation will begin in fiscal year 2012.

NOTE 8: COMPENSATED ABSENCES PAYABLE

CMHA follows GASB Statement No.16, *Accounting for Compensated Absences* to account for compensated absences. Accrued vacation is paid upon termination. Exempt employees shall receive, at resignation from employment, for any reason except for termination, 5 percent of their accumulated sick leave balance per full completed year of service, up to a maximum of 50 percent.

For members of the AFSCME union, unused sick leave shall be forfeited upon the employee's separation for any reason except retirement, in which case the payout will be 50 percent up to a maximum of 600 hours.

For members of the IUOE union, sick leave shall be forfeited upon the employee's separation for any reason except retirement, in which case the level of payout will be a percentage of unused leave based on years of service with a maximum of 40 percent with 30 or more years of continuous service.

For members of the Building Trades union, sick leave shall be forfeited upon the employee's separation for any reason except for retirement, in which case the level of payout will be a percentage of unused leave based on years of service with a maximum of 30 percent with 30 or more years of continuous service.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)**

DRAFT

NOTE 8: COMPENSATED ABSENCES PAYABLE (Continued)

At June 30, 2011, total compensated absences liability is \$1,503,190, of which \$225,580 is current and \$1,277,610 is long-term.

Schedule of Change in Compensated Absences					
June 30, 2010					
Current Portion	Long-Term Portion	Total	Additions	Reductions	June 30, 2010
\$ 222,999	\$ 1,263,652	\$ 1,486,651	\$ 449,053	\$ 432,514	\$ 1,503,190

NOTE 9: OTHER ACCRUED LIABILITIES

Accrued Workers' Compensation - Current Portion	\$ 226,327
Contract Retainage	522,031
Accrued Liabilities	185,726
Other	49,651
Total Other Accrued Liabilities	\$ 983,735

NOTE 10: DUE TO OTHER GOVERNMENTS

U.S. Department of Housing and Urban Development	\$ 322,311
City of Cincinnati - Payment in Lieu of Taxes (PILOT)	636,053
Total Due to Other Governments	\$ 958,364

NOTE 11: NOTES PAYABLE – FANNIE MAE

These notes were acquired to assist in the process of development and are comparable to a line of credit. The proceeds are drawn from Fannie Mae by CMHA and are either used to purchase property while awaiting HUD approval for funding or are re-loaned to a partner during the construction of mixed finance developments. When loaned in conjunction with the construction of mixed finance developments, interest rates and terms with the developer are approximately equal to CMHA's interest rates with Fannie Mae.

The note expires on December 5, 2012, and carries a maximum amount of \$10,000,000. The entire amount is considered to be current. At June 30, 2011, CMHA has zero outstanding on the note with Fannie Mae.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)**

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NOTE 12: NOTES PAYABLE

Authority Program	Principal Balance	Current Portion	Long-Term Portion	Payee	Interest Rate	Note Date
Hamilton County	\$ 1,000,000	\$ 100,000	\$ 900,000	HOME	2.00%	01/1996
Hamilton County	1,018,676	0	1,018,676	CDBG	2.00%	03/1998
Hamilton County	1,200,000	0	1,200,000	HOME	2.00%	11/1998
Hamilton County	900,000	0	900,000	HOME	2.00%	10/1999
Hamilton County	1,150,000	0	1,150,000	HOME	2.00%	06/2002
Hamilton County	1,106,007	31,745	1,074,262	Fifth Third Bank	4.95%	12/2001
Hamilton County	644,544	64,238	580,306	US Bank	5.25%	12/1998
Low Rent Public Housing	1,591,968	717,192	874,776	CitiCapital	5.10%	08/2001
Capital Fund Financing	16,871,415	785,057	16,086,358	Fifth Third Bank	4.55%	11/2006
Total All Programs	\$ 25,482,610	\$ 1,698,232	\$ 23,784,378			

Hamilton County (HOME & CDBG) Loans (Items 1-5)

Hamilton County provided HOME and CDBG funds for the development of low-rent housing units in Hamilton County. These loans (and interest of 2 percent per annum) will be forgiven at the rate of 10 percent annually commencing in the sixteenth year, provided the units are preserved as low-income housing and there are no plans to convert the units to market rate.

Bank Loans (Items 6-7)

These loans were acquired to expand the affordable housing program using locally available funds. There is no capitalized interest.

Siemens Finance (Item 8)

This loan is in the form of a lease-purchase agreement between CMHA and Siemens Finance. Proceeds of the loan were used to purchase equipment which reduces energy cost. The savings from the conservation will exceed the cost of the loan.

Capital Fund Financing (Item 9)

This loan was acquired as part of a Capital Fund Financing Program to be used to fund capital improvements to existing public housing. This loan is repaid through the use of Capital Fund grants.

The following is a summary of CMHA's future annual debt service requirements for the notes payable listed above:

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

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NOTE 12: NOTES PAYABLE (Continued)

Maturity Date	Principal Amount	Interest Amount	Total
2012	\$ 1,698,232	\$ 890,751	\$ 2,588,983
2013	1,769,729	819,233	2,588,962
2014	1,295,531	754,289	2,049,820
2015	1,333,579	708,039	2,041,618
2016	1,471,327	660,291	2,131,618
2017-2021	8,436,063	2,509,264	10,945,327
2022-2026	8,569,710	1,041,407	9,611,117
2027-2031	859,239	68,826	928,065
2032-2033	49,200	817	50,017
Total	\$ 25,482,610	\$ 7,452,917	\$ 32,935,527

NOTE 13: CHANGES IN LONG-TERM LIABILITIES

	Balance June 30, 2010			Payments	Additions	Balance June 30, 2011		
	Current	Noncurrent	Total			Total	Current	Noncurrent
Notes Payable	\$ 3,571,867	\$ 25,481,178	\$ 29,053,045	\$ (3,570,435)	\$ 0	\$ 25,482,610	\$ 1,698,232	\$ 23,784,378
Workers' Comp Contingency	226,327	218,766	445,093	(275,134)	335,013	504,972	226,326	278,646
Compensated Absences	222,999	1,263,652	1,486,651	(432,514)	449,053	1,503,190	225,580	1,277,610
Family Self-Sufficiency Funds	0	765,459	765,459	(390,979)	456,452	830,932	0	830,932
Total	\$ 4,021,193	\$ 27,729,055	\$ 31,750,248	\$ (4,669,062)	\$ 1,240,518	\$ 28,321,704	\$ 2,150,138	\$ 26,171,566

NOTE 14: DEFINED BENEFIT PENSION PLAN

Ohio Public Employees Retirement System

All full-time CMHA employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans, as described below:

- The Traditional Pension Plan (TP) - a cost-sharing, multiple-employer defined benefit pension plan;
- The Member-Directed Plan (MD) - a benefit contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20 percent per year). Under the Member-Directed Plan, members accumulate retirement assets equal to the value of the member and (vested) employer contributions plus any investment earnings.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

DRAFT

NOTE 14: **DEFINED BENEFIT PENSION PLAN** (Continued)

Ohio Public Employees Retirement System (Continued)

- The Combined Plan (CO) - a cost-sharing, multiple-employer defined benefit pension plan. Under the Combined Plan, employer contributions are invested by the retirement system to provide a formula retirement benefit similar in nature to the Traditional Pension Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

OPERS provides retirement, disability, survivor, death benefits, and annual cost of living adjustments to members of both the Traditional Pension and the Combined plans. Members of the Member-Directed Plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided by State statute per Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-5601 or 1-800-222-7377, or by using the OPERS website at www.opers.org.

The Ohio Revised Code provides statutory authority for member and employer contributions. Plan members are required to contribute 10 percent of their annual covered salary to fund pension obligations. The employer pension contribution rate for CMHA was 14 percent of covered payroll. CMHA's required contributions to OPERS for the years ended June 30, 2011, 2010, and 2009, were \$1,873,697, \$1,823,209, and \$1,877,092, respectively. Of CMHA's required contributions for the years ended June 30, 2011, 2010, and 2009, contributions of \$67,164, \$62,118, and \$61,621, respectively, were made to the Combined Plan and contributions of \$81,198, \$62,045, and \$56,879, respectively, were made to the Member-Directed Plan. 100 percent of CMHA's required contribution was made for the years ended 2011, 2010, and 2009.

NOTE 15: **POST-EMPLOYMENT BENEFITS**

A. **Plan Description**

The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the Traditional Pension Plan - a cost sharing, multiple-employer defined benefit pension plan; the Member-Directed Plan - a defined contribution plan; and the Combined Plan - a cost sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

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NOTE 15: POST-EMPLOYMENT BENEFITS (Continued)

A. Plan Description (Continued)

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care plan, which includes a medical plan, prescription drug program, and Medicare Part B premium reimbursement, to qualifying members of both the Traditional Pension and the Combined plans. Members of the Member-Directed Plan do not qualify for ancillary benefits, including post-employment health care coverage.

In order to qualify for post-employment health care coverage, age and service retirees under the Traditional Pension and Combined plans must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45.

The Ohio Revised Code permits, but does not mandate, OPERS to provide OPEB benefits to its eligible members and beneficiaries. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by writing OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 614-222-5601 or 1-800-222-7377.

B. Funding Policy

The Ohio Revised Code provides the statutory authority requiring public employers to fund post-retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care benefits.

Employer contribution rates are expressed as a percentage of the covered payroll of active members. In 2011 and 2010, the Authority contributed at a rate of 14 percent of covered payroll. The Ohio Revised Code currently limits the employer contribution to a rate not to exceed 14 percent of covered payroll for state and local employer units. Active members do not make contributions to the OPEB Plan.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

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NOTE 15: **POST-EMPLOYMENT BENEFITS** (Continued)

B. **Funding Policy** (Continued)

OPERS' Post-Employment Health Care Plan was established under, and is administered in accordance with, Internal Revenue Code 401(h). Each year, the OPERS Retirement Board determines the portion of the employer contribution rate that will be set aside for funding of post-employment health care benefits. For fiscal year ending June 30, 2011, the employer contribution allocated to the health care for members in the Traditional Plan was 5.0 percent from April 1, 2010 through December 31, 2010, and 4.0 percent from January 1, 2011 through June 30, 2011. The OPERS Retirement Board is also authorized to establish rules for the payment of a portion of the health care coverage by the retiree or their surviving beneficiaries. Payment amounts vary depending on the number of covered dependents and the coverage selected. Actual CMHA contributions for the years ended June 30, 2011, 2010, and 2009, which were used to fund post-employment benefits were \$602,260, \$694,556, and \$888,267, respectively.

On September 9, 2004, the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. Member and employer contribution rates increased as of January 1, 2006, January 1, 2007, and January 1, 2008, which allowed additional funds to be allocated to the health care plan.

NOTE 16: **RISK MANAGEMENT**

CMHA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. CMHA maintains comprehensive insurance coverage with private carriers for real property, building contents, and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. CMHA also maintains employee major medical coverage with private carriers. Employee dental coverage is provided through self-insurance.

Effective December 1, 1998, CMHA entered into a joint insurance pool, the Ohio Housing Authority Property and Casualty, Inc (OHAPCI), with other Ohio housing authorities. The pool covers property, general liability, law enforcement liability, automobile liability, crime liability, boiler and machinery, and public officials. The Pool is intended for the public purpose of enabling housing authorities to obtain insurance coverage, to provide methods for paying claims, and to provide for a formalized, jointly administered self-insurance fund for its members.

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)

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NOTE 16: RISK MANAGEMENT (Continued)

Effective December 2005, OHAPCI joined the Public Entity Risk Consortium (PERC), a risk consortium composed of OHAPCI and four other public entity risk pools and public entities. The other five members are: 1) the Small Housing Authority Risk Pool (SHARP), comprised of 39 Ohio public housing authorities; 2) Buckeye Ohio Risk Management Association, Inc. (BORMA), comprised of the cities of Bowling Green, Defiance, Huron, Napoleon, Sandusky, and Willard, Ohio; 3) Midwest Pool Risk Management Agency, Inc. (MPRMA), comprised of the counties of Auglaize, Hancock, Mercer, Shelby, and Van Wert, Ohio; 4) Wayne County, Ohio and Tuscarawas County, Ohio; and 5) the City of Lorain, Ohio. Other members will be added as they are approved by the existing members.

OHAPCI is a corporation governed by a Board of Trustees, consisting of a representative appointed by each of the member housing authorities. The Board of Trustees elects the officers of the corporation, with each trustee having a single vote. The Board is responsible for its own financial matters and the corporation maintains its own book of account. Budgeting and financing of OHAPCI is subject to the approval of the Board. Currently, participating housing authorities are Cincinnati, Dayton, and Youngstown. The following is a summary of insurance coverage at year-end:

Primary Property	\$250 million/ occurrence
Automobile Liability	\$2 million
Earthquake	\$5 million
Flood	\$5 million
Casualty/General Liability	\$2 million/occurrence
Excess Crime	\$500,000/occurrence/\$2 million (aggregate)
Excess Liability	\$6 million
Boiler/Machinery	\$50 million
Pollution	\$1 million/\$2 million (aggregate)

During the past three years, settled claims for CMHA did not exceed the coverage provided by OHAPCI.

CMHA also has a self-insured dental and vision plan that covers all employees electing to participate. CMHA makes payments to the Plan Administrator for claims paid during the previous operating month.

NOTE 17: COMMITMENTS

CMHA is engaged in modernization programs funded by HUD. CMHA has entered into construction-type contracts with approximately \$4,338,755 remaining until completion.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2011
(CONTINUED)**

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NOTE 18: CONTINGENCIES

CMHA is a defendant in several lawsuits arising from its normal course of business. Where possible, estimates have been made and reflected in the financial statements for the effect, if any, of such contingencies. Although the outcome of these lawsuits is not presently determinable, it is the opinion of CMHA's attorney that resolution of these matters will not have a materially adverse effect on the financial condition of CMHA.

Under the terms of Federal grants, periodic audits are required and certain costs may be questioned as not being appropriate expenses under the terms of the grants. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenses which may be disallowed by the grantor cannot be determined at this time, although CMHA expects such amounts, if any, to be immaterial.

NOTE 19: RESTRICTED NET ASSETS

Section 8 Housing Programs HAP Equity	\$ 10,405,099
CFFP Equity	1,649,865
Total Restricted Net Assets	<u>\$ 12,054,964</u>

NOTE 20: LEASING ACTIVITIES (AS LESSOR)

CMHA is the lessor of dwelling units mainly to low-income residents. The rents under the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. CMHA may cancel the lease only for cause.

Revenues associated with these leases are recorded in the financial statements and schedules as "rental revenue." Rental revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions, which impact personal income and local job availability.

NOTE 21: DISCLOSURE REGARDING LIMITED PARTNERSHIP

CMHA is a limited partner in the City West project located in Cincinnati. There are eight rental phases of the City West project, three of which have had foreclosure action brought against them, one of which has been resolved. The two phases currently in foreclosure litigation have also filed Chapter 11 bankruptcy. The lenders, investors, and owners are in discussions about the future of City West. The goal is to bring financial stability to City West and ensure a sustainable mixed income community for the City of Cincinnati.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2011**

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Federal Grant or Program	Federal CFDA Number	Federal Expenditures
<u>U.S. Department of Housing and Urban Development</u>		
<i>Direct Programs:</i>		
<i>Section 8 Project Based Cluster:</i>		
Section 8 Moderate Rehabilitation - Low Income Housing Assistance Program	14.856	\$ 182,023
Section 8 Moderate Rehabilitation - Single Room Occupancy	14.249	114,211
<i>Total Section 8 Project Based Cluster</i>		<u>296,234</u>
<i>Capital Fund Program Cluster:</i>		
Public Housing Capital Fund Program	14.872	14,024,777
ARRA - Capital Fund Stimulus (Formula) Recovery Act Funded	14.885	11,481,311
<i>Total Capital Fund Program Cluster</i>		<u>25,506,088</u>
Section 8 Housing Choice Vouchers	14.871	72,846,657
Veterans Affairs Supportive Housing	14.871	467,805
<i>Total CFDA #14.871</i>		<u>73,314,462</u>
Low Rent Public Housing	14.850	<u>32,871,931</u>
Revitalization of Severely Distressed Public Housing	14.866	181,129
<i>Total Direct Programs</i>		<u>132,169,844</u>
<i>Passed Through from Hamilton County:</i>		
ARRA - Neighborhood Stabilization Program-Recovery Act Funded	14.256	1,981,668
Total U.S. Department of Housing and Urban Development		<u>134,151,512</u>
TOTAL EXPENDITURES OF FEDERAL AWARDS		<u>\$ 134,151,512</u>

CINCINNATI METROPOLITAN HOUSING AUTHORITY
NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2011

NOTE 1: BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Cincinnati Metropolitan Housing Authority and is presented on the basis of accounting described in the notes to the financial statements. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts were presented in, or used in the preparation of, the financial statements.

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Garfield Hts., Ohio 44125

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Ohio Society of Certified Public Accountants

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Board of Commissioners
Cincinnati Metropolitan Housing Authority
Cincinnati, Ohio

Regional Inspector General for Audit
Department of Housing and Urban
Development

We have audited the financial statements of the Cincinnati Metropolitan Housing Authority, Hamilton County, Ohio, as of and for the year ended June 30, 2011, and have issued our report thereon dated January 17, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Cincinnati Metropolitan Housing Authority, Ohio's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Cincinnati Metropolitan Housing Authority, Ohio's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Cincinnati Metropolitan Housing Authority, Ohio's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Cincinnati Metropolitan Housing Authority, Ohio's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the management, the Board of Commissioners, others within the entity, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

James G. Zupka, CPA, Inc.
Certified Public Accountants

January 17, 2012



**REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A
DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH
OMB CIRCULAR A-133**

Board of Commissioners
Cincinnati Metropolitan Housing Authority
Cincinnati, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Compliance

We have audited the Cincinnati Metropolitan Housing Authority, Hamilton County, Ohio's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Cincinnati Metropolitan Housing Authority, Ohio's major federal programs for the year ended June 30, 2011. Cincinnati Metropolitan Housing Authority, Ohio's major federal programs are identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Cincinnati Metropolitan Housing Authority, Ohio's management. Our responsibility is to express an opinion on the Cincinnati Metropolitan Housing Authority, Ohio's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Cincinnati Metropolitan Housing Authority, Ohio's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Cincinnati Metropolitan Housing Authority, Ohio's compliance with those requirements.

In our opinion, the Cincinnati Metropolitan Housing Authority, Ohio complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2011.

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Internal Control Over Compliance

Management of the Cincinnati Metropolitan Housing Authority, Ohio, is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Cincinnati Metropolitan Housing Authority, Ohio's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Cincinnati Metropolitan Housing Authority, Ohio's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and federal awarding agencies and pass-through entities is not intended to be and should not be used by anyone other than these specified parties.

James G. Zupka, CPA, Inc.
Certified Public Accountants

January 17, 2012

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 OMB CIRCULAR A-133 & §.505
 JUNE 30, 2011**

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I. SUMMARY OF AUDITOR'S RESULTS

2011(i) Type of Financial Statement Opinion	Unqualified
2011(ii) Were there any material control weaknesses reported at the financial statement level (GAGAS)?	No
2011(ii) Were there any other significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
2011(iii) Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
2011(iv) Were there any material internal control weaknesses reported for major federal programs?	No
2011(iv) Were there any other significant deficiencies in internal control reported for major federal programs	No
2011(v) Type of Major Programs' Compliance Opinion	Unqualified
2011(vi) Are there any reportable findings under §.510?	No
2011(vii) Major Programs (list): Low Rent Public Housing - CFDA #14.850 Capital Fund Program - CFDA #14.872 Capital Fund Stimulus (Formula) Recovery Act Funded - ARRA - CFDA #14.885	
2011(viii) Dollar Threshold: Type A\B Programs	Type A: \$3,000,000 Type B: All Others
2011(ix) Low Risk Auditee?	Yes

2. FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS

None.

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

None.

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
STATUS OF PRIOR AUDIT FINDINGS AND RECOMMENDATIONS
JUNE 30, 2011**

The prior audit report, as of June 30, 2010, included no citations or instances of noncompliance. There were no management letter recommendations issued with the audit report as of June 30, 2010.

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CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT E

CAPITAL FUND PROGRAM ANNUAL STATEMENT/
PERFORMANCE AND EVALUATION REPORT

(separate document)



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT F

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

(separate document)



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT G

Required Submission for HUD Field Office Review

PHA Certification of Compliance with the PHA Plans and Related Regulations

Civil Rights Certification

Certification for a Drug-Free Workplace

Certification of Payments to Influence Federal Transactions

Disclosure of Lobbying Activities

Resident Advisory Board (RAB) Comments

Challenged Elements

Capital Fund Program Annual Statement/Performance and Evaluation Report

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

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

**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 X Annual PHA Plan for the PHA fiscal year beginning 7-1-2012, 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.

Cincinnati Metropolitan Housing Authority

OH004

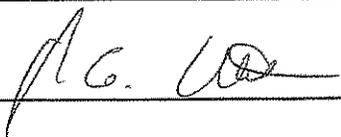
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Year 2012 - July 1, 2012 – June 30, 2013

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 Peter G. Witte	Title Board Chairman
Signature 	Date 3/27/12

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

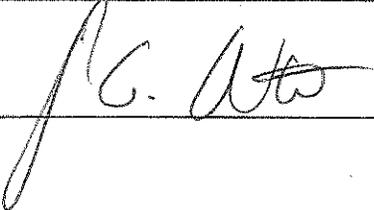
Cincinnati Metropolitan Housing Authority

OH004

PHA Name

PHA Number/HA Code

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

Name of Authorized Official	Peter G. Witte	Title	Chairman, CMHA Board of Commissioners
Signature		Date	4-12-12

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Cincinnati Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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 Ted Bergh	Title Interim Executive Director
Signature 	Date 1/12/2012

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Cincinnati Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all 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 Ted Bergh	Title Interim Executive Director
Signature 	Date (mm/dd/yyyy) 1/12/12

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

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

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Cincinnati Metropolitan Housing Authority 16 West Central Parkway Cincinnati, OH 45202 Congressional District, if known: 1	
6. Federal Department/Agency: US Department of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14,872	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Amount of Payment (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned	13. Type of Payment (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other; specify: _____	
12. Form of Payment (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____	14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11: (attach Continuation Sheet(s) SF-LLLA, if necessary)	
15. Continuation Sheet(s) SF-LLLA attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
16. 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 the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Ted Bergh Title: Interim Executive Director Telephone No.: (513) 977-5660 Date: 01-12-2012	
Federal Use Only		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Reporting Entity: Cincinnati Metropolitan Housing Authorit Page 2 of 2

No Lobbying Activities

The Jurisdiction-wide Resident Advisory Board did not send any comments in writing to CMHA on the Fiscal Year 2012 Annual Plan that was posted on the CMHA website during the required open comment period.

No resident councils submitted comments in writing during the required open comment period on the Fiscal Year 2012 Annual Plan that was posted on the CMHA website.

Karen BOUQUET - Annual Plan Issues

From: Joe n Kit <joenkit4@fuse.net>
To: Karen BOUQUET <Karen.BOUQUET@cintimha.com>
Date: 2/17/2012 9:43 PM
Subject: Annual Plan Issues

Karen,

Be aware that the Senior Link is no longer at the Park Eden, 2610 Park Ave what are the plans for the apartment units Senior Link was using?

Karen BOUQUET - annual plan

From: Marti Gardner <mjg082553@yahoo.com>
To: <karen.bouquet@cintimha.com>
Date: 2/20/2012 7:06 PM
Subject: annual plan

Ms. Bouquet:

As a former employee of a HUD affiliated agency I try to keep in tuned with what goes on affecting public housing. One area of concern is the reduction of funds received by Housing Authorities and HUD's attempt to take back funds from Housing Authorities. This brings me to my point:

Has CMHA thought about using the reserves that HUD is trying to take back to make capital improvements to the resident's units? From some of the research I have done, this seems to be an acceptable practice.

Thank-you for your time.

Karen BOUQUET - How to request a contract rent increase

From: "Neal Morlatt" <GameDaddy@cinci.rr.com>
To: <lisa.isham@cintimha.com>
Date: 2/22/2012 8:41 AM
Subject: How to request a contract rent increase

I was a little confused about how to request an increase.is it 120 days prior or after the annual recertification?

LEGAL AID SOCIETY OF SOUTHWEST OHIO, LLC

AN AFFILIATE OF THE LEGAL AID SOCIETY OF GREATER CINCINNATI

**DONALD P. KLEKAMP
COMMUNITY LAW
CENTER BUILDING**

**215 East Ninth Street
Suite 500
Cincinnati, Ohio
45202**

Telephone
(513) 241-9400
(800) 582-2682

Facsimile
(513) 241-0047

March 12, 2012
Sent Via Facsimile: 513-665-3106
And Regular U.S. Mail

Board of Commissioners
Cincinnati Metropolitan Housing Authority
16 West Central Parkway
Cincinnati, OH 45202-7210

Dear Board of Commissioners:

The Legal Aid Society of Southwest Ohio, LLC presents these comments on CMHA's annual planning process. The comments address important policy issues regarding CMHA's programs, as well as specific matters in CMHA's proposed Annual Housing Plan, Housing Choice Voucher (HCV) Administrative Plan and Public Housing Admissions and Continued Occupancy Plan (ACOP) for the upcoming year.

The Legal Aid Society represents low-income families and individuals in an array of civil legal issues, including housing. Through our representation of tenants, homeowners, and community groups on neighborhood preservation issues, we have had ample opportunity to better understand the affordable and fair housing issues in our community.

Unfortunately, affordable housing in our community is under attack, more so than in previous years. For that reason, our comments are prefaced with one overarching area of concern: CMHA's compliance with the fair housing laws and its need to do more to affirmatively further fair housing.

1. Fair Housing

CMHA's Annual Plan documents and the CMHA Board of Commissioners' actions should do more to support CMHA's mission to provide quality, affordable housing and to expand housing opportunities for low-income households throughout Hamilton County. This includes:

- a. Securing a public commitment from current and future board members that they support the mission of the agency and expansion of CMHA housing opportunities through Hamilton County.

LEGAL SERVICES IN

- Brown County
- Butler County
- Clermont County
- Clinton County
- Hamilton County
- Highland County
- Warren County



Page 2
March 12, 2012

- b. Ensuring that the Executive Director Hiring Process includes input from community groups who value inclusion and diversity.
- c. Both CMHA's Executive Director and its Board of Commissioners must demonstrate an ongoing commitment to affordable housing, as well as a willingness to persevere in that commitment despite pressure from some community groups that are opposed to affordable housing.
- d. CMHA should ensure that its Annual Plan documents give due weight to the "Impediments to Fair Housing Choice in Hamilton County, Ohio" and adopt the recommendations put forth by the City of Cincinnati and Hamilton County in their "Fair Housing Action Plan."¹ By law, CMHA is required to examine its programs and identify impediments to fair housing choice in those programs and to work with local jurisdictions to implement any jurisdictions' recommendations. Cincinnati and Hamilton County's "Fair Housing Action Plan" identifies many opportunities for CMHA to affirmatively further fair housing some of which still need to be incorporated into CMHA's annual planning documents.
- e. Development of CMHA affordable housing opportunities throughout Hamilton County, especially in lower-poverty areas. CMHA's agreement to develop a small number of units in Green Township pursuant to its Voluntary Compliance Agreement with HUD is a good starting point. So too is the cooperation agreement with the Hamilton County Commissioners. CMHA needs to develop more scattered site housing throughout the Hamilton County suburbs.
- f. English Woods should be redeveloped as mixed income housing. CMHA's receipt of HUD funds for a Development of Comprehensive Neighborhood Transformation Plan for English Woods and the surrounding neighborhood is a great opportunity. It is an opportunity to undo the past mistake that CMHA made in not redeveloping English Woods as a truly mixed income site. The fact that the planning process will include the surrounding neighborhood is very important as well. CMHA must reach out to other community stakeholders (e.g. JRAB, Affordable Housing Advocates) and include them in any discussions. We trust that CMHA will creatively move forward on its efforts to develop English Woods, and to develop mixed-income housing which is environmentally-friendly, unique and affordable.

¹ Both documents are available at <http://www.cincinnati-oh.gov/cdap/pages/-39931/>

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March 12, 2012

- g. CMHA should also give special attention to the housing rights and needs of persons with disabilities, particularly with respect to reasonable accommodation.

2. Reasonable Accommodation

There is a serious shortage of affordable rental housing that is accessible for persons with disabilities. CMHA has a very important role to play in addressing this need. In developing and modernizing its housing, CMHA should increase its emphasis on providing accessible housing.

Recently, Legal Aid has experienced an influx of eviction cases where a resident's disability contributed to the alleged breach of the lease, yet CMHA never acknowledged or sought to reasonably accommodate the disability. Legally, CMHA is required to anticipate the need to provide all reasonable accommodations. Yet, in our experience, even after filing an eviction and then receiving a formal written request for accommodation, often there is no response by CMHA or a blanket refusal to provide the accommodation.

CMHA's refusal to acknowledge disabilities and to work to provide all reasonable accommodations appears to occur in all types of cases – i.e. physical mobility, mental impairment, physical and mental debilitation due to a chronic disease and all manner of LGBTQ accommodations.

We urge CMHA to make improvements in its reasonable accommodations policies, practices and procedures, particularly in its public housing programs. CMHA has the duty to acquire the necessary sensitivity training for its staff such that an atmosphere of inclusion is insured. We welcome the opportunity to meet with CMHA on this matter and to participate in changing any policies. As a potential starting point to this dialogue, HUD and the Justice Departments' Joint Statement on "Reasonable Accommodations Under the Fair Housing Act"² provides excellent guidance.

3. Foreclosures

The foreclosure crisis continues to impact not only resident homeowners, but tenants living in foreclosed rental properties. Often, tenants have no knowledge that their residence is in foreclosure until months into the foreclosure case and/or after the landlord stops performing maintenance or providing utility services. CMHA needs to improve its policies and practices to handle these issues.

For HCV tenants, the Protecting Tenants at Foreclosure Act (PTFA) provides that a successor in interest after foreclosure takes the property subject to both the Section 8 lease and the Housing Assistance Payment (HAP) contract. HUD issued

² <http://www.hud.gov/offices/fheo/library/hud DOJstatement.pdf>

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March 12, 2012

guidance to Public Housing Agencies (PHAs) for dealing with foreclosed properties with existing HCV contracts.³

Despite CMHA's obligations under PTFA, its Administrative Plan is bereft of any mention of PTFA. On individual cases, we have seen instances in which CMHA staff are unaware or misinformed about tenants' rights to stay in a foreclosed property, and who have instructed participants that they must move. This policy and/or lack of awareness of tenants' PTFA rights results many unnecessary moves and housing instability.

CMHA should develop policies to help address the issue of rental foreclosures as it impacts HCV tenants. Any written policy should incorporate the strong protections provided to tenants under PTFA,⁴ but should also provide flexibility if the tenant wants to move. Legal Aid, as always, remains willing to partner with CMHA on this issue and/or to receive tenant referrals from your staff if questions arise in this arena.

4. Receiverships in Foreclosure

Occasionally, occupied rental property is put into receivership due to foreclosure or bad management by landlords. CMHA's current policies and practices related to such receiverships are bad for neighborhoods and tenants. CMHA's cooperation with court-appointed receivers is critical to the future success of a properties in foreclosure or distress, to maintaining these properties as affordable housing and preserving neighborhoods. We suggest that CMHA add the following language to its plan:

"CMHA will issue HAP to court-appointed receivers, when, in the reasonable discretion of CMHA, payment of a HAP will ensure that tenants are not displaced through no fault of their own."

-and-

"For a building that is in foreclosure but has a court-appointed receiver, outstanding property taxes shall not be a barrier to tenants from either placing their voucher at the property or remaining there with it."

Again, with the increasing number of multi-unit apartment buildings that end up in foreclosure, court-appointed receivers can play a critical role in ensuring that the property, as well as the surrounding neighborhood, stays

³ Protecting Tenants at Foreclosure Act – Guidance on New Tenant Protections, PIH 2009-52 (Dec. 15, 2009).

⁴ Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, Tit. VII, Sections 701-704, 123 Stat. 1632, 1660-62 (2009).

Page 5
March 12, 2012

viable. It is imperative that CMHA not have policies that adversely affect such efforts.

5. Problems with Processing Requests for Tenancy Approval

We have had several clients who have had problems trying to move with their Housing Choice Voucher. The situation that arises is this: the tenant submits a Request for Tenancy Approval (RTA), but instead of the RTA being processed, the tenant is told by a CMHA inspector that the RTA is cancelled due to the tenant not being in "good standing" under the program. Attached is an example of such a letter.⁵

The CMHA letter enclosed raises two serious constitutional issues. First, it fails to inform the HCV tenant of the right to a due process pre-termination hearing. Second, because CMHA assumes that the tenant is "not in good standing," she is treated as a non-HCV tenant who has essentially lost her benefit without benefit of due process.

There is no question that CMHA has the right to terminate participants from the Section 8 program for non-compliance with certain program requirements. However, there is a process and means for how this happens which is outlined in CMHA's Administrative Plan and proscribed by law. The situation, described above, does not comport with the Administrative Plan or the law, and we ask that it be addressed internally to avoid future problems.

6. Admissions for Families with Children

CMHA's Administrative Plan provides a preference for seniors, a non-protected class, over families with children, a protected class. It is imperative that families with children have substantial participation in CMHA's housing programs going forward. CMHA's fair housing responsibilities to this group are clear and so should the Administrative Plan be. To exclude or distract any protected class is unacceptable.

7. Housing for Ex-Offenders

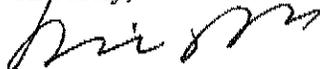
Legal Aid agrees with other local advocates that CMHA should make housing available to ex-offenders who are progressing in their rehabilitation. We recognize that CMHA must balance the safety concerns of its other residents with the need for ex-offenders to have a second chance. We look forward to any opportunities to work with CMHA to develop a program to meet this housing need.

⁵ Exhibit A

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March 12, 2012

Thank you in advance for your time and attention. We hope that you will give careful consideration to the comments and issues raised in this letter.

Sincerely,



Jessica Powell
John Schrider
Attorneys-at-Law
Direct dial: 513.362.2877

JP/st

cc: Ted Bergh (ted.bergh@cintimha.com)
Joy Gazaway (joy.gazaway@cintimha.com)
Karen Bouquet (Karen.bouquet@cintimha.com)
Jim Cunningham (james.a.cunningham@hud.gov)
Betsy Ferguson (betsy_ferguson@hud.gov)

Enclosure



Tenant Termination - Utilities

October 01, 2010

Brian [REDACTED]
[REDACTED]
Hamilton, OH 45011 1009

Vendor No.: 00V007552
Inspection No.: 196389
Inspection Type: Emergency

[REDACTED]
Cincinnati, OH 45207 1016

Dear Participant,

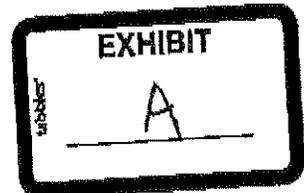
On September 30, 2010 an inspection was conducted at the property listed above to determine if all tenant responsible utilities were properly supplied. The unit failed the inspection. Due to the failure to maintain required tenant supplied utilities, your voucher will be terminated and your participation in the program will end on the last day of the next month. No further payments will be made after the end of the next month.

Any questions please contact me at the telephone number listed below.

Respectfully,

Dell Brickler
Housing Inspector I
(513) 977-4821 Fax (513) 665-2939
Email: Dell.Brickler@cintimha.com

Cc: Brian [REDACTED]





Housing Opportunities Made Equal

2400 Reading Road, Suite 118

Cincinnati, OH 45202

Ph. (513) 721-4663

FAX (513) 721-1642

www.homecincy.org

March 14, 2012

Ted Bergh
Cincinnati Metropolitan Housing Authority
16 West Central Parkway
Cincinnati, OH 45202

Dear Mr. Bergh:

Housing Opportunities Made Equal is the private fair housing agency in the greater Cincinnati area. We offer the following comments on CMHA's proposed Annual Plan.

- 1. Eliminate the preference for seniors in the Housing Choice Voucher program.**
As you are aware, HOME filed a fair housing complaint against the senior preference as discrimination against families with children. While some senior households include children, the percentage is significantly less than the percentage of households on the full waiting list with children. Seniors are not a protected class under the Fair Housing Act, while families with children are protected. CMHA's senior preference has a disparate impact on a protected class and we ask that CMHA eliminate the policy.
- 2. Create a rent reasonableness system that accurately reflects the market in low-poverty neighborhoods.**
HOME provides a Mobility program that assists families with Housing Choice Vouchers find good rental housing in communities with low levels of poverty. One of the main barriers to voucher holders making Mobility moves is CMHA's current rent reasonableness system. Landlords recruited for the Mobility program won't participate because maximum rents allowed by CMHA are significantly less than what they can rent the unit for on the private market. In some cases the rent that was denied by CMHA as too high is what the owner is currently receiving for other units in the same building from tenants with no subsidy. While the payment standard and the need for exception rents also needs to be examined, in our experience the major problem is an inaccurate rent reasonableness system.
- 3. CMHA should ensure its Annual Plan gives due weight to the Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan adopted by the City of Cincinnati and Hamilton County.** CMHA is required to examine its programs and identify impediments to fair housing choice in those programs and to work with local jurisdictions to implement their recommendations. Some of the recommendations adopted by Cincinnati and Hamilton County that CMHA should commit to in its Annual Plan are:



Agency Partner

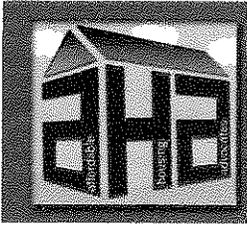
- *The City and the County will work with CMHA to **provide accurate information about the Housing Choice Voucher program**, including how the program works, the percentage of elderly and disabled people on the program, and the percentage employed. Accurate information on what constitutes a concentration is also important. In the county as a whole, 7% of the households have assisted rent, yet residents in jurisdiction with much lower percentages believe they have a concentration.*
- *The City and County will ask CMHA to **refrain from actions that limit housing choice such as using tenant-based vouchers to create project-based units**. CMHA needs to keep the choice in the Housing Choice Voucher program by keeping the vouchers tenant-based and letting the families decide where they want to live. By its nature project-basing vouchers reduces choice. Hamilton County has a robust private rental market and there is no need for CMHA to favor certain developers by assigning a group of vouchers to a project thereby deciding where tenants who need rental assistance must live.*
- *The City and County will work with CMHA to **establish a Community Advisory Committee** that includes Section 8 tenants and advocates, landlords, and representatives of communities concerned about the impact of families with vouchers moving to their neighborhoods.*

Thank you for this opportunity to comment on CMHA's Annual Plan.

Sincerely yours,



Elizabeth Brown
Executive Director



affordable housing advocates

March 15, 2012

Via Fax (513-665-3106), Regular U.S. Mail
& E-mail (Karen.Bouquet@cintimha.com)

Board of Commissioners
Cincinnati Metropolitan Housing Authority
16 West Central Parkway
Cincinnati, OH 45202-7210

Dear Board of Commissioners:

Please consider Affordable Housing Advocates' (AHA) comments on CMHA's proposed Annual Plan and CMHA's policies.

Affordable Housing Advocates (AHA) is a diverse group of advocates, residents in affordable housing programs, and faith-based, development, and planning communities of Greater Cincinnati. AHA's mission is to promote the availability of high quality, safe, accessible, affordable housing in the Greater Cincinnati area.

AHA is very concerned about recent attacks by opponents of affordable housing programs and attacks on CMHA programs in particular. We believe that some of the opposition is due to misinformation and lack of understanding. AHA is responding with a public information campaign to provide an accurate picture of the need for and value of affordable housing programs.

AHA's campaign has the theme of "Opening Doors" to the idea of good housing for all in Greater Cincinnati. As part of the education effort, AHA completed its 2011 affordable housing report last month. A summary of the report's findings is attached and is also available on-line.¹ In short, the report concludes: "Achieving the goal of good affordable housing is essential to the progress of the entire community. Government housing programs can be used effectively to help solve our housing problem and improve the community. Progress in achieving affordable housing for all and promoting diversity and inclusion is the key to our success as a community."

We urge CMHA to join in AHA's efforts to promote affordable housing. In addition, AHA has seven comments on CMHA's plans and policies.

¹ www.cincyaha.org.

1. CMHA's commitment to its mission

CMHA's Executive Director and its Board of Commissioners should make an ongoing commitment to CMHA's mission, including expanding CMHA housing opportunities throughout Hamilton County. Commissioners have a responsibility to proactively and publicly advocate for the mission and should step down if they are unable to do so.

Hiring a new Executive Director who is committed to CMHA's mission and is well qualified to lead is critical. In this regard, CMHA's hiring process for a new Executive Director should include input from CMHA residents and community groups who value inclusion and welcome new neighbors.

2. Expand housing opportunities

CMHA must follow through on expanding affordable housing opportunities throughout Hamilton County, especially in lower-poverty areas. CMHA's agreement to develop a small number of units in Green Township pursuant to its Voluntary Compliance Agreement with HUD is a good starting point. The new cooperation agreement with the Hamilton County Commissioners is also a positive step.

CMHA must follow through on development of 300 units of scattered site public housing in the Hamilton County suburbs. In addition, CMHA should work to promote housing opportunities even more through its HCV program. AHA notes that Housing Opportunities Made Equal has raised important concerns about CMHA rent reasonableness standards having a negative effect on increasing housing opportunities. CMHA should address this problem.

3. Foreclosures and the HCV program

Foreclosures are affecting many CMHA HCV participants. This is because the foreclosure crisis continues to impact not only resident homeowners, but tenants living in foreclosed rental properties. Tenants often learn that their residence is in foreclosure only when the landlord stops performing maintenance or providing utility services.

CMHA should develop policies to help address the issue of rental foreclosures as it impacts HCV tenants. Any written policy should incorporate the strong protections provided to tenants under federal law and should also provide flexibility if the tenant wants to move.

4. Housing and reasonable accommodation for persons with disabilities

There is a serious shortage of affordable rental housing that is accessible for persons with disabilities. CMHA has a very important role to play in addressing this need. In developing and modernizing its housing, CMHA should increase its

affordable housing advocates

117 E. 12th Street, Cincinnati, OH 45202-7203

Mission: To promote the availability of high quality, safe, accessible, affordable housing in the Greater Cincinnati Area.

emphasis on providing accessible housing. Such housing is needed not only for senior citizens with mobility and other limitations, but also for younger adults and families with disabled children. CMHA should implement specific goals for increasing accessible housing in both its public housing and HCV program.

5. English Woods

AHA was pleased to learn of CMHA's HUD grant for development of a comprehensive neighborhood transformation plan for the area including English Woods. AHA asks that it and public housing residents be included in the planning. CMHA should plan for the English Woods site to be a model mixed income community.

6. Housing for ex-offenders

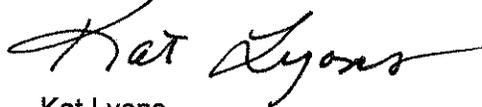
AHA urges CMHA to create a program to make housing available to ex-offenders who are progressing in their rehabilitation. We recognize that CMHA must balance the safety concerns of its other residents with the need for ex-offenders to have a second chance and the strong community benefit of reuniting families. AHA and the Hamilton County Reentry Program Housing Task Force have a number of model programs to help CMHA achieve this balance. AHA looks forward to working with CMHA to develop programs and policies to meet this need.

7. Community Advisory Committee

CMHA should implement a Community Advisory Committee to get input and achieve more community understanding of its programs. An advisory committee has been talked about for a very long time. CMHA should create the committee. The advisory committee should include representation by HCV tenants, J-RAB, AHA, housing providers, and other stakeholders. Also, AHA believes such a committee should have an important role in the Executive Director hiring process.

Thank you for the opportunity to present these comments. AHA looks forward to working with CMHA to achieve mutual goals.

Sincerely,



Kat Lyons
Chair, Affordable Housing Advocates

affordable housing advocates

117 E. 12th Street, Cincinnati, OH 45202-7203

Mission: To promote the availability of high quality, safe, accessible, affordable housing in the Greater Cincinnati Area.

marcc

“...to forgo the luxury of separate ways when a common path can be found...”

**Metropolitan
Area
Religious
Coalition of
Cincinnati**

632 Vine Street, Suite 606
Cincinnati, Ohio 45202
Phone 513.721.4843
Fax 513.721.4891
Email marcc@fuse.net
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Archdiocese of Cincinnati

Association of Unity Churches

Baptist Ministers Conference
of Greater Cincinnati and Vicinity

Church of the Living God

Cincinnati Conference
(Evangelical Lutheran Church in America)

Cincinnati Islamic Center

Disciples of Christ – SW Ohio

Episcopal Diocese of Southern Ohio

Interdenominational Ministerial Alliance
Of Greater Cincinnati

JCRC of The Jewish Federation

Miami Association (American Baptists)

Ohio River Valley District
(United Methodist Church)

Presbytery of Cincinnati

Religious Society of Friends

Unitarian Universalist Council
of Greater Cincinnati

United Church of Christ
SW Ohio N Kentucky Association

H. F. Coyle, Jr.
President

Rev. Dan Weyand-Gelise
Vice President

Rev. Jermaine B. Armour
Vice-President

Rabbi Margaret Meyer
Secretary

Nancy Wallers
Assistant Secretary

Terynso El-Amin
Treasurer

Margaret A. Fox
Executive Director
Sarah G. Geiger
Office Administrator

March 15, 2012

Board of Commissioners
Cincinnati Metropolitan Housing Authority
Cincinnati, OH

RE: CMHA Annual Plan and Policies

Dear Board of Commissioners,

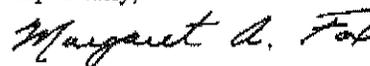
MARCC congratulates the CMHA Board on its resolution opposing HB 408 and SB 280 that will change the composition of the Metropolitan Housing Board and its appointing authority. MARCC did the same and testified in Columbus in opposition of both bills. We also want to commend the CMHA Board for its persistence in obtaining the support from the Hamilton County Board of Commissioners for the Cooperation Agreement.

In light of these actions and the role of the CMHA Board as gatekeeper with the review and approval authority over proposals for public housing and Housing Choice Vouchers, MARCC sees the opportunity for the CMHA Board to do more in the following areas of its Annual Plan and policies.

- Current board members and future appointees must believe, serve and base their decisions on the mission of CMHA: “To provide quality affordable housing solutions by building partnerships with Hamilton County communities while strengthening and expanding housing opportunities for families to achieve self-sufficiency.”
- The CMHA Board needs the input and insights of a diverse and inclusive group of residents from the City of Cincinnati and Hamilton County. With this in mind, we urge that a citizen advisory process be established as soon as possible to enhance the understanding of local housing issues and improve transparency of the current Board decision-making process.
- Fair housing is not the sole responsibility of one governmental jurisdiction. Presently, 88% of public housing in Hamilton County is within the City of Cincinnati. Therefore, it is imperative that CMHA develops more scattered-site public housing in the County. MARCC is working with congregations to educate their membership on public housing and the importance of welcoming residents of subsidized housing into their community.

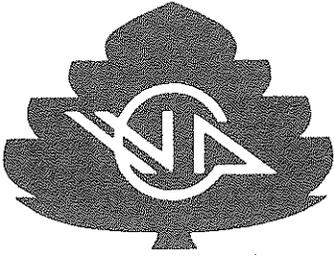
MARCC is an interfaith coalition of 16 denominations of Muslims, Jews, Roman Catholics, Protestants and Unitarian Universalists who support affordable and fair housing in our metropolitan region. Housing has been a concern of MARCC for many years. In light of this, MARCC works to improve policies that increase affordable housing and the application of the Fair Housing Act. MARCC believes in and is inspired by the mission of CMHA and will work in partnership with the CMHA Board and staff to see it fulfilled.

Respectfully,



Margaret A. Fox
Executive Director

Cc: Reema Ruberg, Acting Executive Director, CMHA



The WESTWOOD CIVIC ASSOCIATION, Inc.

"Working for an Outstanding Community"

March 25, 2012

TO: Cincinnati Metropolitan Housing Authority
RE: CMHA Annual Plan

The Board of Directors of the Westwood Civic Association requests that, consistent with the Westwood Strategic Plan, the following comments be considered for the CMHA Annual Plan:

1. Reduce the concentration of subsidized housing in our neighborhood.
2. CMHA should comply with the City of Cincinnati's Chronic Nuisance ordinance and all state and local laws.
3. Demolish the vacant apartment building owned by CMHA, located at 2329 Harrison Avenue.
(Our plan calls for a reduction of multi-family housing in Westwood from 60% to 40%)

Thank you,
Sincerely,

Jim McNulty
President
Westwood Civic Association
info@westwoodcivic.org



ANNUAL PLAN COMMENTS FOR FY2012 SUMMARY OF COMMENTS AND CMHA RESPONSE

Written comments regarding the Annual Plan and related documents have been received. Similar comments have been paraphrased and grouped together with CMHA's response. The text of all comments is included as an attachment to this summary.

AGENCY WIDE

FAIR HOUSING

Policy Referenced: CMHA received comments related to the adoption of the analysis of the impediments to Fair Housing as part of the agency's annual plan.

Comment: Item No. 3 – 03/14/2012 Housing Opportunities Made Equal (“Home”)

HOME: CMHA should ensure its Annual Plan gives due weight to the Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan adopted by the City of Cincinnati and Hamilton County. CMHA is required to examine its programs and identify impediments to fair housing choice in those programs and to work with local jurisdictions to implement their recommendations. Some of the recommendations adopted by Cincinnati and Hamilton County that CMHA should commit to in its Annual Plan are:

1. The City and the County will work with CMHA to provide accurate information about the Housing Choice Voucher program, including how the program works, the percentage of elderly and disabled people on the program, and the percentage employed. Accurate information on what constitutes a concentration is also important. In the county as a whole, 7% of the households have assisted rent, yet residents in jurisdiction with much lower percentages believe they have a concentration.
2. The City and County will ask CMHA to refrain from actions that limit housing choice such as using tenant-based vouchers to create project-based units. CMHA needs to keep the choice in the Housing Choice Voucher program by keeping the vouchers tenant-based and letting the families decide where they want to live. By its nature project-basing vouchers reduces choice. Hamilton County has a robust private rental market and there is no need for CMHA to favor certain developers by assigning a group of vouchers to a project thereby

deciding where tenants who need rental assistance must live. See Response to Project Based Vouchers – Housing Choice Vouchers.

- 3. The City and County will work with CMHA to establish a Community Advisory Committee that includes Section 8 tenants and advocates, landlords, and representatives of communities concerned about the impact of families with vouchers moving to their neighborhoods.**

Response:

- 1. The need for accurate information:** CMHA is working with communities to educate community leaders and the public at large about both the Housing Choice Voucher and Low Income Public Housing Programs. CMHA has established a Speakers Bureau and is conducting outreach for opportunities to speak to about the various programs of CMHA.
- 2. Project Based Vouchers:** See Response Section “Housing Choice Vouchers – Project Based Vouchers.
- 3. Community Advisory Committee:** See Response Section “Community Advisory Committee.”

EXECUTIVE DIRECTOR SEARCH AND BOARD APPOINTMENTS

Policy Referenced: CMHA received comments related to its mission of providing quality, affordable housing and expanded housing opportunities for low-income residents throughout Hamilton County.

**Comment - Item Nos. 1(a) - 1(f) 03/12/2012 Legal Aid Society (“LAS”)
Comment – Item Nos. 1, 2, 5, 7 03/15 – Affordable Housing Advocates (“AHA”)
Comment – (03/15/2012) – Metropolitan Area Religious Coalition of Cincinnati (“MARCC”)**

1a. LAS: Securing a public commitment from current and future board members that they support the mission of the agency and expansion of CMHA housing opportunities through Hamilton County.

1. AHA: CMHA’s Executive Director and its Board of Commissioners should make an ongoing commitment to CMHA’s mission, including expanding CMHA housing opportunities throughout Hamilton County. Commissioners have a responsibility to proactively and publicly advocate for the mission and should step down if they are unable to do so. (the balance of the comment will continue as Response to Item 1(b.)

1. MARCC: Current board members and future appointees must believe, serve and base their decisions on the mission of CMHA: “To provide quality affordable housing solutions by building partnerships with Hamilton County communities while strengthening and expanding housing opportunities for families to achieve self-sufficiency.

Response:

The appointment of members to the CMHA Board of Commissioners is governed by R.C. 3735.27 et seq. The appointing body handles the interview of potential candidates to the CMHA Board of Commissioners. Thus, making the appointing body is in the best position to make appointments to the CMHA Board contingent upon the candidate's "commitment" to the agency's mission or further expansion of housing. As a public agency, CMHA is must ensure that the provision of its services are handled in a manner that comports with local, state and federal Fair Housing laws.

1b. LAS: Ensuring that the Executive Director Hiring Process includes input from community groups who value inclusion and diversity.

1. AHA: [continued from Item 1]: Hiring a new Executive Director who is committed to CMHA's mission and is well qualified to lead is critical. In this regard, CMHA's hiring process for a new Executive Director should include input from CMHA residents and community groups who value inclusion and welcome new neighbors.

Response:

The current hiring process for the Executive Director is incorporated into the Voluntary Compliance Agreement ("VCA") entered that the housing authority has entered into with the Department of Housing and Urban Development ("HUD."): The hiring process includes the following benchmarks:

- Within forty-five (45) days of the effective date of this Agreement, Recipient shall develop a written procedure regarding the hiring of a new Executive Director, which shall comply with all relevant Equal Employment Opportunity laws and regulations, and shall be enforced by Recipient. The procedure shall be approved by the HUD Columbus Fair Housing Center Director, or her designee, prior to implementation.
- Throughout the search, CMHA shall:
 - Ensure that each and every member of the CMHA Board of Commissioners has an opportunity to be involved in the process;
 - Comply with the policy developed pursuant to Paragraph 29 of this Agreement;
 - Advertise this position with at least one professional business trade organization that represents the interests of women in business, as well as with at least one professional business trade organization that represents the interests of African-Americans in business;
- At the conclusion of the search process, CMHA must obtain approval by HUD's Columbus FHEO Program Center Director, or her designee, prior to tendering a formal employment offer to any candidate. HUD shall withhold approval of the tender offer of employment to the candidate only if there is evidence that the integrity of the process has been violated by a failure to comply with the written procedure referenced in the voluntary compliance agreement.

CMHA considers the provisions of the VCA as governing its current Executive Director search process.

1c. LAS: Both CMHA's Executive Director and its Board of Commissioners must demonstrate an ongoing commitment to affordable housing, as well as a

willingness to preserve in that commitment despite pressure from some community groups that are opposed to affordable housing.

Response: See Response to Item 1(e) – Housing Development

1d. CMHA should ensure that its Annual Plan documents give due weights to the impediments to “Fair Housing Choice in Hamilton County Ohio” and adopt the recommendations put forth by the City of Cincinnati and Hamilton County in their “Fair Housing Action Plan.” By law, CMHA is required to examine its programs and identify impediments to fair housing choice in those programs and to work with local jurisdictions to implement any jurisdiction’s recommendations. Cincinnati and Hamilton County’s “Fair Housing Action Plan” identifies many opportunities for CMHA to affirmatively further fair housing, some of which still need to be incorporated into CMHA’s annual planning document

Response: See Response to Item 1(e) – Housing Development

HOUSING DEVELOPMENT

1e. LAS: Development of CMHA affordable housing opportunities throughout Hamilton County, especially in lower-poverty areas. CMHA’s agreement to develop a small number of units in Green Township pursuant to its Voluntary Compliance Agreement with HUD is a good starting point. So too is the cooperation agreement with the Hamilton County Commissioners. CMHA needs to develop more scattered site housing throughout the Hamilton County suburbs.

2. AHA: CMHA must follow on expanding affordable housing opportunities throughout Hamilton County, especially in lower-poverty areas. CMHA’s agreement to develop a small number of units in Green Township is a good starting point. The new cooperation agreement with the Hamilton County Commissioners is a positive step.

CMHA must follow through on development of 300 units of scattered site public housing in the Hamilton County suburbs. In addition, CMHA should work to promote housing opportunities even more through its HCV program. AHA notes that Housing Opportunities Made Equal has raised important concerns about CMHA rent reasonableness standards having a negative effect on increasing housing opportunities. CMHA should address this problem.

3. MARCC: Fair Housing is not the sole responsibility of one governmental jurisdiction. Presently 88% of public housing in Hamilton County is within the City of Cincinnati. Therefore it is imperative that CMHA develops more scattered-site public housing in the County. MARCC is working with congregations to educate their membership on public housing and the importance of welcoming residents of subsidized housing to their community.

Response:

CMHA agrees with the LAS and AHA commentators that development of affordable housing in a variety of neighborhoods is a “good starting point.”

Since the ratification of the cooperation agreement, CMHA has initiated the processes to develop affordable housing in Hamilton County, outside of the city of Cincinnati. As listed in the Annual Plan, the development goals include the provision of affordable housing outside areas with concentrations of poverty. The type of housing developed will be determined on a case by case basis and will be influenced by a number of factors, including but not limited to, the availability of property for acquisition/development and operational considerations.

CMHA looks for opportunities to provide a range of housing solutions for the various low and moderate income populations within its territorial jurisdiction. This has been the mission of the housing authority for the past 80 years since the agency's inception and CMHA intends to continue with its mission in the upcoming year.

USE OF CAPITAL FUND

Policy Referenced: CMHA received comments related to the CMHA's use of its capital fund.

Comment: 02/20/2012 – Marti Gardner

Gardner Comment: As a former employee of a HUD affiliated agency, I try to keep in tune with what goes on affecting public housing. One area of concern is the reduction of funds received by Housing Authorities and HUD's attempt to take back funds from Housing Authorities. Has CMHA thought about using the reserves HUD is trying to take back to make capital improvements to the residents' units? From the research I have done, this seems to be an acceptable practice.

Response: CMHA is in favor of this approach and will incorporate it into the annual plan.

Recommendation: CMHA will modify the Annual Plan as follows:

Goals and Objectives:

Strategic Goals

- Develop 50 affordable housing units within Hamilton County outside the City of Cincinnati in partnership with communities.
- Implement an aggressive marketing plan for CMHA.
- Develop new revenue streams to help align CMHA's business goals to improve sales execution through proven business development
- Procure and implement a document imaging program throughout the agency.
- Procure and implement the use of mobile computerized management hand held devices to receive, generate and complete work orders and UPCS inspections in the field via wireless or mobile communications.
- Continue to improve CMHA's image and build stronger relationships within the community
- Identify and use when feasible AMP's Operational Reserves for identified capital improvement projects consistent with the annual and five year capital statement. Operational Reserves will also be used, when feasible, to further the development initiatives as listed in the Annual Plan.

**LOW INCOME PUBLIC HOUSING
ENGLISH WOODS**

Policy Referenced: CMHA received two comments related to the redevelopment of the English Woods site.

1f. LAS: English Woods should be redeveloped as mixed income housing. CMHA's receipt of HUD funds for a Development of Comprehensive Neighborhood Transformation Plan for English Woods and the surrounding neighborhood is a great opportunity. It is an opportunity to undo the past mistakes that CMHA made in not redeveloping English Woods as a truly mixed income site. The fact that the planning process will include the surrounding neighborhood is very important as well CMHA must reach out to other community stakeholders (e.g. JRAB, Affordable Housing Advocates) and include them in any discussions. We trust that CMHA will creatively move forward on its efforts to develop English Woods, and to develop mixed-income housing which is environmentally-friendly, unique and affordable.

5. AHA: AHA was pleased to learn of CMHA's HUD grant for development of a comprehensive neighborhood transformation plan for the area including English Woods. AHA asks that it and public housing residents be included in planning. CMHA should plan for the English Woods site to be a model missed income community.

As mentioned in the comments, CMHA is currently utilizing a Choice Neighborhoods Initiative Planning Grant to assist in developing community-based, community-driven plans for the Fairmount/English Woods area. One of the goals of this process is to develop plans for the former English Woods site. Numerous community stakeholders (including JRAB and the Sutterview and Marquette Manor Resident councils) have been engaged in this process.

CMHA agrees with the commentator on much of the points made in comment. However, CMHA disputes the commentator's attempt to attribute the "past mistakes that CMHA made in not redeveloping English Woods as a truly mixed income site" as being attributable to CMHA's action. The housing authority's previous attempt to redevelop the English Woods area and was met with opposition by the local resident advisory board, which was represented by the Legal Aid Society of Greater Cincinnati. Although CMHA prevailed in the subsequent federal lawsuit, the time and ability to obtain the requisite funding for development of the site had passed. Thus, CMHA could only demolish English Woods and await future funding.

CMHA hopes that this round of review will meet with ongoing support from the advocates within the resident councils and affordable advocacy groups.

1g. CMHA should also give special attention to the housing rights and needs of persons with disabilities, particularly with respect to reasonable accommodation.

Response: See Response to "Expanded Housing Opportunities for Persons with Disabilities Set Forth Below.

USE OF PARK EDEN APARTMENTS – SENIOR LINK

Policy Referenced: CMHA received one comment concerning the use of the apartments that were formerly leased to the Senior Link Program as the Park Eden residence.

Comment: 02/17/2012 – Joe and Kit

Joe and Kit Comment: We are aware that the Senior Link is no longer at the Park Eden, 2610 Park Avenue. What are the plans for the apartment units Senior Link was using?

Response: CMHA will convert the office space formerly used by Tri-Health Senior Link at the Park Eden apartments. The plan is to convert these units into fully 504 compliant residential units.

Recommendation: CMHA will modify the Annual Plan as follows:

CMHA is planning on converting additional existing Public Housing units' to 504 compliance standards. These units will be located throughout Hamilton County providing additional accessibility options for the families we serve.

CMHA will convert the office space formerly used by Tri-Health Senior Link at the Park Eden. The plan is to convert the units into fully 504 Compliant

EXPANDED HOUSING OPPORTUNITIES FOR PERSONS WITH DISABILITIES

Housing and Reasonable Accommodation for Persons with Disabilities:

Policy Referenced: CMHA received comments related to the expansion of accessible rental housing for persons with disabilities.

**Comment – Item Nos. 4, 03/15/2012 – Affordable Housing Advocates (“AHA”
Comment - Item Nos. 1(g)- 2, 03/12/2012 Legal Aid Society (“LAS”)**

AHA: There is a serious shortage of affordable rental housing that is accessible for persons with disabilities. CMHA has a very important role in addressing this need. In developing and modernizing its housing, CMHA should increase emphasis on providing accessible housing. Such housing is needed not only for senior citizens with mobility and other limitations, but also for younger adults and families with disabled children. CMHA should implement specific goals for increasing accessible housing both in its public housing and HCV program.

Response: CMHA strongly agrees with the points made by the commentator. CMHA is developing partnerships with community stakeholders to provide the type of housing mentioned in the comment. Additionally, CMHA has vouchers with Center for Independent Living Options (“CILO”) and Living Arrangements for the Developmentally Disabled (“LADD”) as a method to address this need. Any future property acquisition or new construction will meet or exceed the HUD accessibility standards.

LAS- Item No. 2: There is a serious shortage of affordable rental housing that is accessible for persons with disabilities. CMHA has a very important role to play in addressing this need. In development and modernizing its housing, CMHA should increase its emphasis on providing accessible housing.

Recently, Legal Aid has experienced an influx of eviction cases where a resident's disability contributed to the alleged breach of the lease, yet CMHA never acknowledged or sought to reasonably accommodate the disability. Legally, CMHA is required to anticipate the need to provide all reasonable accommodations. Yet in our experience, even after filing an eviction and then receiving a formal written request for accommodation, often there is no response by CMHA or a blanket refusal to provide the accommodation.

CMHA's refusal to acknowledge disabilities and to work to provide all reasonable accommodations appears to occur in all types of cases – i.e. physical mobility, mental impairment, physical and mental debilitation due to a chronic disease and all manner of LGBT accommodations.

We urge CMHA to make improvements in its reasonable accommodations policies, practices, and procedures, particularly in its public housing programs. CMHA has the duty to acquire the necessary sensitivity training for its staff such that an atmosphere of inclusion is insured. We welcome the opportunity to meet with CMHA on this matter and to participate in changing any policies. As a potential starting point in this dialogue, HUD and the Justice Department's Joint Statement on "Reasonable Accommodations Under the Fair Housing Act" provides excellent guidance.

Response: CMHA is continuously looking for ways to ensure that tenant's ability to enjoy affordable housing is not compromised by their need for an accommodation. CMHA has a long-standing assessment program to implement the requirements of Section 504 of the Rehabilitation Act of 1973. In *Reasonable Accommodation Under the Fair Housing Act*, the joint statement of the HUD and the Department of Justice, notes that Section 504 imposes greater obligations than the Fair Housing Act. Thus, CMHA's efforts to comply with Section 504 will contemporaneously ensure the compliance with reasonable accommodation provisions under the Fair Housing Act and guard against disability discrimination.

CMHA staff is devoted to the investigation and follow-up of all reasonable accommodation requests. The following examples are types of accommodations offered:

- CMHA does home visits for disabled applicants who cannot come into the CMHA offices.
- CMHA provides transfers for tenants in need of accessible residence.
- CMHA will refer a tenant to homemaker services or extend the time for compliance with the lease requirements if a person cannot clean their home in accordance with the environmental standards incorporated into the lease agreement.

The foregoing examples are a few of the accommodations that CMHA provides for individuals in need of an accommodation. To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability.¹

CMHA has noted that tenants are asserting the lack of a reasonable accommodation as a defense to an eviction. In many of these cases, the tenant has not advised the housing authority of their need for an accommodation, nor has the tenant requested a reasonable accommodation. At times, the request for an accommodation is not related to a disability. Irrespective of when the request is received, CMHA will review the request on a case-by-case basis.

A housing provider may deny a request for a reasonable accommodation if the request was *not* made by or on behalf of a person with a disability, or if there is *no* disability related need for accommodation. The Fair Housing Act does not require that a housing provider adopt any formal procedures for reasonable accommodation requests.² Moreover, CMHA considers that its process of evaluating the accommodation under Section 504 is applicable to the Fair Housing Act. CMHA works with Housing Opportunity Made Equal ("HOME") in order to achieve the reasonable accommodation request.

Recommendation: CMHA does not recommend a change to the current policy.

HOUSING CHOICE VOUCHER SECTION 8

FORECLOSURES AND THE HCV PROGRAM

Policy Referenced: CMHA received comments related to the HCV assisted properties and the rights of tenants in foreclosed properties.

Comment - Item No. 3, 03/12/2012 Legal Aid Society ("LAS")

Comment – Item No. 3, 03/15/2012 – Affordable Housing Advocates ("AHA")

LAS: The foreclosure crisis continues to impact not only resident homeowners, but tenants living in foreclosed rental properties. Often, tenants have no knowledge that their residence is in foreclosure until months into the foreclosure case and/or after the landlord stops performing maintenance or providing utility services. CMHA needs to improve its policies and practices to handle these issues.

For HCV tenants, the Protecting Tenants at Foreclosure Act (PTFA) provides that a successor in interest after foreclosure takes the property subject to both the Section 8 lease and the Housing Assistance Payment (HAP) contract. HUD issued guidance to

¹ *Reasonable Accommodation Under the Fair Housing Act*, Joint Statement of HUD and DOJ, May 17, 2004.

² *Id.*

Public Housing Agencies (PHAs) for dealing with foreclosed properties with existing HCV contracts.

Despite CMHA obligations under PTFA, its Administrative Plan is bereft of any mention of PTFA. On individual cases, we have seen instances in which CMHA staff is unaware or misinformed about tenants' rights to stay in a foreclosed property, and who have instructed participants that they must move. This policy and/or lack of awareness of tenants' PTFA rights results many unnecessary moves and housing instability.

CMHA should develop policies to help address the issue of rental foreclosures as it impacts HCV tenants. Any written policy should incorporate the strong protections provided to tenants under PTFA, but should also provide flexibility if the tenant wants to move. Legal Aid, as always, remains willing to partner with CMHA on this issue and/or receive tenant referrals from your staff if questions arise in this area.

AHA: See above

Response: The HCV department is aware of the foreclosure crisis and its impact on rental properties specifically those assisted by the HCV program. CMHA is also aware of Protecting Tenants at Foreclosure Act (PTFA). As such, The HCV department has had several training sessions with staff to educate them on the rights of voucher holders and protections afforded to them under PTFA. CMHA will also incorporate informational sessions on this subject as part of CMHA U training seminars for property owners. Additionally, CMHA will not allow property on the program that has an active foreclosure case in court.

Recommendation: CMHA will agree to amend its HCV Administrative Plan to incorporate some of the language of PTFA.

PROBLEMS WITH PROCESSING REQUESTS FOR TENANCY APPROVAL

Policy Referenced: CMHA received one comments related to the participant's ability to transfer their HCV voucher to another assisted property.

Comment - Item No. 5, 03/12/2012 Legal Aid Society ("LAS")

LAS: We have had several clients who have had problems trying to move with their Housing Choice Voucher. The situation arises in this [manner]: the tenant submits a Request for Tenancy Approval (RTA), but instead of the RTA being processed, the tenant is told by a CMHA inspector that the RTA is cancelled due to the tenant not being in "good standing" under the program. Attached in an example of such a letter.

The CMHA letter enclosed raises two serious constitutional issues. First, it fails to inform the HCV tenant of the right to a due process pre-termination hearing. Second, because CMHA assumes that the tenant is not in "good standing," she is treated as a non-HCV tenants who has essentially lost her benefit without due process.

There is no question that CMHA has the right to terminate participants from the Section 8 program for non-compliance with certain program requirements. However, there is a process and means for how this happens which is outlined in CMHA's Administrative Plan and proscribed by law. The situation described above does not

comport with the Administrative Plan or the law, and we ask that it be addressed internally to avoid future problems.

Response: The failure of a voucher holder to maintain tenant responsible utilities is a breach the family's obligations as listed in 24 CFR§ 982.404 which states

b) Family obligation. (1) The family is responsible for a breach of the HQS that is caused by any of the following:

(i) The family fails to pay for any utilities that the owner is not required to pay for, but which are to be paid by the tenant;

(ii) The family fails to provide and maintain any appliances that the owner is not required to provide, but which are to be provided by the tenant; or

(iii) Any member of the household or guest damages the dwelling unit or premises (damages beyond ordinary wear and tear).

(2) If an HQS breach caused by the family is life threatening, the family must correct the defect within no more than 24 hours. For other family-caused defects, the family must correct the defect within no more than 30 calendar days (or any PHA-approved extension).

(3) If the family has caused a breach of the HQS, the PHA must take prompt and vigorous action to enforce the family obligations. The PHA may terminate assistance for the family in accordance with §982.552.

CMHA's HCV Administrative plan further states CMHA may deny permission for a family to move if the family has violated a family obligation.

Prior to the termination of a voucher, an opportunity for a hearing is always provided to voucher holders in accordance with 24 CFR § 982.555. This right to an informal hearing is stated in the tenant notice to terminate along with the deadline to request a hearing.

The letter attached to the LAS comments is a precursory notice to the tenant. A following letter is sent to the tenant concerning the right to a hearing.

Recommendation: CMHA will confer with the commentator concerning the specifics of this termination.

ANNUAL RECERTIFICATION OF HCV ELIGIBILITY

Policy Referenced: CMHA received one comment related to the timing of the participant's recertification of eligibility for HCV Section 8 benefits.

Comment: 02/22/2012 Neal Morlatt: I was a little confused about how to request an increase. Is it 120 days prior to or after the annual recertification?

Response: CMHA understands the confusion and a clarification should be made to the administrative plan.

Recommendation: Based on the forgoing comment, CMHA will amend the language to state the following for rent adjustments:

An owner may request a rent adjustment once every twelve months within 120 days prior to the family's annual recertification date. Rent adjustment requests for mid-month move-ins (e.g., September 15) will be granted no earlier than a year from the first of the month following move-in (e.g., October 1). Rent adjustments will be effective the day of the family's annual recertification date. Rent adjustment requests must provide a minimum 60-day notice to the family, and a copy must be provided to CMHA. CMHA will provide a 30-day notice to the family if the adjustment increases the tenant's rental portion. Any requested adjustment in rent will be subject to rent reasonableness requirements. See 24 CFR 982.503. Only one rent adjustment request will be processed in a 12-month period. If the rent assessment is lower than what the owner is currently receiving, CMHA will adjust the rent to that amount in accordance with HUD regulations.

In instances where the landlord alleges to have submitted a rent adjustment request that is not in possession of the authority, the burden of proof will lie with the landlord. Acceptable forms of proof include, but are not limited to: a fax confirmation sheet, a date-stamped receipt from CMHA or a return receipt from the post office.

An owner may use the Landlord Partner Portal to obtain the family's recertification date.

RENT REASONABLENESS

Policy Referenced: CMHA received one comment concerning the rent reasonable calculations in the HCV Section 8 program.

Comment: Item No. 2; 03/14/2012 – HOME

HOME: Create a rent reasonableness system that accurately reflects the market in low-poverty neighborhoods. HOME provides a Mobility program that assists families with Housing Choice Vouchers find good rental housing in communities with low levels of poverty. One of the main barriers to voucher holders making Mobility moves is CMHA's current rent reasonableness system. Landlords recruited for the Mobility program won't participate because maximum rents allowed by CMHA are significantly less than what they can rent the unit for on the private market. In some cases the rent that was denied by CMHA as too high is what the owner is currently receiving for other units in the same building from tenants with no subsidy. While the payment standard and the need for exception rents also needs to be examined, in our experience the major problem is an inaccurate rent reasonableness system.

Response: CMHA believes that its current rent reasonableness system provides an accurate reflection of a "reasonable" rent to owner in accordance with 24 CFR § 982.507. The vendor for the current system, the Nelrod Company, is currently updating and adding comparables to the system. The Nelrod Company has also made it possible for property owners to submit comparable rents through a website established and maintained by them.

Owners may submit comparables at <http://www.ezrrd.com/comparables/>. Nelrod will validate the information it receives and will use the information at its sole discretion. HUD is currently reviewing the rent reasonable system in accordance with the VCA.

Additionally, CMHA has allocated funding in the 2013 fiscal year for a comprehensive study of "exception rent" areas. CMHA expects to publish a Request for Proposal in early July for responses.

RECEIVERSHIPS IN FORECLOSURE

Policy Referenced: CMHA received one comment concerning the rent reasonable calculations in the HCV Section 8 program.

Comment: Item No. 4; 03/12/2012 – LAS

LAS: Occasionally, occupied rental property is put into receivership due to foreclosure or bad management by landlords. CMHA's current policies and practices related to such receiverships are bad for neighborhoods and tenants. CMHA's cooperation with court-appointed receivers is critical to future success of properties in foreclosure or distress, to maintaining these properties as affordable housing and preserving neighborhoods. We suggest that CMHA add the following language to its plan:

CMHA will issue HAP to receivers, when, in the discretion of CMHA, payment of a HAP will ensure that tenants are not displaced through no fault of their own.

And

For a building that is in foreclosure, but has a court-appointed receiver, outstanding property taxes shall not be a barrier to tenants from placing their voucher at the property or remaining there with it.

Again, with the increasing number of multi-unit apartment buildings that end up in foreclosure, court-appointed receivers can play a critical role in ensuring that the property, as well as the surrounding neighborhood, stays viable. It is imperative that CMHA not have policies that adversely affect such efforts.

Response: CMHA is concerned about the rights of tenants in foreclosed properties. CMHA does cooperate with court-appointed receivers. Yet, CMHA is disinclined to place a new HCV-tenancy into a foreclosed property. Instead, CMHA will allow the current HCV-assisted tenants who were leasing at the foreclosed property (at the time the receiver was appointed) to continue to lease from the receiver. These tenants can maintain their HCV assistance throughout the pending receivership. Of course, if the tenant decides to move, then CMHA will honor the tenant's request provided that the tenant is in good standing with the program.

During the period of the receivership, CMHA will not approve new housing assistance payment contracts for persons who were not in residence in the property during the start of the receivership. Under the present HCV Administrative Plan, a court appointed receiver does not obtain any greater right to receive housing assistance payments under the HAP contract than

the property owner. The court appointed receiver must adhere to program requirements. See *Plan Chapter 16 – Owner Disallowance and Restriction*.

CMHA is working to ensure that the HCV-assisted tenants are living in residences, which to the greatest degree possible, ensure long-term stability. HCV is a tenant based rental assistance program. It is not a property based rental assistance program. The landlord, whether a private individual, corporation, agent, or court-appointed receiver, has no right to participate in the program. See *24 CFR §982.306(e)*

CMHA is mindful that the objectives of the court-appointed receiver are not always aligned with objectives of the Housing Choice Voucher program. At times, the primary interest of the court-appointed receiver is the solvency of the property rather than an ongoing commitment to the HCV program. The receiver is often in the landlord's position by default rather than as a commitment to the long-term tenant-landlord relationship.

CMHA will not relax its processes for those properties having a court-appointed receiver. The plight of the court-appointed receiver is not rationale for a relaxed policy with regard to HCV program requirements.

Recommendation:

CMHA does not recommend any changes to its current policy.

HOUSING FOR EX-OFFENDERS

Policy Referenced: CMHA received two comments requesting that CMHA make housing available to ex-offenders.

Comment - Item No. 7; 03/12/2012 Legal Aid Society

Comment – Item No. 6; 03/15/2012 Affordable Housing Advocates

LAS: Legal Aid agrees with other Housing Advocates that CMHA should make housing available to ex-offenders who are progressing in their rehabilitation. We recognize that CMHA must balance safety concerns of its other residents with the need for ex-offenders to have a second chance. We look forward to any opportunities to work with CMHA to develop a program to meet this housing need.

AHA: AHA urges CMHA to create a program to make housing available to ex-offenders who are progressing in their rehabilitation. We recognize that CMHA must balance safety concerns of its other residents with the need for ex-offenders to have a second chance and the strong community benefit of reuniting families. AHA and the Hamilton County Office of Reentry Task Force has made a number of model programs to help CMHA achieve this balance. AHA looks forward to working with CMHA to develop programs and policies to meet this need.

Response: The comment of LAS and AHA accurately acknowledges the dilemma that CMHA faces with regard to the balancing of the needs of ex-offenders for a second chance with the needs of current residents to be safe and secure in their homes. The current admissions and screening process will assess the offender's criminal record with the ability to comply with the essential terms of the lease, including the following:

- Not to interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others
- Not to engage in any activity that threatens the health, safety or right to peaceful enjoyment of other residents or staff.

In fact, some ex-offenders are housed at CMHA as these individuals have indicated their re-integration into the society. Some ex-offenders are precluded from being housed in any public housing authority – sex offenders with lifetime registration. The CMHA screening guidelines set forth the following criteria:

- Applicants to CMHA housing must demonstrate that the applicant family can be reasonably be expected not to:
 - interfere with other residents in such a manner as to diminish their peaceful enjoyment of the premises by adversely affecting their health, safety or welfare
 - Adversely affect the physical environment or financial stability of the project
 - Violate the terms and conditions of the leases

CMHA has met with Talbert House for further expertise in this area. CMHA continues to look for ways to strike a proper balance in leasing to the ex-offender with the concerns for safety.

Recommendation: CMHA does not recommend a change in the current policy.

COMMUNITY ADVISORY COMMITTEE

Policy Referenced: CMHA received two comments requesting the establishment of a community advisory committee and input on the hiring the executive director. This comment relates, in part, to the Affirmative Marketing requirement under Section II of the Admissions and Occupancy Plan.

Comment - Item No. 7; 03/12/2012 Affordable Housing Advocates
Comment – Item No. 3; 03/14/2012 Housing Opportunities Made Equal

AHA: CMHA should implement a Community Advisory Committee to get input and achieve more community understanding of its programs. An advisory committee has been talked about for a very long time. CMHA should create the committee. The advisory committee should include representation by HCV tenants, J-RAB, AHA, housing providers, and other stakeholders. Also AHA believes such a committee should have an important role in the Executive Director hiring process.

HOME: The City and County will work with CMHA to establish a Community Advisory Committee that includes Section 8 tenants and advocates, landlords, and representatives of communities concerned about the impact of families with vouchers moving to their neighborhoods.

Response: The oversight and management of a housing authority organized in accordance with R.C. 3735.27et seq., and vests with the Board of Commissioners. The CMHA Board has considered the value that a community advisory committee could bring to bear on policy development. Yet, CMHA recognizes the concern that a community advisory committee comprised of or captured by one segment of community may not be representative of the diverse interests and opinions of the area residents. Moreover, CMHA cautiously considers the idea and is aware that a community advisory group should not “be allowed to override or hinder CMHA’s implementation of its housing programs.” See *Response to Public Comment FY 2011*

The CMHA Board of Commissioners meets in a public forum, subject to the Ohio Open Meetings Act. The public comment portion of the meeting is available to any individual or community organization. Moreover, the Board of Commissioners receives input in the form of written correspondence, public comment, the jurisdiction-wide advisory board (“J-RAB”) and resident councils.

Recommendation: CMHA looks forward to continuing its work with community representatives, tenants, and the participants in its various programs. CMHA will continue to listen to J-RAB; convene additional working board meetings and consider ways to receive more community input, however does not recommend any changes to our policy at this time.

**HOUSING CHOICE VOUCHER PROGRAM
ADMISSIONS FOR FAMILIES WITH CHILDREN
PREFERENCES FOR SENIOR CITIZENS**

Admissions for Families with Children: CMHA received two comments requesting the elimination of the preference accorded to senior citizens in the HCV Section 8 program.

Comment – Item No. 6; 03/12/2012 Legal Aid Society

Comment – Item No. 1; 03/14/2012 Housing Opportunities Made Equal (“HOME”)

LAS: CMHA’s Administrative Plan provides a preference for seniors, a non-protected class, over families with children, a protected class. It is imperative that families with children have substantial participation in CMHA’s housing programs going forward. CMHA’s fair housing responsibilities to this group are clear and so should the Administrative Plan be. To exclude or detract any protected class is unacceptable.

HOME: Eliminate the preference for seniors in the Housing Choice Voucher program. As you are aware, HOME filed a fair housing complaint against the senior preference as discrimination against families with children. While some senior households include children, the percentage is significantly less than the percentage of households on the full waiting list with children. Seniors are not a protected class under the Fair Housing Act, while families with children are protected. CMHA’s senior preference has a disparate impact on a protected class and we ask that CMHA eliminate the policy.

Response: CMHA's admissions preferences are constructed to provide access to all. CMHA strives to meet the requirements of everyone needing assistance. In the low income public housing program, the present system allows the individual to be housed on the basis of "a first to qualify is the first to be housed" system. CMHA maintains a site based waiting list. This provides the individual applicant with a choice of housing developments.

In respect to the CMHA HCV program, the issue of elderly preferences has been reviewed by the HUD Cleveland Field Office. The HUD Cleveland Field Office concluded that it has found no fair housing violations with implementation of the HCV preference for "Elderly" households by CMHA. This preference does **not** exclude or distract admission to the HCV program for families with children.

Recommendation: Due to the severe cuts in funding experienced this calendar year by the HCV Section 8 program and in accordance with the recommendations of HUD in Notice PIH 2012-15 (HA) dated February 27, 2012, *Streamlining Administrative Practices in the Housing Choice Voucher Program and Reducing Administrative Costs*, CMHA has decided to eliminate both the Elderly and Disabled preferences from the HCV program.

**ANNUAL PLAN COMMENTS FOR FY2012
SUMMARY OF RECOMMENDED CHANGES IN RESPONSE
TO PUBLIC COMMENTS**

The following provides an overview of the recommended changes to the CMHA Annual Plan as result of the submitted public comments.

USE OF CAPITAL FUND

See Page 5 of Summary of Comments and CMHA Response

Policy Referenced: CMHA received comments related to the CMHA's use of its capital fund.

Comment: 02/20/2012 – Marti Gardner

Recommendation: CMHA will modify the Annual Plan as follows: CMHA included the following as an objective to its Capital Statement Goals and Objectives:

- Identify and use when feasible AMP's Operational Reserves for identified capital improvement projects consistent with the annual and five year capital statement. Operational Reserves will also be used, when feasible, to further the development initiatives as listed in the Annual Plan.

FORECLOSURES AND THE HCV PROGRAM

See Page 10 of the Summary of Comments and CMHA Response

Policy Referenced: CMHA received comments related to the HCV assisted properties and the rights of tenants in foreclosed properties.

Comment - Item No. 3, 03/12/2012 Legal Aid Society ("LAS")

Comment – Item No. 3, 03/15/2012 – Affordable Housing Advocates ("AHA")

Recommendation: CMHA will agree to amend its HCV Administrative Plan to incorporate some of the language of PTFA.

**HOUSING CHOICE VOUCHER PROGRAM
ADMISSIONS FOR FAMILIES WITH CHILDREN
PREFERENCES FOR SENIOR CITIZENS**

See Pages 16-17 of Summary of Comments an CMHA Response

Admissions for Families with Children: CMHA received two comments requesting the elimination of the preference accorded to senior citizens in the HCV Section 8 program.

Comment – Item No. 6; 03/12/2012 Legal Aid Society

Comment – Item No. 1; 03/14/2012 Housing Opportunities Made Equal ("HOME")

Recommendation: Due to the severe cuts in funding experienced this calendar year by the HCV Section 8 program and in accordance with the recommendations of HUD in Notice PIH 2012-15 (HA) dated February 27, 2012, *Streamlining Administrative Practices in the Housing*

Choice Voucher Program and Reducing Administrative Costs, CMHA has decided to eliminate both the Elderly and Disabled preferences from the HCV program.

<p>HOUSING CHOICE VOUCHER PROGRAM ANNUAL RECERTIFICATION OF HCV ELIGIBILITY See Pages 11 and 12 of Summary of Comments and CMHA Response</p>
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Policy Referenced: CMHA received one comment related to the timing of the participant's recertification of eligibility for HCV Section 8 benefits.

Comment: 02/22/2012 Neal Morlatt: I was a little confused about how to request an increase. Is it 120 days prior to or after the annual recertification?

Recommendation: Based on the forgoing comment, CMHA will amend the language to state the following for rent adjustments:

An owner may request a rent adjustment once every twelve months within 120 days prior to the family's annual recertification date. Rent adjustment requests for mid-month move-ins (e.g., September 15) will be granted no earlier than a year from the first of the month following move-in (e.g., October 1). Rent adjustments will be effective the day of the family's annual recertification date. Rent adjustment requests must provide a minimum 60-day notice to the family, and a copy must be provided to CMHA. CMHA will provide a 30-day notice to the family if the adjustment increases the tenant's rental portion. Any requested adjustment in rent will be subject to rent reasonableness requirements. See 24 CFR 982.503. Only one rent adjustment request will be processed in a 12-month period. If the rent assessment is lower than what the owner is currently receiving, CMHA will adjust the rent to that amount in accordance with HUD regulations.

In instances where the landlord alleges to have submitted a rent adjustment request that is not in possession of the authority, the burden of proof will lie with the landlord. Acceptable forms of proof include, but are not limited to: a fax confirmation sheet, a date-stamped receipt from CMHA or a return receipt from the post office.

An owner may use the Landlord Partner Portal to obtain the family's recertification date.

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, Michael L. Cervay the Director of Community Development certify that the Five Year
and Annual PHA Plan of the Cincinnati Metropolitan Housing Authority is consistent with the
Consolidated Plan of the City of Cincinnati, OH pursuant to 24 CFR Part 91.

 2/14/2012

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, Drew Brown of the Hamilton County Department of Community Development certify that
the Five Year and Annual PHA Plan of the Cincinnati Metropolitan Housing Authority is consistent
with the Consolidated Plan of Hamilton County, OH pursuant to 24 CFR Part 91.

Drew Brown 2/10/12

Signed / Dated by Appropriate State or Local Official

This 10th Day of February, 2012 *Kathleen E. Huesman*



KATHLEEN E. HUESMAN
Notary Public, State of Ohio
My Commission Expires
January 12, 2016



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL PLAN FY 2012

ATTACHMENT F

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part I: Summary

PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No: Date of CFFT: _____	FFY of Grant: 2012 FFY of Grant Approval: _____
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised annual Statement (revision no: _____)

Performance and Evaluation Report for Period Ending: _____
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0.00	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	1,648,434.00	0	0	0
3	1408 Management Improvements	0.00	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	825,214.00	0	0	0
5	1411 Audit	0.00	0	0	0
6	1415 Liquidated Damages	0.00	0	0	0
7	1430 Fees and Costs	115,148.00	0	0	0
8	1440 Site Acquisition	0.00	0	0	0
9	1450 Site Improvement	745,571.00	0	0	0
10	1460 Dwelling Structures	3,067,470.00	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0	0	0
12	1470 Non-dwelling structures	0.00	0	0	0
13	1475 Non-dwelling Equipment	0.00	0	0	0
14	1485 Demolition	30,000.00	0	0	0
15	1492 Moving to Work Demonstration	0.00	0	0	0
16	1495.1 Relocation Costs	33,605.00	0	0	0
17	1499 Development Activities ⁴	250,000.00	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0	0	0
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,536,699.00	0	0	0
19	1502 Contingency (may not exceed 3% of line 20)	0.00	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	8,252,141.00	0	0	0
21	Amount of line 20 Related to LBP Activities	0.00	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0.00	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0.00	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0.00	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0	0	0

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 RIF funds shall be included here

Part I: Summary				
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: _____	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____			<input type="checkbox"/> Revised annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended

Signature of Executive Director <i>Beema Butberg</i>	Date <i>6/27/12</i>	Signature of Public Housing Director	Date
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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 RMF funds shall be included here

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Operations	1406	N/A	1,648,434.00				
Agency Wide	Management Improvements	1408	N/A	0.00				
Agency Wide	Administration Subtotal	1410	N/A	825,214.00				
	non technical salaries	1410.1		28,000.00				
	Immigrants specialist (2)							
	technical salaries modernization	1410.2		598,214.00				
	modernization director (1)							
	construction manager (1)							
	construction contract administrators (4)							
	design manager (1)							
	architect (1)							
	employee benefits	1410.9		189,000.00				
	travel/ training related to CFP/RHF	1410.1		10,000.00				
Agency Wide	Fees and Cost Subtotal	1430		115,148.00				
	Architectural and Engineering Fees	1430.1		95,348.00				
	Consultant Fees	1430.2		5,000.00				
	Permit Fees	1430.6		0.00				
	Inspection Cost	1430.7		0.00				
	Housing Surveys	1430.9		9,800.00				
	Sundry Planning Cost	1430.19		5,000.00				
	Site Acquisition	1440		0.00				

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Improvements Subtotal	1450		745,571.00				
Agency Wide	Landscaping, Tree trimming			105,000.00				
Agency Wide	Sidewalk repair replacement			55,000.00				
AMP 201- Sctt'rd Centra	Driveway replacement/ repair		2 units	12,000.00				
AMP 202- Sctt'rd Far SE	Repair drainage issues		3 units	13,500.00				
	Repair porch concrete		2 units	15,400.00				
AMP 203-Sctt'rd SE				0.00				
AMP 204 Sctt'rd North	Driveway replacement/ repair		2 unit	15,800.00				
	Repair porch concrete		1 unit	5,400.00				
AMP 205- Sctt'rd Far SW	Retaining wall		1 unit	8,600.00				
	Driveway replacement/ repair		3 units	38,000.00				
	Fencing		1 unit	2,500.00				
AMP 206- Sctt'rd SW	Driveway replacement/ repair		3 units	19,850.00				
AMP 207- Sctt'rd NW	Fencing		2 units	5,600.00				
	Driveway replacement/ repair		5 units	18,700.00				

Part II: Supporting Pages								
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:				Federal FFY Grant: 2012 CEFP (Yes/No):		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 208 Settlecreek NW	Driveway replacement/repair		10 units and Setty Kuhn	90,000.00				
	Lighting		2 units	5,500.00				
	Foundation drainage		4 units and Clinton Springs	24,900.00				
	Fencing		1 unit and Clinton Springs	6,800.00				
AMP 209-Winton Terrace	Paving			28,000.00				
	Site Lighting			13,500.00				
AMP 210-Findlater Gardens	Sanitary Lines			22,500.00				
AMP 211-Deechwood				0.00				
AMP 212-Riverview	Parking Lot resurfacing			35,000.00				
AMP 213-Park Eden				0.00				
AMP 214-Stanley Rowe				0.00				
AMP 215-Stanley Rowe				0.00				
AMP 216-Pincrest				0.00				
AMP 217-Midvale	Sidewalk replacement			54,191.00				
	Handrails			22,300.00				
	Fencing			18,230.00				
	Landscaping			52,500.00				
	Resurface parking lot			56,800.00				
AMP 218- Marquette Manor				0.00				

Part II: Supporting Pages								
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			CFPP (Yes/No):			Federal FFY Grant: 2012
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Dwelling Structures	1460		3,067,470.00				
AMP 201- Sctt'rd Central	Comprehensive Modernization		3 Blds/units +/- 2	85,750.00				
	Siding		2 units	5,600.00				
	Roofing		4 units	21,600.00				
	Electric Upgrades		2 units	2,400.00				
	Tub surrounds/ fixtures		8 units	16,000.00				
AMP 202- Sctt'rd Far SE	Comprehensive Modernization		2 Blds/ units +/- 2	66,197.00				
	Roof replacement		3 units	12,850.00				
	Windows/ Doors		4 units	9,250.00				
	Furnace/ Boilers		3 units	8,570.00				
	DHW heaters		3 units	1,582.00				
AMP 203-Sctt'rd SE	Comprehensive Modernization		2 Blds/ units +/- 1	88,561.00				
AMP 204 Sctt'rd North	Comprehensive Modernization		8 Blds/ Units +/- 2	273,369.00				
	Roofing		8 units	52,000.00				
	HVAC		3 units	12,850.00				
	Plumbing upgrades Bath and Kitchen		3 units	8,500.00				
	Siding		5 units	22,500.00				
	Windows		2 units	12,800.00				

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			Federal FFY Grant: 2012 CFFP (Yes/No):		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
AMP 205- Set/rd Far SW	Comprehensive Modernization		5 Bldg/ units +/- 2	140,060.00				
	Siding		5 units	32,000.00				
	Roofing		5 units	65,705.00				
	Windows		2 units	15,600.00				
AMP 206- Set/rd SW	Comprehensive Modernization		3 units +/- 1	61,660.00				
	Roofing		11 units	85,000.00				
	HVAC		8 units	22,600.00				
	Doors and windows		5 units	28,135.00				
AMP 207- Set/rd NW	Comprehensive Modernization		6 Bldg/ units +/- 2	283,477.00				
	Masonry repairs		2 units	15,600.00				
	Doors and windows		2 units	12,500.00				
	Roofing		4 units	37,230.00				
	Kitchen upgrades		1 unit	8,176.00				
	Bathroom upgrades		4 units	9,200.00				
AMP 208 Set/rd NW	Comprehensive Modernization		8 units +/- 3	232,279.00				
	Roofing		2 unit	15,000.00				
	Kitchen and bathroom upgrades			35,861.00				
	Plumbing (Clinton Springs)			6,500.00				
	Kitchen and Bathroom upgrade (Setty Kuhn)			65,000.00				
	Floor repairs (Setty Kuhn)			55,497.00				

Part II: Supporting Pages								
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 209-Winton Terrace	Exterior wall repairs			46,108.00				
AMP 210-Findlater Gardens				0.00				
AMP 211-Beechwood	Common area upgrades			21,643.00				
	HVAC (Evanston)			75,681.00				
	Access Control Upgrades			86,000.00				
	ENR equipment			15,600.00				
AMP 212-Riverview	Sanitary waste lines (Riverview)			42,300.00				
	Domestic water systems			64,000.00				
AMP 213-Park Eden	Flooring (Park Eden)			15,323.00				
	HVAC (President)			22,877.00				
	Unit conversions (PE)			38,200.00				
AMP 214-Stanley Rowe	Exterior wall repairs (Liberty St apt)			150,000.00				
	Exterior wall repairs (Rowe House)			42,446.00				
AMP 215-Stanley Rowe	HVAC			20,132.00				
AMP 216-Pincrest	Window Shades			8,900.00				
AMP 217-Milvale	HVAC			80,230.00				
	Retaining wall			150,000.00				
	Exterior wall repairs			112,568.00				
AMP 218- Marquette Manor	Kitchen upgrades			130,000.00				

Part II: Supporting Pages								
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:				Federal FFY Grant: 2012 CFFP (Yes/No):		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide AMP 201-Scitt'rd Central AMP 205-Scitt'rd Far SW	Demolition 2821 Rosella 518 Rosemont	1485		30,000.00 15,000.00 15,000.00				
Agency Wide	Relocation	1495.1		33,605.00				
Agency Wide	Development VCA compliance Green Township	1499		250,000.00 250,000.00				
Agency Wide	Contingency	1502		0.00				
Agency Wide	Collateralization Of Dept Service	9000		1,536,699.00				

Capital Fund Program - Five Year Action Plan

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

Part I: Summary						
PHA Name/Number OH004 Cincinnati MHA OH004			Locality (City/County & State) Cincinnati, Ohio		<input checked="" type="checkbox"/> Original 5-year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	8,000,330	4,517,320	4,085,429	5,703,010
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		925,033	638,682	614,543	668,301
F.	Other		259,220	643,842	650,000	726,301
G.	Operation		1,250,000	1,869,500	1,560,000	1,560,000
H.	Demolition					
I.	Development		2,500,000	2,500,000	2,500,000	2,500,000
J.	Capital Fund Financing - Debt Service		1,536,699	1,536,699	1,536,699	1,536,699
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		14,471,282	11,706,043	10,946,671	12,694,311

Capital Fund Program - Five Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY 2012 See Annual	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories	
	AMP 201- Sctt'rd Central	Comprehensive Modernization (7units) Lighting Driveways Sanitary Line repairs Integrated Pest Management	354,000 21,300 15,600 15,800 15,600	AMP 201- Sctt'rd Central	Comprehensive Modernization (5units) Walkways HVAC Interior finishes Tuckpointing
AMP 202- Sctt'rd Far SE	Comprehensive Modernization (2units) Walkways Kitchen and bathroom upgrades HVAC Siding Integrated Pest Management	145,000 8,500 35,000 8,200 36,800 12,600	AMP 202- Sctt'rd Far SE	Comprehensive Modernization (3units) Lighting Roofing Electrical upgrades Foundation repairs	98,000 6,800 18,600 5,200 8,500
AMP 203-Sctt'rd SE	Comprehensive Modernization (2units) Retaining walls Fences Electrical Upgrades Windows and doors Tuckpointing Integrated Pest Management	186,000 13,000 5,600 28,000 65,000 5,800 12,600	AMP 203-Sctt'rd SE	Comprehensive Modernization (4units) Landscaping Driveways Sanitary line repair HVAC	225,000 3,500 18,900 42,000 36,800
AMP 204 Sctt'rd North	Comprehensive Modernization (3units) Marianna Ter. Phase III Lighting Driveways Sanitary line repair Integrated Pest Management	189,000 345,000 3,200 28,950 5,600 12,600	AMP 204 Sctt'rd North	Comprehensive Modernization (2units) Marianna Ter Phase IV Walkways Interior finishes Tuckpointing	120,000 345,000 3,500 16,500 4,800

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 205- Sctt'rd Far SW	Comprehensive Modernization (1units) Walkways Kitchen and bathroom upgrades HVAC Siding Integrated Pest Management	68,000 55,000 23,800 8,200 18,600 12,600	AMP 205- Sctt'rd Far SW	Lighting Roofing Electrical upgrades Sanitary line repair Foundation repairs	1,800 12,600 5,200 15,800 3,200
AMP 206- Sctt'rd SW	Retaining walls Fences Electrical upgrades Window and doors Integrated Pest Management	1,500 2,300 18,000 38,000 12,600	AMP 206- Sctt'rd SW	Comprehensive Modernization (3units) Landscaping Driveways Sanitary line repair HVAC	185,000 3,500 48,250 8,000 6,200	
AMP 207- Sctt'rd NW	Comprehensive Modernization (7units) Lighting Driveways Sanitary line repair HVAC Integrated Pest Management	568,000 1,500 35,600 12,300 2,400 18,400	AMP 207- Sctt'rd NW	Walkways Windows and doors Siding	5,200 5,600 8,900	

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

Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 208 Sctt'rd NW	Comprehensive Modernization (2units) Walkways HVAC Siding Foundation repairs Integrated Pest Management	160,000 5,200 5,800 18,500 5,680 12,600	AMP 208 Sctt'rd NW	Lighting Kitchen and bathroom upgrades Electrical upgrades Tuckpointing Window and doors	2,300 18,900 5,800 2,300 12,800
AMP 209-Winton Terrace	Fences Tuckpointing Kitchen and bathroom upgrades Sanitary line repair Cyclical painting 1/3 Integrated Pest Management	21,800 45,000 235,600 45,800 145,000 35,000	AMP 209-Winton Terrace	Landscaping Parking resurfacing Cyclical painting 1/3	32,500 45,000 145,000	
AMP 210-Findlater Gardens	Parking resurfacing Cyclical painting 1/3 Integrated Pest Management	56,800 145,000 35,000	AMP 210-Findlater Gardens	Fences Cyclical painting 1/3 Sanitary line repair	23,800 145,000 89,230	
AMP 211-Beechwood	Parking resurfacing Painting (Beechwood) Access Control (3 Blds) NVR camera's (3 Blds) Integrated Pest Management	68,000 89,500 58,000 38,000 45,600	AMP 211-Beechwood	Errosion control Painting (Maple)	12,800 89,230	

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 212-Riverview	Parking resurfacing	32,800	AMP 212-Riverview	Rec room upgrades	43,652
	Kitchen and bathromm upgrades (SM)	206,300		Tuckpointing (Riverview)	313,000	
	Elev ator upgrades (2 Blds)	85,000		Interior finishes (Riverview)	143,500	
	Integrated Pest Management	26,400				
AMP 213-Park Eden	Landscaping	26,000	AMP 213-Park Edcn	Fenceing	12,000	
	Painting (Redding)	89,500		Painting (President)	103,000	
	Kitchen and bathrcom upgrades (PE)	236,000		Sanitary line repair (PE)	35,000	
	Domestic Water supply line repair (Red)	28,000				
	Integrated Pest Management	45,600				
AMP 214-Stanley Rowe	Fencing	15,600	AMP 214-Stanley Rowe	Playground	21,800	
	HVAC study	15,000		HVAC repairs	65,000	
	Kichen and bathromm upgrade (RH)	280,000		Cyclical painting (RH)	125,000	
	Tuckpointing (RH)	150,000		HVAC (RH)	240,000	
	Integrated Pest Management	36,000				

Part II: Supporting Pages - Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
	AMP 215-Stanley Rowe	Parking resurfacing A/B Kitchen and bathroom upgrades (A) Painting (A) Integrated Pest Management	120,000 350,000 125,000 52,000	AMP 215-Stanley Rowe	Landscaping Tuckpointing Painting (B)
AMP 216-Pincrest	Walkways Windows Integrated Pest Management	26,800 189,000 18,000	AMP 216-Pincrest	Painting HVAC	125,000 230,000
AMP 217 Millvale	Retaining wall Windows Roofing Demolition of 42 Units (pending application) Camera's Integrated Pest Management	1,250,000 85,000 180,000 350,000 38,000 52,600	AMP 217 Millvale	Landscaping HVAC Sanitary line repair Siding	32,500 56,000 23,000 76,000
AMP 218- Marquette Manor	Landscaping Parking resurfacing Sanitary line Integrated Pest Management	14,000 56,000 56,300 48,000	AMP 218- Marquette Manor	Lighting New entry doors Access control upgrades	8,500 145,600 18,500

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
			8,000,330	Project Total		4,517,320
	AGENCY WIDE			AGENCY WIDE		
	Operations	1,250,000	Operations		1,869,500	
	10% Administration Fee	925,033	10% Administration Fee		638,682	
	Development	2,500,000	Development		2,500,000	
	Annual Dept. Services (CFFP)	1,536,699	Annual Dept. Services (CFFP)		1,536,699	
	Subtotal of Estimated Cost		\$ 14,212,062	Subtotal of Estimated Cost		\$ 11,062,201

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

Work Statement for Year 1 FFY <u>2012</u> See Annual Statement	Work Statement for Year <u>2015</u> FFY 2015			Work Statement for Year <u>2016</u> FFY		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 201- Sc'tt'rd Central	Comprehensive Modernization (3units) Landscaping Retaining walls Roofing Electrical Upgrades	141,739 19,800 12,800 24,800 8,600	AMP 201- Sc'tt'rd Central	Comprehensive Modernization (5units) Fences Kitchen and bathroom upgrades Foundation repairs Siding	190,000 12,800 56,800 9,800 38,000
AMP 202- Sc'tt'rd Far SE	Comprehensive Modernization (4units) Driveways Fences Window and doors	245,000 35,000 5,400	AMP 202- Sc'tt'rd Far SE	Comprehensive Modernization (5units) Landscaping Retaining walls Sanitary line repair	289,000 12,500 3,500	
AMP 203-Sc'tt'rd SE	Comprehensive Modernization (1units) Lighting Kitchen and bathroom upgrades Foundation repairs	75,600 2,300 56,800 2,680	AMP 203-Sc'tt'rd SE	Comprehensive Modernization (6units) Walkways Roofing	435,000 46,800 56,800	
AMP 204 Sc'tt'rd North	Comprehensive Modernization (1units) Landscaping Retaining walls Roofing Electrical upgrades	89,000 2,800 5,200 23,800 5,680	AMP 204 Sc'tt'rd North	Comprehensive Modernization (6units) Fences Kitchen and bathroom upgrades Siding Foundation repairs	326,000 1,300 28,600 38,600 15,620	
AMP 205- Sc'tt'rd Far SW	Driveways Fences Window and doors	485,000 1,380 12,800	AMP 205- Sc'tt'rd Far SW	Comprehensive Modernization (6units) Landscaping Retaining Walls Interior finishes	325,000 5,830 8,500 9,800	

Capital Fund Program - Five Year Action Plan

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Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u> FFY 2015		Work Statement for Year FFY <u>2016</u>		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories	
	AMP 206- Sctt'rd SW	Comprehensive Modernization (4units) Lighting Kitchen and bathroom upgrades Foundation repairs	345,000 1,200 9,800 2,360	AMP 206- Sctt'rd SW	Walkways Roofing
AMP 207- Sctt'rd NW	Comprehensive Modernization (5units) Landscaping Retaining walls Kitchen and bathroom upgrades Foundation repairs	245,000 4,800 6,200 15,800 1,200	AMP 207- Sctt'rd NW	Fences Roofing Electrical upgrdes Interior finishes	1,800 23,800 2,380 16,800
AMP 208 Sctt'rd NW	Driveways Fences Sanitary line repair	24,800 2,600 15,890	AMP 208 Sctt'rd NW	Comprehensive Modernization (5units) Landscaping Retaining Walls	265,000 4,200 6,200

Part II: Supporting Pages - Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u>			Work Statement for Year <u>2016</u>	
	FFY 2015			FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost		Development Number/Name General Description of Major Work Categories	Estimated Cost
AMP 209-Winton Terrace	Lighting/ Site	36,500	AMP 209-Winton Terrace	Walkways 1/3	54,600
	Erosion control	18,000		Roofing	245,000
	Cyclical painting 1/3	145,000		Appliances	85,000
	Roofing	245,000		Heating lines	450,000
AMP 210-Findlater Gardens	Walkways 1/3	54,600	AMP 210-Findlater Gardens	Landscaping	24,800
	Cyclical painting 1/3	145,000		Erosion control	23,000
	Camera's	18,000		Roofing	245,000
	Roofing	245,000		Lighting	45,000
AMP 211-Beechwood	Landscaping	23,800	AMP 211-Beechwood	Carpet (Evanston)	156,000
	Painting (Evanston)	58,000		Elevator upgrades (3 Blds)	132,000
	Kichen upgrades (Evanston)	236,000			
AMP 212-Riverview	Retaining wall repair	56,000	AMP 212-Riverview	Landscaping	15,800
	Access control (2Blds)	32,000		Com MOD (San Marco)	1,076,200
	NVR camera's (2 Blds)	36,000		Relocation	35,000

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u>			Work Statement for Year <u>2016</u>		
	FFY 2015		Estimated Cost	FFY		Estimated Cost
	Development Number/Name General Description of Major Work Categories			Development Number/Name General Description of Major Work Categories		
	AMP 213-Park Eden	Painting (PE)	130,000	AMP 213-Park Eden	Sanitary lines (3 Blds)	89,000
		Access control (3 Blds)	72,000		Entry door (PE)	126,000
		NVR camera's (3 Blds)	56,800			
	AMP 214-Stanley Rowe	Landscaping	23,800	AMP 214-Stanley Rowe	Cyclical painting (Liberty St Apt)	89,000
					Camera's	35,000
	AMP 215-Stanley Rowe	Fencing	23,000	AMP 215-Stanley Rowe	Roofing	35,000
	Rec room upgrades	65,000		Elevator upgrades	92,300	
AMP 216-Pincrest	Kitchen and bathroom upgrades	230,000	AMP 216-Pincrest	Roofing	85,000	
	Access Control	16,500		Sanitary line	35,000	
	NVR Camera's	18,000				

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u> FFY 2015		Work Statement for Year <u>2016</u> FFY		
	Development Number/Name General Description of Major Work Categories		Development Number/Name General Description of Major Work Categories		
		Estimated Cost		Estimated Cost	
AMP 217-Millvale	Lighting	18,000	AMP 217-Millvale	Fences	23800
	Walkways	56,800		Retaining wall	35000
AMP 218 Marquette Manor	Retaining Wall	9,800	AMP 218 Marquette Manor	Walkways	24,800
	Roofing	68,000		Painting	160,000
	NVR Camera's	18,000		Elevator upgrades	45,000
Project Total		4,085,429	Project Total		5,703,010
Agency Wide	Physical Needs Assessment	500,000	Agency Wide		
	Operations	1,560,000		Operations	1,560,000
	10% Administration Fee	614,543		10% Administration Fee	726,301
	Development	2,500,000		Development	2,500,000
	Annual Dept. Service (CFPP)	1,536,699		Annual Dept. Service (CFPP)	1,536,699
Subtotal of Estimated Cost		\$ 10,796,671	Subtotal of Estimated Cost		\$ 12,026,010

Capital Fund Program - Five Year Action Plan

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

Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY 2012	Work Statement for Year 2013			Work Statement for Year 2014		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost		
See Annual Statement	AMP 201- Sett'rd Central		AMP 201- Sett'rd Central			
	Document Imaging Kiosk		Communication Upgrade	715		
	Email Upgrade	404	PC's, Monitors, Printers, Software	7,144		
	Handheld for LIPH HQS	1,525	DI Professional Development	5,635		
	DI Professional Development	910	DI & WO Project Mgr	5,986		
	DI & WO Project Mgr	2,982	Handheld Phase II	6,452		
	AMP 202- Sett'rd Far SE		AMP 202- Sett'rd Far SE			
	Document Imaging Kiosk		Communication Upgrade	145		
	Email Upgrade	264	PC's, Monitors, Printers, Software	7,144		
	Handheld for LIPH HQS	1,016	DI Professional Development	3,832		
	DI Professional Development	619	DI & WO Project Mgr	4,071		
	DI & WO Project Mgr	2,028	Handheld Phase II	4,388		
	AMP 203-Sett'rd SE		AMP 203-Sett'rd SE			
	Document Imaging Kiosk		Communication Upgrade	62		
	Email Upgrade	94	PC's, Monitors, Printers, Software	7,144		
	Handheld for LIPH HQS	508	DI Professional Development	1,449		
	DI Professional Development	234	DI & WO Project Mgr	1,539		
	DI & WO Project Mgr	767	Handheld Phase II	1,659		
	AMP 204 Sett'rd North		AMP 204 Sett'rd North			
	Document Imaging Kiosk		Communication Upgrade			
Email Upgrade	311	PC's, Monitors, Printers, Software	7,144			
Handheld for LIPH HQS	1,525	DI Professional Development	6,215			
DI Professional Development	1,004	DI & WO Project Mgr	6,602			
DI & WO Project Mgr	3,289	Handheld Phase II	7,116			
AMP 205- Sett'rd Far SW		AMP 205- Sett'rd Far SW				
Document Imaging Kiosk		Communication Upgrade	345			
Email Upgrade	260	PC's, Monitors, Printers, Software	7,144			
Handheld for LIPH HQS	1,525	DI Professional Development	5,377			
DI Professional Development	869	DI & WO Project Mgr	5,713			
DI & WO Project Mgr	2,846	Handheld Phase II	6,157			

Capital Fund Program - Five Year Action Plan

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Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2013</u>			Work Statement for Year <u>2014</u>		
	FFY 2013		Estimated Cost	FFY 2014		Estimated Cost
	Development Number/Name General Description of Major Work Categories			Development Number/Name General Description of Major Work Categories		
AMP 206- Sctt'rd SW	Document Imaging Kiosk		AMP 206- Sctt'rd SW	Communication Upgrade		
	Email Upgrade	95		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	1,016		DI Professional Development	3,156	
	DI Professional Development	510		DI & WO Project Mgr	3,352	
	DI & WO Project Mgr	1,670		Handheld Phase II	3,613	
AMP 207- Sctt'rd NW	Document Imaging Kiosk		AMP 207- Sctt'rd NW	Communication Upgrade	228	
	Email Upgrade	198		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	1,525		DI Professional Development	4,444	
	DI Professional Development	718		DI & WO Project Mgr	4,721	
	DI & WO Project Mgr	2,352		Handheld Phase II	5,088	
AMP 208 Sctt'rd NW	Document Imaging Kiosk		AMP 208 Sctt'rd NW	Communication Upgrade	587	
	Email Upgrade	453		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	2,541		DI Professional Development	7,567	
	DI Professional Development	1,223		DI & WO Project Mgr	8,039	
	DI & WO Project Mgr	4,005		Handheld Phase II	8,664	
AMP 209-Winton Terrace	Document Imaging Kiosk	10,000	AMP 209-Winton Terrace	Communication Upgrade	3,119	
	Email Upgrade	1,210		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	6,607		DI Professional Development	19,578	
	DI Professional Development	3,163		DI & WO Project Mgr	20,798	
	DI & WO Project Mgr	10,362		Handheld Phase II	22,417	
AMP 210-Findlater Gardens	Document Imaging Kiosk	10,000	AMP 210-Findlater Gardens	Communication Upgrade	4,402	
	Email Upgrade	1,359		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	6,607		DI Professional Development	20,801	
	DI Professional Development	3,361		DI & WO Project Mgr	22,098	
	DI & WO Project Mgr	11,009		Handheld Phase II	23,818	

Capital Fund Program - Five Year Action Plan

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

Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2013</u>			Work Statement for Year <u>2014</u>		
	FFY 2013		Estimated Cost	FFY 2014		Estimated Cost
	Development Number/Name General Description of Major Work Categories			Development Number/Name General Description of Major Work Categories		
AMP 211-Beechwood	Document Imaging Kiosk	10,000	AMP 211-Beechwood	Communication Upgrade	1,932	
	Email Upgrade	724		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	4,066		DI Professional Development	1,182	
	DI Professional Development	1,920		DI & WO Project Mgr	12,622	
	DI & WO Project Mgr	6,289		Handheld Phase II	13,605	
AMP 212-Riverview	Document Imaging Kiosk	10,000	AMP 212-Riverview	Communication Upgrade		
	Email Upgrade	281		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	1,525		DI Professional Development	4,508	
	DI Professional Development	728		DI & WO Project Mgr	4,789	
	DI & WO Project Mgr	2,386		Handheld Phase II	5,162	
AMP 213-Park Eden	Document Imaging Kiosk	10,000	AMP 213-Park Eden	Communication Upgrade	2,429	
	Email Upgrade	1,012		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	4,066		DI Professional Development	12,011	
	DI Professional Development	1,941		DI & WO Project Mgr	12,759	
	DI & WO Project Mgr	6,357		Handheld Phase II	13,753	
AMP 214-Stanley Rowe	Document Imaging Kiosk		AMP 214-Stanley Rowe	Communication Upgrade	166	
	Email Upgrade	238		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	2,033		DI Professional Development	6,311	
	DI Professional Development	1,020		DI & WO Project Mgr	6,705	
	DI & WO Project Mgr	3,340		Handheld Phase II	7,227	
AMP 215-Stanley Rowe	Document Imaging Kiosk	10,000	AMP 215-Stanley Rowe	Communication Upgrade	1,898	
	Email Upgrade	706		PC's, Monitors, Printers, Software	7,144	
	Handheld for LIPH HQS	4,066		DI Professional Development	11,689	
	DI Professional Development	1,889		DI & WO Project Mgr	12,759	
	DI & WO Project Mgr	6,186		Handheld Phase II	13,384	

Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY 2012	Work Statement for Year 2013		Work Statement for Year 2014		
	FFY 2013		FFY 2014		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
AMP 216-Pincrest	Document Imaging Kiosk	10,000	AMP 216-Pincrest	Communication Upgrade	1,228
	Email Upgrade	517		PC's, Monitors, Printers, Software	7,144
AMP 217-Millvale	Handheld for LIPH HQS	2,033	AMP 217-Millvale	DI Professional Development	6,118
	DI Professional Development	989		DI & WO Project Mgr	6,499
	DI & WO Project Mgr	3,238		Handheld Phase II	7,005
	Document Imaging Kiosk	10,000		Communication Upgrade	2,967
AMP 218 Marquette Manor	Email Upgrade	1,000	AMP 218 Marquette Manor	PC's, Monitors, Printers, Software	7,144
	Handheld for LIPH HQS	6,098		DI Professional Development	18,290
	DI Professional Development	9,680		DI & WO Project Mgr	19,430
	DI & WO Project Mgr	3,289		Handheld Phase II	20,942
	Document Imaging Kiosk	10,000		Communication Upgrade	1,182
Subtotal of Estimated Cost (Other)	Email Upgrade	341	Subtotal of Estimated Cost (Other)	PC's, Monitors, Printers, Software	7,144
	Handheld for LIPH HQS	2,541		DI Professional Development	8,340
	DI Professional Development	1,348		DI & WO Project Mgr	8,860
	DI & WO Project Mgr	4,414		Handheld Phase II	9,549
Subtotal of Estimated Cost (Other)		\$ 259,220	Subtotal of Estimated Cost (Other)		\$ 643,842

Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u>			Work Statement for Year <u>2016</u>		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	Sec	AMP 201- Sctt'rd Central	PC's, Monitors, Printers, Software	8,333	AMP 201- Sctt'rd Central	
	AMP 202- Sctt'rd Far SE	PC's, Monitors, Printers, Software	8,333	AMP 202- Sctt'rd Far SE		
	AMP 203-Sctt'rd SE	PC's, Monitors, Printers, Software	8,333	AMP 203-Sctt'rd SE		
	AMP 204 Sctt'rd North	PC's, Monitors, Printers, Software	8,333	AMP 204 Sctt'rd North		
	AMP 205- Sctt'rd Far SW	PC's, Monitors, Printers, Software	8,333	AMP 205- Sctt'rd Far SW		

Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u>			Work Statement for Year <u>2016</u>		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 206- Scit'rd SW	PC's, Monitors, Printers, Software	8,333	AMP 206- Scit'rd SW		
AMP 207- Scit'rd NW	PC's, Monitors, Printers, Software	8,333	AMP 207- Scit'rd NW			
AMP 208 Scit'rd NW	PC's, Monitors, Printers, Software	8,333	AMP 208 Scit'rd NW			
AMP 209-Winton Terrace	PC's, Monitors, Printers, Software	8,333	AMP 209-Winton Terrace			
AMP 210-Findlater Gardens	PC's, Monitors, Printers, Software	8,333	AMP 210-Findlater Gardens			
AMP 211-Beechwood	PC's, Monitors, Printers, Software	8,333	AMP 211-Beechwood			

Part II: Supporting Pages - Operational Improvements Work Statement(s)

Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year <u>2015</u>			Work Statement for Year <u>2016</u>		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 212-Riverview	PC's, Monitors, Printers, Software	8,333	AMP 212-Riverview		
AMP 213-Park Eden	PC's, Monitors, Printers, Software	8,333	AMP 213-Park Eden			
AMP 214-Stanley Rowe	PC's, Monitors, Printers, Software	8,333	AMP 214-Stanley Rowe			
AMP 215-Stanley Rowe	PC's, Monitors, Printers, Software	8,333	AMP 215-Stanley Rowe			
AMP 216-Pincrest	PC's, Monitors, Printers, Software	8,333	AMP 216-Pincrest			
AMP 217-Millvale	PC's, Monitors, Printers, Software	8,333	AMP 217-Millvale			



CINCINNATI METROPOLITAN HOUSING AUTHORITY

FIVE YEAR PLAN 2010-2014

ANNUAL PLAN FY 2010

ATTACHMENT E

**CAPITAL FUND PROGRAM ANNUAL STATEMENT/
PERFORMANCE AND EVALUATION REPORT**

Part I: Summary		
FHA Name: OH004 Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CH10S00450109 Date of CFFP: _____	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disaster / Emergencies
 Performance and Evaluation Report for Period Ending: _____ X Revised annual Statement revision no: _____
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CEP funds	0	0	0	0.00
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0.00
3	1408 Management Improvements	0	0	0	0.00
4	1410 Administration (may not exceed 10% of line 21)	1,902,852	1,902,852	1,902,852	1,902,852
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	415,989	415,989	415,989	415,989
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	1,061,789	894,841	894,841	894,841
10	1460 Dwelling Structures	14,514,888	14,681,837	14,681,837	14,681,837
11	1465.1 Dwelling Equipment - Nonexpendable	1,133,003	1,133,003	1,133,003	1,133,003
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 ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	19,028,521	19,028,521	19,028,521	19,028,521
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

¹ To be Completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

⁴ RHF funds shall be included here

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

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

Part I: Summary																	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹													
		Original	Revised ²	Obligated	Expended												
<table border="1"> <tr> <td>PHA Name: OH004 Cincinnati Metropolitan Housing Authority</td> <td colspan="2">Grant Type and Number Capital Fund Program Grant No: OH10S00450109 Date of CFFP: _____</td> <td colspan="3">FFY of Grant: 2009 FFY of Grant Approval:</td> </tr> <tr> <td colspan="3"> Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2/29/2012 </td> <td colspan="3"> Revised annual Statement revision no: <input checked="" type="checkbox"/> Final Performance and Evaluation Report </td> </tr> </table>						PHA Name: OH004 Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10S00450109 Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval:			Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2/29/2012			Revised annual Statement revision no: <input checked="" type="checkbox"/> Final Performance and Evaluation Report		
PHA Name: OH004 Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10S00450109 Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval:														
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2/29/2012			Revised annual Statement revision no: <input checked="" type="checkbox"/> Final Performance and Evaluation Report														

Signature of Executive Director <i>Reema R...</i>	Date 3-22-12	Signature of Public Housing Director	Date
--	-----------------	--------------------------------------	------

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

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10S00450109 CFFP (Yes/No):				Federal FFY Grant: 2009		
Replacement Housing Factor Grant No:								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost:		Total Actual Cost:		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 201 Scattered Sites Central								
4048 Ledgewood	Fees and Cost	1430		70,408.55	70,408.55	70,408.55	70,408.55	Completed
4048 Ledgewood	Retaining Wall; Driveway Repairs	1450	One Contract-Comp. MOD	159,364.32	159,364.32	159,364.32	159,364.32	Completed
4048 Ledgewood	Interior Renovations: Kitchen Cabinets Bathroom Tub Surrounds Flooring All Electric Plumbing Drywall Insulation Furnace Stove and Refrigerator Fixtures Finishes	1460	One Contract-	559,250.26	559,250.26	559,250.26	559,250.26	Completed
4048 Ledgewood	Exterior Renovations Tuck pointing Sealing Façade	1460	One Contract-Comp. MOD	115,410.56	115,410.56	115,410.56	115,410.56	Completed
Various Scattered Sites	*Door Replacement	1460	11 Properties	67,800.00	67,800.00	67,800.00	67,800.00	Completed
Various Scattered Sites	*Window Replacement	1460	11 Properties	57,835.91	57,835.91	57,835.91	57,835.91	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10500450109 CFFP (Yes/No):				Federal FFY Grant: 2009			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 202 SCATTERED SITES, FAR SOUTHEAST									
6347-6351 Beechmont		Driveway and Parking Lot Replacement	1450	One Contract- Beacon Glen	409,396.00	409,396.00	409,396.00	409,396.00	Completed
6347-6351 Beechmont and Various Scattered Sites		* Roof Replacement	1460	One Contract- Beacon Glen	273,574.35	273,574.34	273,574.34	273,574.34	Completed
AMP 203 Scattered Sites Southeast									
Various Scattered Sites		*Roof Replacements	1460	One Property	8,425.00	8,425.00	8,425.00	8,425.00	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10500450109 CFFP (Yes/No):		Federal FFY Grant: 2009					
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 204 Scattered Sites North									
10101-10144 Shivers 10101-10144 Love 10101-10136 Able 10101-10136 Hunter 1700 Wabash and Various Scattered Sites		*Window and Door Replacement	1460	24 Scattered Sites ; One large contract Marianna Terrace	472,741.57	472,741.57	472,741.57	472,741.57	Completed
10101-10144 Shivers 10101-10144 Love 10101-10136 Able 10101-10136 Hunter 1700 Wabash and Various Scattered Sites		*Roof Replacement & Attic Insulation	1460	24 Scattered Sites ; One large contract Marianna Terrace	406,759.88	406,759.88	406,759.88	406,759.88	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10S00450109 CFFP (Yes/No):				Federal FFY Grant: 2009		
Replacement Housing Factor Grant No:								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 206 Scattered Sites Southwest								
1935-1985 Webman and other Various Scattered Sites	*Window Replacement	1460	4 Scattered Sites; Webman Court	70,649.58	70,649.58	70,649.58	70,649.58	Completed
AMP 208 Scattered Sites Northwest								
415-437 Rockdale 420 Glenwood 520-540 Prospect 2106 Sinton	*Window and Door Replacement	1460	4 Scattered Sites; one Small High-Rise	221,701.02	221,701.02	221,701.02	221,701.02	Completed
Various Scattered Sites	*Stove and Refrigerator Replacement	1465.1	84 Stoves; 86 Refrigerators	72,496.06	72,496.06	72,496.06	72,496.06	Completed
AMP 209 Winton Terrace								
	*Replace Entry Doors and Security Screens	1460	Contract - Winton Terrace	1,480,150.77	1,480,150.77	1,480,150.77	1,480,150.77	Completed
	*Window Replacement	1460	Contract - Winton Terrace	1,490,740.00	1,490,739.90	1,490,739.90	1,490,739.90	Completed
	*Stove and Refrigerator Replacement	1465.1	603 Stoves; 608 Refrigerators	512,550.08	512,550.08	512,550.08	512,550.08	Completed

Part II: Supporting Pages

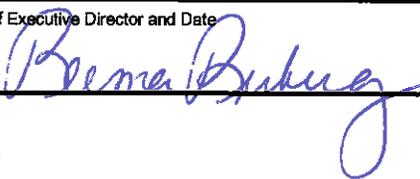
PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10S00450109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 210 Findlater Gardens	*Replace Entry Doors and Security Screens	1460	Contract - Findlater Gardens	1,548,204.91	1,548,204.91	1,548,204.91	1,548,204.91	Completed
	*Window Replacement	1460	Contract - Findlater Gardens	1,008,516.00	1,008,516.00	1,008,516.00	1,008,516.00	Completed
	*Stove and Refrigerator Replacement: Partial only, units not already completed	1465.1	210 Stoves; 210 Refrigerators	177,032.10	177,032.10	177,032.10	177,032.10	Completed
AMP 211 Beechwood/ Maple Evanston	*Interior Finishes Evanston (Windows)	1460	246 Windows	222,292.00	222,292.00	222,292.00	222,292.00	Completed
	*Interior Finishes Maple Towers (Windows)	1460	462 Windows	239,910.00	239,910.00	239,910.00	239,910.00	Completed
	*Interior Finishes Beechwood (Windows)	1460	480 Windows	269,840.00	269,840.00	269,840.00	269,840.00	Completed
	*Stove & Refrigerator replacement Evanston (100 Units)	1465.1	97 Stoves; 100 Refrigerators	84,301.00	84,301.00	84,301.00	84,301.00	Completed
	*Stove & Refrigerator replacement Maple Towers (125 Units)	1465.1	114 Stoves; 120 Refrigerators	101,161.20	101,161.20	101,161.20	101,161.20	Completed

Part II: Supporting Pages								
PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10S00450109 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 217 Millvale	Sidewalks; Retaining Walls; Drainage, Landscaping	1450	Contract - Millvale	493,029.00	326,080.21	326,080.21	326,080.21	Completed
	Interior Renovations All Electric Plumbing Drywall Insulation 504 Units Furnace replacement Stove and Refrigerator	1460	Contract - Millvale	2,994,434.40	3,197,549.29	3,197,549.29	3,197,549.29	Completed
	Exterior Renovation Exterior Facade	1460	Contract - Millvale	920,236.15	933,522.30	933,522.30	933,522.30	Completed

**Annual Statement /
Performance and Evaluation Report**
Part I: Summary
Capital Funds Program (CFP)

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

OMB Approval 2577-0157 (Exp. 3/31/2002)

HA Name		Capital Funds Project Number		FFY of Approval	
Cincinnati Metropolitan Housing Authority		CFFP Financing Proceeds		2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number #		<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending----- Latest revision 05/24/06			
<input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original Revision #	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20 for PHAs with 250 or more Units)	\$0	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 20)	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$0	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$180,000	\$159,983	\$159,983	\$159,983
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$2,210,300	\$2,193,114	\$2,193,114	\$2,193,114
10	1460 Dwelling Structures	\$15,838,270	\$15,881,919	\$15,881,919	\$15,881,919
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17			\$0	\$0	\$0
18	1501 Debt Service Reserve & Capitalized Interest	\$1,771,430	\$1,764,983	\$1,764,983	\$1,764,983
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0
20	Amount of CFFP Proceeds (Sum of lines 2 - 19)	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00
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				
24	Amount of line 20 Related to Energy Conservation Measures				
(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.			
Signature of Executive Director and Date 		Signature of Public Housing Director/Office of Native American Programs Administrator and Date This Funding is approved subject to the approval of the loan financing application.			

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages

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

Latest Revision 05/24/06

Capital Funds Program: Proposed Loan Funds

OMB Approval 2577-0157 (Exp. 3/31/2002)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	1406 Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1408 Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1410 Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1411 Audits	1411		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1415 Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1430 Fees and Cost	1430						
	Financing Fees To Fannie Mae & 3rd Parties			\$180,000.00	\$159,983.28	\$159,983.28	\$159,983.28	
					\$0.00	\$0.00	\$0.00	
	Total 1430			\$180,000.00	\$159,983.28	\$159,983.28	\$159,983.28	
PHA Wide	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1501 CAPITALIZED INTEREST	1501		\$228,284.56	\$228,284.56	\$228,284.56	\$228,284.56	
PHA Wide	1501 DEBT SERVICE RESERVE	1501		\$1,543,182.00	\$1,536,698.87	\$1,536,698.87	\$1,536,698.87	
	SUBTOTAL			\$1,951,467	\$1,924,967	\$1,924,967	\$1,924,967	
1	Project #1 Winton Terrace CH 4-1							
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structure	1460						
	Boiler Replacement of 139 boilers and underground distribution system in 30 boiler rooms. Current boiler & valves are 37 years old, radiators are 65 years old.			\$1,800,000.00	\$2,954,216.03	\$2,954,216.03	\$2,954,216.03	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
					\$0.00	\$0.00	\$0.00	
	Total 1460			\$1,800,000.00	\$2,954,216.03	\$2,954,216.03	\$2,954,216.03	
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for Project #1 Winton Terrace			\$1,800,000.00	\$2,954,216.03	\$2,954,216.03	\$2,954,216.03	
2	Project #2 Millvale South CH 4-3							
	1450 Site Improvements	1450		\$842,000.00	\$479,027.00	\$479,027.00	\$479,027.00	
	Storm Sewer, Electric, Fencing & Security							
	1460 Dwelling Structure	1460						

	1470 Non-Dwelling Structures	1470	\$0.00	\$0.00	\$0.00	\$0.00
	1475 Non-Dwelling Equipment	1475	\$0.00	\$0.00	\$0.00	\$0.00
	1485 DEMOLITION COSTS	1485	\$0.00	\$0.00	\$0.00	\$0.00
	1495 RELOCATION COST	1495	\$0.00	\$0.00	\$0.00	\$0.00
	Total Cost for Project #4 The Beechwood		\$1,845,641.00	\$1,041,384.28	\$1,081,384.28	\$1,091,384.28
5	Project #5 Findlater Gardens OH 4-13					
	1450 Site Improvements	1450	\$0.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structure	1460				
	Comprehensive Modernization		\$5,000,000.00	\$5,847,252.48	\$5,847,252.48	\$5,847,252.48
	Interior Rehab and upgrading kitchens & bathrooms for 367 units, including insulation, tile flooring, HVAC, doors & trim, etc.			\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
	Total 1460		\$5,000,000.00	\$5,847,252.48	\$5,847,252.48	\$5,847,252.48
	1465 Dwelling Equipment	1465	\$0.00	\$0.00	\$0.00	\$0.00
	1470 Non-Dwelling Structures	1470	\$0.00	\$0.00	\$0.00	\$0.00
	1475 Non-Dwelling Equipment	1475	\$0.00	\$0.00	\$0.00	\$0.00
	1485 DEMOLITION COSTS	1485	\$0.00	\$0.00	\$0.00	\$0.00
	1495 RELOCATION COST	1495	\$0.00	\$0.00	\$0.00	\$0.00
	Total Cost for Project #5 Findlater Gardens		\$5,000,000.00	\$5,847,252.48	\$5,847,252.48	\$5,847,252.48
6	Project #6 Sutter View OH 4-14					
	1450 Site Improvements	1450	\$0.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structure	1460				
	Comprehensive Mod Rehab of 49 Units, including kitchens, doors, flooring, plumbing, washer & dryer hookups Etc.		\$850,000.00	\$838,075.68	\$838,075.68	\$838,075.68
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00
	Total 1460		\$850,000.00	\$838,075.68	\$838,075.68	\$838,075.68
	1465 Dwelling Equipment	1465	\$0.00	\$0.00	\$0.00	\$0.00
	1470 Non-Dwelling Structures	1470	\$0.00	\$0.00	\$0.00	\$0.00
	1475 Non-Dwelling Equipment	1475	\$0.00	\$0.00	\$0.00	\$0.00
	1485 DEMOLITION COSTS	1485	\$0.00	\$0.00	\$0.00	\$0.00

			\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00	\$0.00
Total 1460			\$120,629.00	\$201,471.82	\$201,471.82	\$201,471.82
1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00
1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00
1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00
1485 DEMOLITION COSTS	1485		\$0.00	\$0.00	\$0.00	\$0.00
1495 RELOCATION COST	1495		\$0.00	\$0.00	\$0.00	\$0.00
Total Cost Project #11 Scattered site			\$388,829.00	\$665,224.17	\$685,224.17	\$685,224.17

				Total
\$20,000,036.58	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	
				1450
\$2,210,300.00	\$2,193,113.89	\$2,193,113.89	\$2,193,113.89	
				1460
\$15,838,270.00	\$15,881,919.40	\$15,881,919.40	\$15,881,919.40	

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2011
					FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: _____)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	1,770,415	1,770,415	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	885,207	885,207	885,207	304,808
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	106,755	106,755	19,535	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	610,625	610,625	0	0
10	1460 Dwelling Structures	3,645,172	3,645,172	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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	47,206	47,206	0	0
17	1499 Development Activities ⁴	250,000	250,000	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	1,536,699	1,536,699	1,536,699	128,058
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	8,852,079	8,852,079	2,441,441	432,866
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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 RIIF funds shall be included here

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Date of CFFP: _____		Replacement Housing Factor Grant No: _____ FFY of Grant: 2011 FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised annual Statement (revision no: _____)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended

Signature of Executive Director <i>Breanna Buhary</i>	Date 6/27/12	Signature of Public Housing Director	Date
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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

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Operations	1406	N/A	1,770,415.00	1,770,415.00			
Agency Wide	Management Improvements	1408	N/A	0.00	0.00			
Agency Wide	Administration Subtotal	1410		885,207.00	885,207.00	885,207.00	304,807.50	
	non technical salaries	1410.1						
	□ grants specialist (2)							
	technical salaries modernization	1410.2						
	□ modernization director (1)							
	□ construction manager (1)							
	□ construction contract administrators (4)							
	□ design manager (1)							
	□ architect (1)							
	employee benefits	1410.9						
	travel/ training related to CFP/RHF	1410.10						
Agency Wide	Fees and Cost Subtotal	1430		106,755.00	106,755.00	19,535.00		
	Architectural and Engineering Fees	1430.1		95,000.00	95,000.00	19,535.00		
	Consultant Fees	1430.2		2,500.00	2,500.00			
	Permit Fees	1430.6		0.00	0.00			
	Inspection Cost	1430.7		0.00	0.00			
	Housing Surveys	1430.9		5,755.00	5,755.00			
	Sundry Planning Cost	1430.19		3,500.00	3,500.00			

Reporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Acquisition	1440		0.00				
	Site Improvements	1450		610,625.00	610,625.00			
Agency Wide	Landscaping, Tree trimming			66,961.00	66,961.00			
Agency Wide	Sidewalk repair/ replacement			30,000.00	30,000.00			
AMP 201- Scit'rd Central	Foundation drainage		6 units	12,457.00	12,458.00			
	Retaining wall repair		4 units	18,219.00	18,219.00			
	Driveway repair/ replacement		2 units	7,878.00	7,878.00			
AMP 202- Scit'rd Far SE				0.00	0.00			
AMP 203-Scit'rd SE				0.00	0.00			
AMP 204 Scit'rd North	Fencing		2 units	8,766.00	8,766.00			
	Driveway repair/ replacement		4 units	34,800.00	34,800.00			
	Site lighting		8 units	5,500.00	5,501.00			
AMP 205- Scit'rd Far SW	Driveway repair/ replacement		4 units	31,277.00	31,277.00			

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant:		2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 206- Sctt'rd SW	Driveway repair/ replacement		1 unit	21,118.00	21,118.00				
AMP 207- Sctt'rd NW	Driveway repair/ replacement		3 units	12,724.00	12,724.00				
AMP 208 Sctt'rd NW	Parking lot sealing (SK, WT)		2 units	9,287.00	9,288.00				
AMP 209-Winton Terrace	Sidewalk replacement			25,750.00	25,750.00				
	Landscaping (plants)			9,638.00	9,639.00				
AMP 210-Findlater Gardens	Sanitary line repair			11,800.00	11,800.00				
	Camera installation			39,000.00	39,000.00				
	Parking lot repair/ replacement			53,622.00	53,622.00				
AMP 211-Beechwood	Sidewalk replacement (EV)			25,600.00	25,600.00				
	Fencing (MT)			17,482.00	17,482.00				
AMP 212-Riverview	Parking lot resurfacing/ seal coat (RV)			4,730.00	4,731.00				
AMP 213-Park Eden	Parking lot resurfacing/ seal coat (PE, Pres.)			26,196.00	26,196.00				

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 214-Stanley Rowe	Sanitary line repair (Rowe H)			7,105.00	7,105.00			
	Sight lighting			2,300.00	2,301.00			
AMP 215-Stanley Rowe	Parking lot resurfacing			14,527.00	14,527.00			
AMP 216-Pincrest				0.00	1.00			
AMP 217 Millvale	Fencing			39,800.00	39,800.00			
	Parking lot resurfacing			37,279.00	37,279.00			
	Site Lighting			18,751.00	18,751.00			
	Foundation drainage			12,798.00	12,798.00			
AMP 218- Marquette Manor	Sanitary line repair			5,260.00	5,260.00			
	Dwelling Structures	1460		3,645,172.00	3,645,172.00			
AMP 201- Sc'tt'rd Central	Comprehensive Modernization		2 units +/- 1	94,000.00	94,000.00			
	Domestic hot water		10 units	15,016.00	15,016.00			
	Roofing		11 units	42,564.00	42,564.00			
	Windows and doors		4 units	12,800.00	12,800.00			
AMP 202- Sc'tt'rd Far SE	Comprehensive Modernization		1 unit	38,521.00	38,521.00			
	Roofing		4 units	22,406.00	22,406.00			
	HVAC		4 units	6,455.00	6,455.00			
	Windows and doors		4 units	11,314.00	11,314.00			
AMP 203-Sc'tt'rd SE	Comprehensive Modernization		2 units	112,127.00	112,127.00			
	Flooring		2 units	12,600.00	12,600.00			

Reporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:		Federal FFY Grant: 2011 CFFP (Yes/No):				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 204 Sect'd North	Comprehensive Modernization		2 units +/- 1	75,800.00	75,800.00			
	Comprehensive Modernization (Marianna Ter. Phase II)			75,336.00	75,336.00			
	Roofing		1 unit	6,036.00	6,036.00			
	Windows and doors		6 units	4,346.00	4,346.00			
	Domestic hot water		4 units	5,182.00	5,182.00			

Reporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 205- Sc tt'rd Far SW	Comprehensive Modernization		5 units +/- 2	250,943.00	250,943.00			
	Driveway repair/ replace		2 units	15,200.00	15,200.00			
	HVAC		3 units	3,500.00	3,500.00			
	Flooring		3 units	15,800.00	15,800.00			
	Windows		1 unit	6,800.00	6,800.00			
AMP 206- Sc tt'rd SW	Comprehensive Modernization		2 units +/- 1	110,486.00	110,486.00			
	Roofing		2 units	8,600.00	8,600.00			
	HVAC		3 unit	6,820.00	6,820.00			
AMP 207- Sc tt'rd NW	Roofing			28,873.00	28,873.00			
	Windows and doors			8,600.00	8,600.00			
	HVAC			8,500.00	8,500.00			
	Foundation			2,350.00	2,350.00			
AMP 208 Sc tt'rd NW	Comprehensive Modernization (SK)			107,933.00	107,933.00			
	Doors (Eden)			11,500.00	11,500.00			
AMP 209-Winton Terrace	Sanitary line repair			22,800.00	22,800.00			
	Tuck-pointing			15,630.00	15,630.00			
	Siding repair, replacement			7,904.00	7,904.00			
	Washer connections			12,230.00	12,230.00			

Reporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 210-Findlater Gardens	Siding repair/ replacement			15,200.00	15,200.00			
	Roofing			23,500.00	23,500.00			
	Site lighting			5,600.00	5,600.00			
	Camera's			18,128.00	18,128.00			
AMP 211-Beechwood	Kitchen upgrade (BW)			18,600.00	18,600.00			
	Site accessibility (BW)			13,600.00	13,600.00			
	Unit flooring (MT)			21,800.00	21,800.00			
	Sanitary line replacement (MT)			7,461.00	7,461.00			
	Bathroom upgrades (MT)			28,200.00	28,200.00			
	Common area painting (MT)			32,800.00	32,800.00			
AMP 212-Riverview	Unit conversion zero bedrooms (RV)			52,930.00	52,930.00			
	Tuck-pointing and sealing (RV)			101,477.00	101,477.00			
	Site accessibility (SM)			38,500.00	38,500.00			
AMP 213-Park Eden	Tuck-pointing and sealing (PE)			75,190.00	75,190.00			
	Elevator upgrades (Pres)			30,750.00	30,750.00			
	Flooring common areas (Pres)			58,600.00	58,600.00			
	Flooring units (Red)			23,850.00	23,850.00			
	Ventilation 3 Bldgs.			60,547.00	60,547.00			
AMP 214-Stanley Rowe	Tuck-pointing and sealing (Lib St)			147,028.00	147,028.00			

Supporting Pages								
PHA Name: OH004 Cincinnati MHA			Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 Replacement Housing Factor Grant No:			Federal FFY Grant: 2011		CFPP (Yes/No):
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 215-Stanley Rowe	Screen doors (Lib St)			5,860.00	5,860.00			
	Exhaust fans (Lib St)			21,500.00	21,500.00			
	HVAC (Lib St)			12,800.00	12,800.00			
	Kitchen upgrades (Rowe H)			87,995.00	87,995.00			
	Electrical upgrades (Rowe H)			51,836.00	51,836.00			
	Tuck-pointing and sealing (A) Fire alarm upgrade (B)			201,334.00 48,764.00	201,334.00 48,764.00			
AMP 216-Pincrest	Tuck-pointing and sealing			32,800.00	32,800.00			
	Upgrade laundry rooms			18,500.00	18,500.00			
	Window treatments			12,600.00	12,600.00			
	Electrical upgrades units			20,128.00	20,128.00			
AMP 217 Millvale	Comprehensive Modernization 5 Bldgs.			491,755.00	491,755.00			
	Roofing			89,600.00	89,600.00			
	Flooring			75,600.00	75,600.00			
	HVAC			56,800.00	56,800.00			
	Electrical upgrades			42,021.00	42,021.00			

Reporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-11 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 218- Marquette Manor	Sanitary line repair (MM)			85,600.00	85,600.00			
	Kitchen and bath upgrades (MM)			176,300.00	176,300.00			
	Apt doors (MM)			78,175.00	78,175.00			
Agency Wide	Relocation	1495.1		47,206.00	47,206.00			
	Development	1499		250,000.00	250,000.00			
	VCA Compliance	1499-1440		250,000.00	250,000.00			
	Contingency	1502		0.00	0.00			
Agency Wide	Collateralization Of Dept Service	9000		1,536,699.00	1,536,699.00	1,536,699.00	128,058.24	

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2010 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		872379.52	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ¹	2,306,506	2,306,056	376,321.83	376,321.83
3	1408 Management Improvements	0	0	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	1,164,730	1,164,730	1,164,730.00	1,164,730.00
5	1411 Audit	0	0	0.00	0.00
6	1415 Liquidated Damages	0	0	0.00	0.00
7	1430 Fees and Costs	287,422	287,422	105,956.49	105,956.49
8	1440 Site Acquisition	0	0	0.00	0.00
9	1450 Site Improvement	770,657	770,657	60,440.50	60,440.50
10	1460 Dwelling Structures	5,331,741	5,331,741	1,275,071.47	1,275,071.47
11	1465.1 Dwelling Equipment - Non-expendable	0	0	0.00	0.00
12	1470 Non-dwelling structures	0	0	0.00	0.00
13	1475 Non-dwelling equipment	0	0	0.00	0.00
14	1485 Demolition	0	0	0.00	0.00
15	1492 Moving to Work Demonstration	0	0	0.00	0.00
16	1495.1 Relocation Costs	0	0	0.00	0.00
17	1499 Development Activities ¹	250,000	250,000	0.00	0.00
18a	1561 Collateralization or Debt Service paid by the PHA	0	0	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,536,699	1,536,699	1,536,699.00	1,536,699.00
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0.00	0.00
20	Amount of Annual Grant: (sum lines 2-19)	11,647,755	11,647,305	4,519,219.29	4,519,219.29
21	Amount of line 20 Related to LBP Activities	0	0	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0	0	0.00	0.00
23	Amount of line 20 Related to Security - Soft Costs	0	0	0.00	0.00
24	Amount of line 20 Related to Security - Hard Costs	0	0	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0.00	0.00

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

Part I: Summary				
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2010 FFY of Grant Approval: _____		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	872379.52	
		Original	Revised ²	Obligated
				Expended

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director _____	Date _____
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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

10900 10900

Supporting Pages								
PHA Name: OH004 Cincinnati MHA			Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No:			Federal FFY Grant: 2010		CFFP (Yes/No):
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised1	Funds Obligated ²	Funds Expended ²	
Agency Wide	Operations	1406	N/A	2,306,506.00	2,306,056.00	376,321.83	376,321.83	Ongoing
Agency Wide	Management Improvements	1408	N/A	0.00	0.00	0.00	0.00	
Agency Wide	Administration Subtotal	1410		1,164,730.00	1,164,730.00	1,164,730.00	1,164,730.00	
	non technical salaries	1410.1						
	grants specialist (2)							
	technical salaries modernization	1410.2						
	modernization director (1)							
	construction manager (1)							
	construction contract administrators (4)							
	design manager (1)							
	architect (1)							
	employee benefits	1410.9						
	travel/ training related to CFP/RHF	1410.1						
Agency Wide	Fees and Cost Subtotal	1430		287,422.00	287,422.00	105,956.49	105,956.49	
	Architectural and Engineering Fees	1430.1		146,062.00	259,156.13	105,956.49	105,956.49	
	Consultant Fees	1430.2		5,000.00	5,000.00	0.00	0.00	
	Permit Fees	1430.6						
	Inspection Cost	1430.7						
	Housing Surveys							
	Viability Study/ Market Study (AMPS 209, 210, 217, and 218)	1430.9		131,360.00	18,265.87	0.00	0.00	
	Sundry Planning Cost	1430.19		5,000.00	5,000.00	0.00	0.00	
	Site Acquisition	1440		0.00	0.00	0.00	0.00	

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Site Improvements	1450		770,657.00	770,657.00	60,440.50	60,440.50	
Agency Wide	Landscaping, Tree trimming			129,602.00	129,602.00			
Agency Wide	Sidewalk repair/ replacement			82,000.00	82,000.00			
AMP 201- Scft'rd Central	Driveways		7 units	41,207.00	41,207.00			
	Fences		5 units	10,755.00	10,755.00	1,750.00	1,750.00	
	Retaining wall		2 units	12,367.00	12,367.00			
	Drainage/ Sanitary line repair		3 units	5,200.00	5,200.00			
AMP 202- Scft'rd Far SE				0.00				
AMP 203-Scft'rd SE	Driveways		1 unit	10,208.00	10,208.00			
	Fences		1 unit	3,337.00	3,337.00			
	Retainig wall		1 unit	2,500.00	2,500.00			
	Drainage/ Sanitary line repair		3 units	3,011.00	3,011.00			
AMP 204 Scft'rd North	Driveways		3 units	48,560.00	48,560.00	10,900.00	10,900.00	
	Fences		2 units	5,680.00	5,680.00			
	Retaining wall		3 units	28,250.00	28,250.00	24,144.50	24,144.50	
	Drainage/ Sanitary line repair		4 units	24,600.00	24,600.00			
	Lighting		6 units	8,500.00	8,500.00			
AMP 205- Scft'rd Far SW	Driveways		3 units	32,800.00	32,800.00	23,646.00	23,646.00	
	Fences		1 unit	2,300.00	2,300.00			
	Drainage/ Sanitary line repair		2 units	15,800.00	15,800.00			
AMP 206- Scft'rd SW	Driveways		2 units	28,500.00	28,500.00			
	Retaining wall		1 unit	5,680.00	5,680.00			
	Lighting		2 units	1,300.00	1,300.00			

Supporting Pages								
PHA Name: OH004 Cincinnati MHA			Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No:			Federal FFY Grant:		2010
			CFFP (Yes/No):					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 207- Sett'rd NW				0.00				
AMP 208 Sett'rd NW	Driveway		2 units	12,600.00	12,600.00			
	Drainage Sanitary line repair		2 units	3,500.00	3,500.00			
AMP 209-Winton Terrace	Parking lots/Cameras			42,000.00	42,000.00			
	Lighting			5,600.00	5,600.00			
	Fence:			12,800.00	12,800.00			
	Sanitary line repair			23,000.00	23,000.00			
	Erosion control			1,500.00	1,500.00			
	Utilities			8,900.00	8,900.00			
AMP 210-Findlater Gardens	Parking lots/Cameras			10,800.00	10,800.00			
	Lighting			5,600.00	5,600.00			
	Sanitary line repair			8,500.00	8,500.00			
AMP 211-Beechwood	Lighting			23,800.00	23,800.00			
	Fencing			15,800.00	15,800.00			
	Retaining wall			21,000.00	21,000.00			
AMP 212-Riverview				0.00	0.00			
AMP 213-Park Eden	Lighting			5,800.00	5,800.00			
AMP 214-Stanley Rowe				0.00	0.00			
AMP 215-Stanley Rowe				0.00	0.00			
AMP 216-Pincrest				0.00	0.00			

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 217 Millvale	Fencing			1,200.00	1,200.00			
	Sanitary line repair			5,800.00	5,800.00			
	Parking Lot/Lighting			15,144.00	15,144.00			
	Retaining Wall			23,356.00	23,356.00			
AMP 218- Marquette Manor	Lighting			2,300.00	2,300.00			
	Retaining wall			15,000.00	15,000.00			
	Sanitary line repair			4,500.00	4,500.00			
	Dwelling Structures	1460		5,331,741.00	5,331,741.00	1,275,071.47	1,275,071.47	
AMP 201- Scit'rd Central	Comprehensive Moderization		5 Units +/- 3	282,829.00	282,829.00	282,829.00	282,829.00	
	Roofing		2 units	85,735.60	85,735.60	85,735.60	85,735.60	
	HVAC		8 units	14,829.00	14,829.00			
	Windows/ Doors		2 units	8,396.00	8,396.00			
AMP 202- Scit'rd Far SE	Comprehensive Moderization		5 units	47,500.00	47,500.00	47,500.00	47,500.00	
	Exterior Renovations - Foundation Repairs/Roofs/Siding/Windows		3 units	7,549.00	7,549.00			
	HVAC		3 units	8,549.00	8,549.00			
	Sanitary Lines		1 unit	2,998.00	2,998.00			
AMP 203-Scit'rd SE	Comprehensive Moderization		2 units	119,500.00	119,500.00	119,500.00	119,500.00	

Supporting Pages										
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No:			CFFP (Yes/No):		Federal FFY Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
AMP 204- Sett'rd North	Comprehensive Moderization		3 units +/- 2 units	67,289.37	67,289.37	67,289.37	67,289.37			
	Comprehensive Moderization (Marionna Ter. Phase I)			274,349.00	274,349.00					
	Interior Renovations/ Demolition - Flooring Cabinets Baths, etc.		5 units	42,944.15	42,944.15					
	Exterior Renovations - Roofing		2 units	42,944.15	42,944.15					
	Sanitary Lines - Jet Cleaning Video Taping		52 lines	42,944.15	42,944.15					
	HVAC		11 units	13,878.18	13,878.18					
AMP 205- Sett'rd Far SW	Comprehensive Moderization		5 unit +/- 2	240,000.00	240,000.00					
	Windows and doors (Quebec and Provential)			150,304.00	150,304.00					
	Foundation drainage Repair		1 unit	3,640.00	3,640.00				3,640.00	3,640.00
	Interior Renovations/ Demolition - Flooring Cabinets Baths, etc.		2 units	20,659.00	20,659.00				20,659.00	20,659.00
AMP 206- Sett'rd SW	Comprehensive Moderization		3 units +/- 2	147,366.50	147,366.50					
	Appliances		41 units	41,933.50	41,933.50					
	Roofs		8 units	40,276.00	40,276.00					
	Windows and doors		10 units	27,604.00	27,604.00					
	HVAC		15 units	39,112.00	39,112.00					
	Foundation repairs		10 units	14,609.00	14,609.00					

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised1	Funds Obligated ²	Funds Expended ²	
AMP 207- Sett'rd NW	Comprehensive Modernization		6 units 4-2	249,195.90	249,195.90	135,858.50	135,858.50	
	Appliances		50 units	50,513.50	50,513.50			
	Roofing		2 units	11,164.00	11,164.00			
	HVAC		12 units	67,315.00	67,315.00			
	Doors and windows		7 units	48,994.00	48,994.00			
	Foundations		6 units	12,800.00	12,800.00			
	Insulation		6 units	4,431.00	4,431.00			
AMP 208 Sett'rd NW	Comprehensive Modernization		4 units 4-2	116,509.00	116,509.00			
	Tuckpointing sealing		2 units	12,200.00	12,200.00			
AMP 209-Winton Terrace	Tuckpointing sealing			12,800.00	12,800.00			
	Sanitary line repair			9,800.00	9,800.00			
	PUCO Inspections			18,985.00	18,985.00			
	Bathroom finishes			26,307.50	26,307.50			
	Kitchen and bathroom upgrades			34,224.50	34,224.50			
AMP 210-Findlater Gardens	Siding repairs			23,600.00	23,600.00			
	Sanitary line repair			12,400.00	12,400.00			
	Gutter and down spouts			46,800.00	46,800.00			
	Interior lighting			60,500.00	60,500.00			

Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 211-Beechwood/ Maple Tower/Evanston	Interior unit doors (BW)			37,585.00	37,585.00	271,992.00	271,992.00	
	Plumbing Fixtures (BW)			41,832.00	41,832.00			
	Tuckpointing/ sealing (EV)			271,992.00	271,992.00			
	Building service upgrade (EV)			92,074.00	92,074.00			
	Domestic water (EV)			20,200.00	20,200.00			
	Sanitary line repair (3 buildings)			66,736.00	66,736.00			
AMP 212-Riverview/ San Marco	Carpeting (RV)			39,406.00	39,406.00	184,500.00	184,500.00	
	Kitchen and bathroom upgrades (SM)			48,275.00	48,275.00			
	Flooring (SM)			22,500.00	22,500.00			
	Sanitary line repair (2 buildings)			16,500.00	16,500.00			
	Foundation repairs (SM)			13,967.00	13,967.00			
	Window Replacement (SM)			184,500.00	184,500.00			
AMP 213-Park Eden/ Redding/President	Roofing (PE) and (President)			78,300.00	78,300.00	55,568.00	55,568.00	
	Flooring (PE)			38,500.00	38,500.00			
	Lighting (PE)			15,200.00	15,200.00			
	Boilers (PE)			227,495.00	227,495.00			
	HVAC coils (Red)			60,000.00	60,000.00			
	Bed entry doors (Red)			23,800.00	23,800.00			
	Painting (Red)			55,568.00	55,568.00			
	Roof repairs (Red)			23,809.00	23,809.00			
AMP 214-Stanley Rowe	Domestic hot water (Liberty St)			15,800.00	15,800.00			
	HVAC (Liberty St)			9,500.00	9,500.00			
	Roofing (Rowe H)			23,000.00	23,000.00			
	Windows			13,384.00	13,384.00			

Supporting Pages								
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant:		2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 215-Stanley Rowe	Sanitary line repair (SRT A)			65,800.00	65,800.00			
	Elevator decommission (SRT A)			45,000.00	45,000.00			
	Emergency lighting (SRT A)			5,500.00	5,500.00			
	HVAC (SRTA)			72,400.00	72,400.00			
	Sanitary line repair (SRT B)			72,500.00	72,500.00			
	Parking lot resurfacing			23,138.00	23,138.00			
AMP 216-Pincrest	Windows			152,432.00	152,432.00			
	HVAC			106,500.00	106,500.00			
	Roofing			23,800.00	23,800.00			
	Sanitary line repair			39,288.00	39,288.00			
AMP 217 Millvale	Roofing		2 Blds	38,400.00	38,400.00			
	Kitchen and bathroom upgrade		2 Blds	42,500.00	42,500.00			
	Siding		2 Blds	15,200.00	15,200.00			
	Windows and doors		2 Blds	26,500.00	26,500.00			
	HVAC		2 Blds	8,500.00	8,500.00			
	Sanitary line repair		2 Blds	8,600.00	8,600.00			

Supporting Pages

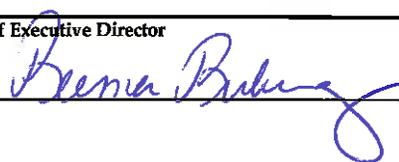
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY Grant: 2010				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised1	Funds Obligated ²	Funds Expended ²	
AMP 218- Marquette Manor	Kitchen and bathroom upgrades (MM)			138,200.00	138,200.00			
	Flooring (MM)			92,500.00	92,500.00			
	Sanitary line repair (MM)			120,000.00	120,000.00			
	Electrical upgrades kitchen and bath (MM)			56,800.00	56,800.00			
	Windows (SV)			85,230.00	85,230.00			
	Electrical upgrades (SV)			46,752.00	46,752.00			
	Development	1499		250,000.00	250,000.00			
	100 Unit New Construction Mixed Finance Hamilton County VCA Compliance			250,000.00	250,000.00			
	Contingency	1502		0.00	0.00	0.00	0.00	
Agency Wide	Collateralization Of Dept Service	9000		1,536,699.00	1,536,699.00	1,536,699.00	1,536,699.00	Completed

Part I: Summary		
PHA Name: OH004 Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P004501-09 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2009 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no):
 Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	2,306,450	1,702,649	1,702,649	1,502,934
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	1,000,163	1,000,163	1,000,163	1,000,163
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	245,500	322,849	322,593	229,939
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	638,640	1,597,203	1,597,203	592,587
10	1460 Dwelling Structures	4,565,880	5,285,768	5,284,005	2,461,645
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	45,000	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 ⁴	1,200,000	93,000	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Dept Service paid Via System of Direct Payment	1,536,699	1,536,699	1,536,699	1,536,699
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	11,538,332	11,538,332	11,443,312	7,323,967
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	560,000	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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 my 4 Properties
⁴ RHF funds shall be included here

Part I: Summary				
PHA Name: OH004 Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10P004501-09 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2009 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no): <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report				
Summary by Development Account		Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated
		Expended		
Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date	

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

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 201 Scattered Sites Central	Operations/ Non Routine Maintenance	1406		80,719.00	73,911.98	73,911.98	71,339.68	Completed
2821 Rosella 8464 Monroe 5137 Silver	Fees and Cost	1430		42,000.00	37,669.68	37,669.68	33,532.53	Nearing Completion
2821 Rosella 8464 Monroe 5137 Silver	Site Work: Driveways/Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450	3 Properties	61,000.00	3,780.24	3,780.24	3,780.24	Completed
2821 Rosella 8464 Monroe 5137 Silver	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC	1460	3 Properties	566,730.00	690.35	690.35	690.35	Completed
	Demolition of 2821 Rosella	1485	1 Property	15,000.00	0.00	0.00	0.00	
	Collateralization or Debt Service	9000		27,896.00	27,896.00	27,896.00	27,896.00	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP 202 SCATTERED SITES, FAR SOUTHEAST	Operations/ Non Routine Maintenance	1406		60,979.00	74,132.58	74,132.58	82,938.96	Completed	
6347-6351 Beechmont	Fees and Cost	1430		22,000.00	70,649.62	70,649.62	70,618.39	Completed	
	Interior Renovations	1460	2 Bldgs	614,410.00	3,427,020.56	3,427,020.56	1,083,573.54	On going	
	Roofing / Siding/Soffit replacement repair		66 Units - 2 Bldgs.; Community Building						
	Plumbing Upgrades								
	Electric Upgrades								
	Kitchen Cabinets & Flooring								
	New Fixtures								
	Tuck pointing & Sealing Exterior								
	Interior Finishes/ Wall Repairs								
	Exterior Doors								
	Windows								
	HVAC								
	Collateralization or Debt Service	9000		3,887.00	3,887.00	3,887.00	3,887.00	Completed	

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 203 Scattered Sites Southeast	Operations/ Non Routine Maintenance	1406		14,805.00	12,726.59	12,726.59	3,907.25	Completed
7501 Camargo	Fees and Cost	1430		22,000.00	22,075.96	22,075.96	12,619.46	Nearing Completion
7501 Camargo	Site Work: Driveways/Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450	1 Property	35,030.00	27,045.00	27,045.00	26,264.00	Completed
7501 Camargo 5717 Islington Ave, 7501 Camargo 1-2, 5717 Islington, 3711 Carlton, 3703 Ridgedale, 519- 523 Hickory	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Foundation Repairs Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC Collateralization or Debt Service	1460	1 Property - ADA Conversion; Comprehensive Renovation; 4 Properties - Comp. MOD	250,000.00	123,470.00	123,470.00	124,271.00	Ongoing
		9000		20,590.00	20,590.00	20,590.00	20,590.00	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 204 Scattered Sites North	Operations/ Non Routine Maintenance	1406		88,798.00	125,445.10	125,445.10	108,760.41	Ongoing
1189 Lawn View 120 N Cooper 4358 Williams 209 Clark	Fees and Cost	1430		22,000.00	73,420.30	73,420.30	29,828.07	Ongoing
1189 Lawn View 120 N Cooper 4358 Williams 209 Clark	Site Work: Driveways/Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450	4 Properties	60,460.00	140,607.28	140,607.28	136,797.28	nearing completion
1189 Lawn View 120 N Cooper 4358 Williams 209 Clark	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Foundation Repairs Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC	1460	4 Properties - Interior Renovations	250,000.00	894.07	894.07	894.07	completed
	Collateralization or Debt Service	9000		9,184.00	9,184.00	9,184.00	9,184.00	completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2009		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 205 Scattered Sites Far Southwest	Operations/ Non Routine Maintenance	1406		57,574.00	14,529.98	14,529.98	17,674.77	nearing completion
1783-1885 Provincial 2012-2140 Quebec	Fees and Cost	1430		22,000.00	79,539.00	79,539.00	51,311.33	nearing completion
1783-1885 Provincial 2012-2140 Quebec	Site Work Driveways/Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450	2 Properties	125,990.00	1,274,800.00	1,274,800.00	274,775.00	ongoing
1783-1885 Provincial 2012-2140 Quebec	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Foundation Repairs Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC	1460	2 Properties	281,920.00	1,300.00	1,300.00	1,300.00	ongoing
	Collateralization or Debt Service	9000		12,739.00	12,739.00	12,739.00	12,739.00	completed

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY Grant:		2009		
OH004 Cincinnati Metropolitan Housing Authority		Capital Fund Program Grant No: OH10P004501-09 Replacement Housing Factor Grant No:		CFFP (Yes/No):				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 206 Scattered Sites Southwest	Operations/ Non Routine Maintenance	1406		54,399.00	10,132.57	10,132.57	12,030.79	completed
	Fees and Cost	1430		20,000.00	28,800.00	28,800.00	25,020.47	nearing completion
2329 Harrison Ave (12 units)	Site Work Driveways/ Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450	12 Units	15,000.00	0.00	0.00	0.00	
2329 Harrison Ave (12 units)	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Foundation Repairs Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC	1460	12 Units	339,630.00	55,700.00	55,700.00	47,900.00	on going
	Collateralization or Debt Service	9000		3,762.00	3,762.00	3,762.00	3,762.00	completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 207 Scattered Sites Northwest	Operations/ Non Routine Maintenance	1406		46,059.00	11,998.27	11,998.27	13,812.26	ongoing
		1430			1,052.33	1,052.33	1,052.33	completed
3531 Blue Rock	Site Work Driveways/Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450	Single Family - Driveways	77,050.00	5,760.00	5,760.00	5,760.00	ongoing
AMP 207 Scattered Sites Northwest 3703 Ridgedale 3531 Blue rock	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Foundation Repairs Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC	1460	Single Family - Windows; Ridgedale - Interior Renovations	376,490.00	67,875.22	67,875.22	75,360.22	ongoing
	Collateralization or Debt Service	9000		20,566.00	20,566.00	20,566.00	20,566.00	completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 208 Scattered Sites Northwest	Operations/ Non Routine Maintenance	1406		78,958.00	101,337.01	101,337.01	68,186.70	ongoing
3010-3064 Mathers 3035-3065 Walters 864-874 Altoona 100-139 Rion Ln 3544 Haven 3587 Perdue	Fees and Cost	1430		55,500.00	6,850.00	6,850.00	4,070.65	ongoing
3010-3064 Mathers 3035-3065 Walters 864-874 Altoona 100-139 Rion Ln 3544 Haven 3587 Perdue 519-523 Hickory	Interior/ Exterior Renovations Roofing / Siding/Soffit replacement repair Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Foundation Repairs Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC	1460	5 scattered sites - comprehensive modernization	738,430.00	853,097.29	853,097.29	382,507.34	ongoing
	Demolition of 3544 Haven and 3587 Perdue	1485		30,000.00	0.00	0.00	0.00	
	Collateralization or Debt Service	9000		32,509.00	32,509.00	32,509.00	32,509.00	completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 209 Winton Terrace	Operations/ Non Routine Maintenance	1406		205,620.00	71,300.43	71,300.43	81,916.72	ongoing
	Fees and Cost	1430		20,000.00	1,792.60	1,792.60	1,792.60	ongoing
	Site Work Driveways/Parking lots Side walks Retaining Walls Landscaping Lighting Sewer/ Drainage Repair	1450		114,500.00	0.00	0.00	0.00	
	Collateralization or Debt Service	9000		247,901.00	247,901.00	247,901.00	247,901.00	completed
AMP 210 Findlater Gardens	Operations/ Non Routine Maintenance	1406		217,135.00	113,181.82	113,181.82	116,415.15	ongoing
	Collateralization or Debt Service	9000		425,712.00	425,712.00	425,712.00	425,712.00	completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 211 Beechwood/ Maple Evanston	Operations/ Non Routine Maintenance	1406		265,017.00	92,926.58	92,926.58	96,642.19	ongoing
	Site Work	1450	Evanston - Parking Lot	75,000.00	145,210.64	145,210.64	145,210.64	completed
	Driveways/Parking lots							
	Side walks							
	Retaining Walls							
	Landscaping							
	Lighting							
	Sewer/ Drainage Repair							
	Compactor Replacement	1460		45,200.00	763.00	0.00	0.00	
Carpet Replacement	1460		120,000.00	1,000.00	0.00	0.00		
Collateralization or Debt Service	9000		92,434.00	92,434.00	92,434.00	92,434.00	completed	
AMP 212 Riverview San Marco	Operations/ Non Routine Maintenance	1406		139,704.00	28,027.01	28,027.01	29,600.26	ongoing
	Fees and Cost	1430		20,000.00	1,000.00	743.38	93.38	ongoing
	Boiler Pump Replacement	1460		30,350.00	0.00	0.00	0.00	
	Replace compactor Riverview and San Marco	1460		52,940.00	0.00	0.00	0.00	
	Collateralization or Debt Service	9000		40,782.00	40,782.00	40,782.00	40,782.00	completed
AMP 213 Park Eden President Redding	Operations/ Non Routine Maintenance	1406		265,017.00	258,344.44	258,344.44	266,292.08	completed
	Site Work	1450		53,110.00	0.00	0.00	0.00	
	Driveways/ Parking Lots							
	Sidewalks							
Landscaping								
Fence								

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replace Compactor - Redding	1460		25,000.00	0.00	0.00	0.00	

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY Grant: 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 214 Liberty St Apartments	Operations/ Non Routine Maintenance	1406		65,789.00	51,577.15	51,577.15	36,163.41	ongoing
	Site Work Driveways/ Parking Lots Sidewalks Landscaping Fence	1450		21,500.00	0.00	0.00	0.00	
	Interior/ Exterior Renovation Roofing / Siding/Soffit Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC Appliances HAZMAT Cost	1460		141,940.00	0.00	0.00	0.00	

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 215 Stanley Rowe A Stanley Rowe B	Operations/ Non Routine Maintenance	1406		220,082.00	149,936.32	149,936.32	140,219.14	ongoing
	Compactor Lift replacement	1460		17,000.00	0.00	0.00	0.00	
AMP 216 Pincrest	Operations/ Non Routine Maintenance	1406		114,153.00	70,079.31	70,079.31	55,393.53	ongoing
	Main Switch Gear	1460		20,340.00	0.00	0.00	0.00	
AMP 217 Millvale	Operations/ Non Routine Maintenance	1406		194,504.00	298,267.71	298,267.71	242,417.17	ongoing
	Collateralization or Debt Service	9000		506,257.00	506,257.00	506,257.00	506,257.00	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P004501-09 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY Grant:		2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 218 Marquette Manor Suterview	Operations/ Non Routine Maintenance	1406		137,138.00	144,794.00	144,794.09	59,223.51	ongoing
	Interior/ Exterior Renovations	1460		695,500.00	753,958.00	753,958.00	745,148.00	nearing completion
	Roofing / Siding/Soffit Plumbing Upgrades Electric Upgrades Kitchen Cabinets & Flooring New Fixtures Tuck pointing & Sealing Exterior Gutters and Fascia Interior Finishes/ Wall Repairs Exterior Doors Windows HVAC -Heat pump Appliances HAZMAT Cost Compactor Replacement			Sutter View - Windows/ Doors/ Interior Renovations; Marquette Manor - Windows				
	Collateralization or Debt Service	9000		92,480.00	92,480.00	92,480.00	92,480.00	Completed

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY Grant:				
OH004 Cincinnati Metropolitan Housing Authority		Capital Fund Program Grant No:OH10P004501-09 Replacement Housing Factor Grant No:		2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development 100 unit mixed finance Hamilton county sighting of development currently underway.	1499		1,200,000.00	93,000.00	0.00	0.00	ongoing
	10% Management Fee	1410		1,000,163.00	1,000,163.00	1,000,163.00	1,000,163.00	Completed

Part I: Summary

PHA Name: OH004 Cincinnati Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No:OH10P004501-08 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2008 FFY of Grant Approval: _____
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no):
 Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	2,625,927	1,083,083	982,519	982,519
3	1408 Management Improvements	649,530	\$725,698	725,586	725,586
4	1410 Administration (may not exceed 10% of line 21)	1,162,782	1,162,782	1,162,782	1,162,782
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	171,840	138,675	138,675	138,675
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	611,912	404,515	404,515	404,515
10	1460 Dwelling Structures	4,938,440	7,155,385	7,144,725	7,050,271
11	1465.1 Dwelling Equipment - Nonexpendable	447,384	957,678	957,678	957,678
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 ⁴	1,020,000	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Dept Service paid Via System of Direct Payment	1,536,699	1,536,699	1,536,699	1,536,699
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	13,164,514	13,164,514	13,053,178	12,958,725
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	254,600	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	3,273,997	0	0	0

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 I: Summary				
PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P004501-08 Date of CFFP: _____		Replacement Housing Factor Grant No: _____ FFY of Grant: 2008 FFY of Grant Approval: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no): <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>Besmer Butz</i>		Date 6/27/12	Signature of Public Housing Director _____ Date _____	

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

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 201 Scattered Sites Central	Furnace and A/C Replacements	1460	22 Scattered Sites	66,275	98,192	98,192	98,192	Completed
	Interior/Exterior Renovation; Bathroom rehabilitation	1460	2 Scattered Sites	142,153	163,154	163,154	163,154	Completed
	Tub Surrounds Fixtures Flooring							
	* Stove and Refrigerator Replacement	1465.1	61 Stoves; 61 Refrigerators	0	46,466	46,466	46,466	Completed
	Collateralization or Dept service	9000	N/A		27,896	27,896	27,896	Completed
AMP 202 SCATTERED SITES, FAR SOUTHEAST	* Boiler/ Furnace Replacement	1460	21 Scattered Sites	115,460	98,271	98,271	98,271	Completed
	* Stove and Refrigerator Replacement	1465.1	19 Stoves; 38 Refrigerators	40,342	24,174	24,174	24,174	Completed
	* Furnace and A/C Replacement	1460	Boilers - Beacon Glen	61,472	98,500	98,500	98,500	Completed
	Collateralization or Dept service	9000	N/A		3,887	3,887	3,887	Completed
AMP 203 Scattered Sites Southeast	Site Work: Driveways, Side walks, Retaining walls	1450	1 Property	17,288	37,422	37,422	37,422	Completed
	* Stove and Refrigerator Replacement	1465.1	42 Stoves; 42 Refrigerators	46,104	31,103	31,103	31,103	Completed
	Collateralization or Dept service	9000	N/A		20,590	20,590	20,590	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 204 Scattered Sites North 10100 Able CT	Foundation repair	1450	3 Scattered Sites	51,464	22,623	22,623	22,623	Completed
	Interior/Exterior Renovations: • Siding & Soffit Replacement/Repair • Interior Wall Repairs • Plumbing Upgrades • Electrical Upgrades • Kitchen Cabinets & Flooring • New Fixtures • Foundation Repairs • Tuck pointing & Sealing Exterior of Building	1460	4 Scattered Sites	73,958	194,363	183,703	89,249	Nearing Completion
	*Furnace replacement	1460	4 Scattered Sites	100,000	144,753	144,753	144,753	Completed
	Collateralization or Dept service	9000	N/A	9,184	9,184	9,184	9,184	Completed
AMP 205 Scattered Sites Far Southwest	Site Work: Concrete, Side walks, Driveways	1450	2 Scattered Sites	22,092	8,470	8,470	8,470	Completed
	* Domestic Hot Water Boiler Replacement	1460	N/A	40,000	0			
	* Boiler replacement	1460	3 Scattered Sites	100,000	202,361	202,361	202,361	Completed
	* Stove and Refrigerator Replacement	1465.1	110 Stoves; 110 Refrigerators	30,033	85,063	85,063	85,063	Completed
	* Furnace/ A/C replacement	1460	N/A	35,280	0			
Collateralization or Dept service	9000	N/A	12,739	12,739	12,739	12,739	Completed	

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 209 Winton Terrace	Interior Finishes	1460	1 Unit	140,000	1,950	1,950	1,950	Completed
	Non- Routine Maintenance							
	Gas Piping repairs/ Carbon Monoxide Detection Improvements	1460	1 Building	36,175	13,995	13,995	13,995	Completed
	Collateralization or Dept service	9000	N/A	247,901	247,901	247,901	247,901	Completed
AMP 210 Findlater Gardens	Site Work:	1450	Administration Building	505,700	336,000	336,000	336,000	Completed
	Driveways							
	Parking Lots							
	Sidewalks							
	Landscaping							
	Lighting-Exterior Parking Lot and Courtyard							
	Total Gut rehab Interior Renovation of Management offices	1460	Administration Building	615,000	470,794	470,794	470,794	Completed
	Central Heating							
	Electrical							
	Plumbing							
	Communications Infrastructure							
	504 Accessibility- Management Office and resident meeting area	1460	N/A	162,890	0	0	0	
	Collateralization or Dept service	9000	N/A	425,712	425,712	425,712	425,712	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 211 Beechwood/ Maple Evanston	Site Work:	1450	N/A	15,368	0	0	0	
	Parking Lot repairs/ Handicap Signs Exterior Lighting							
	*Heat Pumps/ Water Infiltration repairs	1460	N/A	36,499	0	0	0	
	Life Safety- elevator equipment, access control, sprinklers	1460	Elevator repairs	58,650	13,383	13,383	13,383	Completed
	Collateralization or Dept service	9000	N/A	92,434	92,434	92,434	92,434	Completed
AMP 212 Riverview San Marco	504 Accessibility Conversions	1460	N/A	150,000	0	0	0	
	Interior Wall repairs and Painting	1460	The Riverview - 197 Units	91,524	77,802	77,802	77,802	Completed
	* Replace A/C	1460	San Marco - 6 A/C Units	11,046	1,494	1,494	1,494	Completed
	Carpet replacement 6 Floors San Marco	1460	N/A	36,498	0	0	0	
	Paint Common Areas and Units with wall repairs	1460	San Marco - 19 Units and Common Areas	50,000	24,550	24,550	24,550	Completed
	* Stove And Refrigerator replacement	1465.1	104 Stoves; 110 Refrigerators	0	89,346	89,346	89,346	Completed
	Life Safety- elevator equipment, access control, sprinklers	1460	Elevator repairs	31,450	6,700	6,700	6,700	Completed
	Window Replacement	1460	500 Windows		223,581	223,581	223,581	Completed
	Collateralization or Dept service	9000	N/A	40,782	40,782	40,782	40,782	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 213 Park Eden/ President/ Redding	Window Replacement	1460	1367 Windows	54,749	893,835	893,835	893,835	Completed
	* Stove And Refrigerator replacement	1465.1	365 Stoves; 368 Refrigerators	68,850	291,641	291,641	291,641	Completed
	Life Safety- elevator equipment, access control, sprinklers	1460	Elevator repairs	66,300	15,250	15,250	15,250	Completed
	Window Replacement	1450	N/A			0		
AMP 214 Liberty St Apartments Stanley Rowe Houses	Interior Renovations	1460	SRT - Gutters/ Downspouts/ Siding; Liberty Street - Chiller	110,500	74,480	74,480	74,480	Completed
	Kitchen cabinets Bathroom Tub Surrounds Flooring Painting Plumbing Electrical							
AMP 215 Stanley Rowe A Stanley Rowe B	* Boiler Replacement	1460	Boilers A & B	2,057,327	3,902,823	3,902,823	3,902,823	Completed
	* Stove and Refrigerator replacement A/B	1465.1	328 Stoves; 350 Refrigerators	245,780	281,738	281,738	281,738	Completed
	Life Safety- elevator equipment, access control, sprinklers	1460	Elevator repairs	39,100	125,893	125,893	125,893	Completed
AMP 216 Pincrest	Life Safety- elevator equipment, access control, sprinklers	1460	Elevator repairs	19,550	5,550	5,550	5,550	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 217 Millvale	Collateralization or Dept service	9000	N/A	506,257	506,257	506,257	506,257	Completed
AMP 218 Marquette Manor Sutterview	* Electric Heat Pump replacement	1460	N/A	116,275	0			
	* Stove & refrigerator replacement	1465.1	140 Stoves; 140	16,275	108,148	108,148	108,148	Completed
	Life Safety- elevator equipment, access control, sprinklers	1460	Elevator repairs	19,550	1,173	1,173	1,173	Completed
	Interior Renovations Kitchen cabinets bathroom Tub Surrounds Fixtures Flooring Painting Plumbing All Electrical Foundation Settlements	1460	0 Units	90,000	0			
	Collateralization or Dept service	9000	N/A	92,480	92,480	92,480	92,480	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No:OH10P4051-08 Replacement Housing Factor Grant No:			Federal FFY Grant: 2008		CFPP (Yes/No):	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development 3 Public Housing Units Demo and reconstruction of modular homes on existing site	1499		1,020,000	0	0	0	
	10 % Management Fee	1410		1,162,782	1,162,782	1,162,782	1,162,782	Completed
	Operations	1406		2,625,927	1,083,083	982,519	982,519	Nearing Completion
	Management improvement Document Imaging solutions to include Imaging of forms, signature capture, and bar coding tracking of documents to improve efficiently in rent determination and lease up	1408		300,000	376,168	376,056	376,056	Completed
	Upgrade of phone system to improve communication with tenants and thereby improve rent collections, tenancy, and lease up	1408		349,530	349,530	349,530	349,530	Completed
	Architect and Engineering Fees: Permits and drawings	1430		171,840	138,675	138,675	138,675	Completed

Part I: Summary

PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 Date of CFFP: _____	Replacement Housing Factor Grant No: _____
		FFY of Grant: 2007
		FFY of Grant Approval: _____

Type of Grant

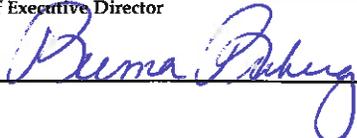
Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no):

Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20)	2,231,532	2,420,464	2,420,464	2,420,464
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	1,070,885	1,070,885	1,070,885	1,070,885
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	112,207	121,352	121,352	121,352
10	1460 Dwelling Structures	4,596,146	4,488,069	4,488,069	4,488,069
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	564,949	564,949	564,949	564,949
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ³	1,900,000	1,900,000	1,900,000	1,900,000
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	1,536,699	1,536,699	1,536,699	1,536,699
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	12,012,419	12,102,419	12,102,419	12,102,419
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0.00	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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 I: Summary				
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no): <input type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31,2012 <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
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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
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Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Winton Terrace 4-1	Interior/ Exterior: Boiler Replacement	1460		9,990.61	99,990.61	99,990.61	99,990.61	Completed
English woods 4-2	Demolition	1485		564,949.32	564,949.32	564,949.32	564,949.32	Completed
Millvale North and South 4-5/4-6	Interior/ Exterior: Comprehensive Moderization, Renovation of Units	1460		911,181.10	968,936.66	968,936.66	968,936.66	Completed
Beechwood 4-7	Interior/ Exterior: Elevator Upgrades, Intercom Installation	1460		22,225.29	22,225.29	22,225.29	22,225.29	Completed
Findlater Gardens 4-10/4-13	Site work: Concrete Replacement	1450		23,438.95	23,438.95	23,438.95	23,438.95	Completed
	Interior/ Exterior: Comprehensive Moderization, Renovation of Units	1460		2,378,144.48	2,180,272.52	2,180,272.52	2,180,272.52	Completed
Sutterview 4-14	Interior/ Exterior: Roof repair/replace, Tub Glazing	1460		54,481.45	54,481.45	54,481.45	54,481.45	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites 4-16	Site work: Remove old cloths lines, Concrete replacement	1450		57,355.55	57,355.55	57,355.55	57,355.55	Completed
	Interior/ Exterior: Tub regalzing	1460		6,354.03	6,354.03	6,354.03	6,354.03	Completed
Stanley Rowe 4-17	Site work: Lanscaping, Tree removal	1450		3,435.00	3,429.53	3,429.53	3,429.53	Completed
	Interior/ Exterior: Elevator upgrades, Replacement of expansion joints	1460		54,182.68	54,182.68	54,182.68	54,182.68	Completed
Maple Tower 4-19	Interior/ Exterior: Replace exterior light fixtures	1460		22,242.05	22,242.05	22,242.05	22,242.05	Completed
Redding 4-20	Interior/ Exterior: Elevator upgrades	1460		177,442.36	42,442.36	42,442.36	42,442.36	Completed
President 4-21	Interior/ Exterior: Hallway / Stairwell painting	1460		15,232.87	15,232.87	15,232.87	15,232.87	Completed
Park Eden 4-22	Elevator upgrade, Security systems upgrades	1460		32,732.01	22,189.35	22,189.35	22,189.35	Completed
Scattered Sites 4-23	Interior/ Exterior: Wall repairs and painting	1460		30,239.77	30,239.77	30,239.77	30,239.77	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Riverview 4-25	Interior/ Exterior: Security upgrades, door locks and cylinders	1460		39,104.31	49,319.81	49,319.81	49,319.81	Completed
Pinecrest 4-26	Interior/ Exterior: Roof repair/ replace	1460		18,756.98	18,756.98	18,756.98	18,756.98	Completed
Scattered Sites 4-30	Interior/ Exterior: Roof replacement, Plumbing repairs and upgrades	1460		18,329.06	18,329.06	18,329.06	18,329.06	Completed
San Marco 4-37	Interior/ Exterior: Remove carpet and repalce with VCT	1460		18,319.79	18,319.79	18,319.79	18,319.79	Completed
Scattered Sites 4-38	Interior/ Exterior: Comprehensive	1460		19,676.66	89,675.66	89,675.66	89,675.66	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites 4-39	Site work: Lanscaping, Tree removal, Install new fenceing	1450		12,460.00	14,260.00	14,260.00	14,260.00	Completed
	Interior/ Exterior: Interior and exterior painting, Window replacement, Gutters repair/ replace, Tub reglazing	1460		9,964.16	9,964.16	9,964.16	9,964.16	Completed
Scattered Sites 4-40	Interior/ Exterior: Roof repair and replacement, Gutter replacement	1460		43,622.21	96,172.21	96,172.21	96,172.21	Completed
Evanston 4-41	Interior/ Exterior: DHW replacement, Roof repairs, Gutter replacement	1460		203,744.55	33,744.55	33,744.55	33,744.55	Completed
Scattered Sites 4-43 1714 Race,	Interior/ Exterior: Interior and exterior painting, Roof replacement, New Entry doors, Furnace replacement	1460		37,138.08	39,457.08	39,457.08	39,457.08	Completed Addresses moved from FY2009 & FY 2010
Scattered Sites 4-44	Interior/ Exterior: Roof replacement, Fixture upgrades	1460		19,393.01	19,393.01	19,393.01	19,393.01	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites 4-45	Interior/ Exterior: Roof repair and replacement, Gutter replacement	1460		10,373.52	10,373.52	10,373.52	10,373.52	Completed
Scattered Sites 4-46	Interior/ Exterior: Roof repair and replacement, Gutter replacement	1460		8,831.39	16,280.81	16,280.81	16,280.81	Completed
Scattered Sites 4-51	Site work: Lanscaping, Tree removal, Install new fenceing	1450		7,825.97	15,175.97	15,175.97	15,175.97	Completed
1330 Beacon, 586 Claymore Terrace 1-5	Interior/ Exterior: Plumbing fixture upgrades, Roof replacement, Electrical upgrades, Gutter replacement	1460		22,846.85	137,896.85	137,896.85	137,896.85	Completed
Scattered Sites 4-57	Site work: Side walk replacement, Lanscaping, Tree removal	1450		3,987.00	3,987.00	3,987.00	3,987.00	Completed
Scattered Sites 4-58	Site work: Lanscaping, Tree removal	1450		3,705.00	3,705.00	3,705.00	3,705.00	Completed
	Interior/ Exterior: Roof replacement, Gutter replacement, Electrical upgrades, Plumbing fixture replacement	1460		11,992.81	11,992.81	11,992.81	11,992.81	Completed

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No:OH10P004501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Operations	1406		1,316,707.65	2,420,464.46	2,420,464.46	2,420,464.46	Completed
	Management Improvements: Telephone Upgrades	1406		914,824.59	0.00	0.00	0.00	Moved figures to one line item (operations)
	Administration	1410		1,070,885.00	1,070,885.00	1,070,885.00	1,070,885.00	Completed
	Hazardous Material Abatement	1460		40,491.00	40,491.00	40,491.00	40,491.00	Completed
	Life Safety Systems	1460		359,112.52	359,112.52	359,112.52	359,112.52	Completed
	Dept Service	9000		1,536,698.88	1,536,698.88	1,536,698.88	1,536,698.88	Completed
Agency Wide Development		1499		1,900,000.00	1,900,000.00	1,900,000.00	1,900,000.00	Completed
Laurel Homes	Site Improvements	1499.1430		280,681.00	280,681.00	280,681.00	280,681.00	Completed Extra-Ordinary Expenses
		1499.1450		1,522,466.00	1,522,466.00	1,522,466.00	1,522,466.00	HUD Approved
		1499.1460		95,961.00	95,961.00	95,961.00	95,961.00	
		1499.1485		892.00	892.00	892.00	892.00	

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10R004501-12 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2012
		FFY of Grant Approval: _____			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: _____)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0.00	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0.00	0	0	0
3	1408 Management Improvements	0.00	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0.00	0	0	0
5	1411 Audit	0.00	0	0	0
6	1415 Liquidated Damages	0.00	0	0	0
7	1430 Fees and Costs	0.00	0	0	0
8	1440 Site Acquisition	0.00	0	0	0
9	1450 Site Improvement	0.00	0	0	0
10	1460 Dwelling Structures	0.00	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0	0	0
12	1470 Non-dwelling structures	0.00	0	0	0
13	1475 Non-dwelling Equipment	0.00	0	0	0
14	1485 Demolition	0.00	0	0	0
15	1492 Moving to Work Demonstration	0.00	0	0	0
16	1495.1 Relocation Costs	0.00	0	0	0
17	1499 Development Activities ⁴	1,138,377.00	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0	0	0
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,138,377.00	0	0	0
21	Amount of line 20 Related to LBP Activities	0.00	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0.00	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0.00	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0.00	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0	0	0

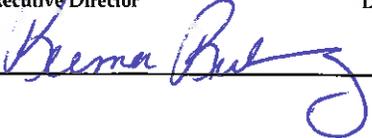
¹ To be Completed for the Performance and Evaluation Report.

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 I: Summary					
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: OH10R004501-12 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2012 FFY of Grant Approval: _____		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised	Obligated	Expended

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director _____	Date _____
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¹ To be Completed for the Performance and Evaluation Report.
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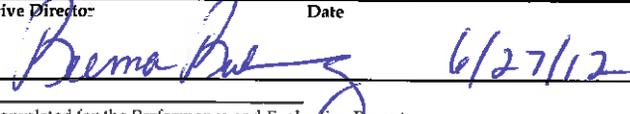
Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			CFPP (Yes/No):		Federal FFY Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Development	1499		1,138,377.00				
	100 unit mixed finance	1499.146		1,138,377.00				
	Both first and second increment RHF funds are being accumulated							

Part I: Summary		
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R00450111 FFY of Grant: FY2011 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement Reserve for Disasters, Emergencies
 Performance and Evaluation Report for Period Ending: March 31, 2012 Revised annual Statement (revision no: _____)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	1,165,929	1,165,929	6,900	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,165,929	1,165,929	6,900	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director: 	Date: 6/27/12	Signature of Public Housing Director	Date
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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: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450111				Federal FFY Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-065 Scattered Sites	Acquisition of 16 units of Scattered Sites	1499.1440		1,500.00	1,500.00			Awaiting approval of purchases from Field Office
	Site Improvements at Development 065	1499.1450		222,058.00	222,058.00			
	Subtotal Development 065			223,558.00	223,558.00			
OH004-066a Scattered Sites	Rehabilitation of units in the 53 unit Acquisition/Rehabilitation Development	1499.1460		10,900.00	10,901.00	6,900		Awaiting approval of purchases from Field Office
	Subtotal Development 066a			10,900.00	10,901.00			
OH004-067 VCA Mandated Development	Development in Green Township, planned as Mixed Finance	1499.1460		931,471.00	931,472.00			Current Estimate, still in predevelopment
	Subtotal Development 067			931,471.00	931,472.00			
	GRANT TOTAL Note: CMHA is accumulating RHF funds for development			1,165,929.00	1,165,931.00			

Part I: Summary

PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R00450110 FFY of Grant: FY2010 FFY of Grant Approval: _____
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Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	1,521,590	1,521,590	83,842	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,521,590	1,521,590	83,842	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

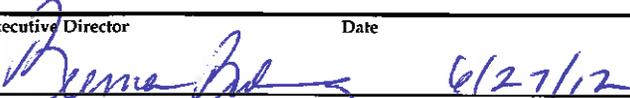
Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director _____	Date _____
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¹ To be Completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450110				Federal FFY Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-065 Scattered Sites	16 unit Acquisition/Rehabilitation of Scattered Sites Fees and Costs Acquisition Relocation Subtotal Development 065	1499.1430 1499.1440 (Also referred to as 1499.1460) 1499.1495		16,050.00 17,000.00 30,000.00 63,050.00	16,050.00 17,000.00 30,000.00 63,050.00	17,000		Awaiting purchase approvals from field office
OH004-066a Scattered Sites	53 unit Acquisition/Rehabilitation of Scattered Sites Fees and Costs Site Improvement Relocation Subtotal Development 066a	1499.1430 1499.1450 1499.1495		283,540.00 460,000.00 160,000.00 903,540.00	283,540.00 460,000.00 160,000.00 903,540.00	64,454 2,288		Awaiting purchase approvals from field office
OH004-066b Scattered Sites	Acquisition/Rehabilitation of Scattered Sites Fees and Costs Site Improvement Relocation Subtotal Development 066b	1499.1430 1499.1450 1499.1495		200,000.00 290,000.00 65,000.00 555,000.00	200,000.00 290,000.00 65,000.00 555,000.00			
GRAND TOTAL GRANT				1,521,590.00	1,521,590.00			
Note: PHA is accumulating RHF funds for Development								

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: OH10R00450109	
				FFY of Grant: FY2009	
				FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	810,017	810,017	11,900	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	810,017	810,017	11,900	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director  Date: 6/27/12	Signature of Public Housing Director Date:
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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: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant # OH10R00450109				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Not yet identified	Building: 100 Unit mixed finance new construction	1499		810,017.00	0.00			Project postponed
	Total unidentified development			810,017.00	0.00			
OH004-066b Scattered Sites	Acquisition/Rehabilitation	1499.1440		0.00	790,017.00			Awaiting Field Office approval of property purchases
	Total Development 66b			0.00	790,017.00			
OH004-067 VCA Mandated Development	Development in Green Township, planned as Mixed Finance	1499.1430		0.00	20,000.00			Predevelopment costs
	Total Development 67			0.00	20,000.00			
	GRANT GRAND TOTAL			810,017.00	810,017.00			
	Note: PHA is accumulating RHF funds for Development							

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		FFY of Grant: FY2008 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	1,438,273	1,438,273	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,438,273	1,438,273	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measure	0	0	0	0

Signature of Executive Director Date 6/27/12	Signature of Public Housing Director Date
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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here

Part II: Supporting Pages									
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:OH10R004501-08				Federal FFY Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Agency Wide	Development Activities	1499			1,438,273.00	0.00			
OH004-066a Scattered Sites	53 unit Scattered Site Acquisition / Rehabilitation								Awaiting Field Office Approval of Property purchases
	Fees and Costs	1499.1430			0.00	50,000.00	50,000.00	50,000.00	
	Acquisition	1499.1440			0.00	778,343.00	778,343.00	778,343.00	
	Subtotal Development 066a				0.00	828,343.00	828,343.00	828,343.00	
OH004-066b Scattered Sites	Scattered Site Acquisition/ Rehabilitation Acquisition	1499.1440				609,930.00			Awaiting Field Office Approval of Property purchases
	Subtotal Development 066b					609,930.00			
	GRAND TOTAL GRANT				1,438,273.00	1,438,273.00			
	Note: CMHA is accumulating RHF funds for development								

Part I: Summary

PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R004501-07	FFY of Grant: FY2007 FFY of Grant Approval: _____
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: March 31, 2012
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	1,714,873	1,714,873	1,714,873	1,714,873
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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,714,873	1,714,873	1,714,873	1,714,873
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director 	Date
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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450107				Federal FFY Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Unidentified	3 units demo/new construction	1499		199,270.00	0.00			Project postponed	
	Subtotal Unidentified Project			199,270.00	0.00				
OH004-066a Scattered Sites	53 unit acquisition/Rehabilitation	1499.1440 (Also referred to as 1499.1460)		1,515,603.00	1,366,321.00	1,366,321.00	1,366,321.00	Awaiting approval of purchases by Field Office	
	Subtotal Development 066			1,515,603.00	1,366,321.00	1,366,321.00	1,366,321.00		
OH004-065 Scattered Sites	16 unit acquisition/rehabilitation	1499.1440 (Also referred to as 1499.1460)			348,552.00	348,552.00	348,552.00	Awaiting approval of purchases by Field Office	
	Subtotal Development 065				348,552.00	348,552.00	348,552.00		
	GRANT TOTAL			1,714,873.00	1,714,873.00	1,714,873.00	1,714,873.00		
	Note: CMHA is accumulating RHF funds for development								

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: OH10R00450106	
				FFY of Grant: FY2006	
				FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement revision no: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	1,042,944	1,042,944	1,042,944	682,429
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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,042,944	1,042,944	1,042,944	682,429
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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

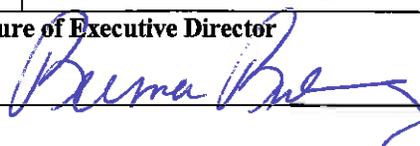
Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: OH110R00450106	
			FFY of Grant: FY2006	FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised annual Statement revision no:	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2012		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
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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 RHIF funds shall be included here

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R45010105 Date of CFFP:			FFY of Grant: 2005 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	1,141,457.00	1,141,457.00	1,141,457.00	1,141,457.00

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R45010105 Date of CFFP:		FFY of Grant:2005 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,141,457.00	1,141,457.00	1,141,457.00	1,141,457.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 6/27/12		Signature of Public Housing Director	
				Date	

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

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

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450104 Date of CFFP:			FFY of Grant: 2004 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	513,862	513,862	513,862	513,862

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450104 Date of CFFP:		FFY of Grant: 2004 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	513,862	513,862	513,862	513,862
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 4-15-10		Signature of Public Housing Director 	

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

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

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450103 Date of CFFP:			FFY of Grant: 2003 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	437,550	437,550	437,550	437,550

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

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

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

Part I: Summary						
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450103 Date of CFFP:			FFY of Grant:2003 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	437,550	437,550	437,550	437,550	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
<i>Richard S. [Signature]</i>		4-15-10				

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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Cincinnati Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450103			Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-051 Scattered Sites	Property Purchase	1499.1460		280,426	280,426	280,426	280,426	Completed
	Sub-total OH004-051 Scattered Sites			280,426	280,426	280,426	280,426	
OH004-062 Baldwin Grove	Fees & Cost	1499.1430		137,858	137,858	137,858	137,858	Completed
	Demolition	1499.1485		19,266	19,266	19,266	19,266	Completed
	Sub-total OH004-062 Baldwin Grove			157,124	157,124	157,124	157,124	
	Grand Total			437,550	437,550	437,550	437,550	

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450102 Date of CFFP:			FFY of Grant: 2002 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	2,744,946	2,744,946	2,744,946	2,744,946

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

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

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450102 Date of CFFP:		FFY of Grant: 2002 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1562 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,744,946	2,744,946	2,744,946	2,744,946
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Robert S. ...</i>		4-15-10			

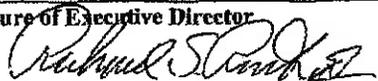
¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450101 Date of CFFP:			FFY of Grant: 2001 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	1,658,739	1,658,739	1,658,739	1,658,739

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

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

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450101 Date of CFFP:		FFY of Grant: 2001 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,658,739	1,658,739	1,658,739	1,658,739
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		4-15-10			

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

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

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

Part I: Summary						
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450100 Date of CFFP:			FFY of Grant:2000 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	453,486	453,486	453,486	453,486	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
		4-15-10				

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: Supporting Pages								
PHA Name: Cincinnati Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450100			Federal FFY of Grant: 2000		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-062 Baldwin Grove	Fees & Costs	1499.1430		5,976	5,700	5,700	5,700	Completed
	Property Purchase	1499.1440		99,907	100,183	100,183	100,183	Completed
	Sub-Total OH004-062 Baldwin Grove			105,883	105,883	105,833	105,883	
OH004-051 Scattered Sites	Property Purchases	1499.1460		347,603	347,603	347,603	347,603	Completed
	Sub-total OH004-051 Scattered Sites			347,603	347,603	347,603	347,603	
	Grand Total			453,486	453,486	453,486	453,486	

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.

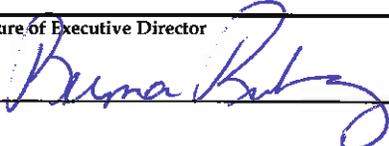
Part I: Summary		
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: OH10R004502-12 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2012 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0.00	0	0	0
5	1411 Audit	0.00	0	0	0
6	1415 Liquidated Damages	0.00	0	0	0
7	1430 Fees and Costs	0.00	0	0	0
8	1440 Site Acquisition	0.00	0	0	0
9	1450 Site Improvement	0.00	0	0	0
10	1460 Dwelling Structures	0.00	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0	0	0
12	1470 Non-dwelling structures	0.00	0	0	0
13	1475 Non-dwelling Equipment	0.00	0	0	0
14	1485 Demolition	0.00	0	0	0
15	1492 Moving to Work Demonstration	0.00	0	0	0
16	1495.1 Relocation Costs	0.00	0	0	0
17	1499 Development Activities ⁴	1,346,508.00	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0	0	0
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)		0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,346,508.00	0	0	0
21	Amount of line 20 Related to LBP Activities	0.00	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0.00	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0.00	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0.00	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0	0	0

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 I: Summary				
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: OH10R004502-12 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2012
				FFY of Grant Approval: _____
Type of Grant				
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised annual Statement (revision no: _____)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated Expended

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
---	------------------------	---	-------------

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

Part II: Supporting Pages								
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-12 Replacement Housing Factor Grant No:			CFFP (Yes/No):		Federal FFY Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Development	1499		1,346,508.00				
	100 unit mixed finance	1499.146		1,346,508.00				
	Both first and second increment funds are being accumulated							

Part I: Summary					
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R00450211	FFY of Grant: FY2011		
			FFY of Grant Approval: _____		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: _____) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	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	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling structures	0	0	0	0
13	1473 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 ⁴	2,169,858	2,169,858	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	2,169,858	2,169,858	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
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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: Supporting Pages									
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450211				Federal FFY Grant: 2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.		Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-067 VCA Mandated Development	Development in Green Township, planned as Mixed Finance								In predevelopment estimate of costs
	Fees and Costs	1499.1430		80,000.00	0.00				
	Acquisitions	1499.1440		990,000.00	0.00				
	Site Improvements	1499.1450		588,329.00	0.00				
	Dwelling unit construction	1499.1460		491,529.00	0.00				
	Relocation	1499.1499		20,000.00	0.00				
	Subtotal Development 067			2,169,858.00	0.00				
	GRANT GRAND TOTAL			2,169,858.00	0.00				
	Note: CMHA is accumulating RHF funds for development								

Part I: Summary			
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R00450210	FFY of Grant: FY2010 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	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	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	2,789,294	2,789,294	80,974	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	2,789,294	2,789,294	80,974	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director 	Date
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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.
 PHAs with under 250 units in management may use 100% of CFF Grants for operations
⁴ RHF funds shall be included here

Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450210				CFPP (Yes/No):		Federal FFY Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	Performance and Evaluation Report for Period								
OH004-065 Scattered Sites	Rehabilitation of 16 units acquired in development 065 Total Development 065	1499.1460		703,341.00 703,341.00	703,342.00 703,342.00			Awaiting Field Office Approval of Purchases	
OH004-066a Scattered Sites	Rehabilitation of 53 units acquired in development 066a Total Development 066	1499.1460		2,085,953.00 2,085,953.00	2,085,954.00 2,085,954.00	80,974		Awaiting Field Office Approval of Purchases	
	GRAND TOTAL GRANT Note: CMHA is accumulating RHF funds for development			2,789,294.00	2,789,296.00				

Part I: Summary					
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		FFY of Grant: FY2009 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2012 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20)	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ³	2,174,652	3,145,874	901,492	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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	2,174,652	3,145,874	901,492	0
21	Amount of line 20 Related to LBP activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
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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: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450209				Federal FFY Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Not yet identified	Development Activities	1499		2,174,652.00	0.00			
OH004-066a Scattered Sites	53 unit Scattered Sites Acquisition/Rehabilitation	1499.1460		0.00	901,492.00	901,492.00		
	Total for Development 066a			0.00	901,492.00	901,492.00		
OH004-066b Scattered Sites	Scattered Site Acquisition/ Rehabilitation							
	Acquisition	1499.1440			665,053.00			
	Rehabilitation	1499.1460			1,579,329.00			
	Total for Development 066b				2,244,382.00			
	GRAND TOTAL GRANT			2,174,652.00	3,145,874.00			
	Note: Budget revision relates both to development identification and additional \$971,222 of funds allocated by HUD.							
	Note: CMHA is accumulating RHF funds for development							

Part I: Summary

PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R00450208	FFY of Grant: FY2008 FFY of Grant Approval: _____
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Type of Grant

Original Annual Statement Reserve for Disasters, Emergencies Revised annual Statement (revision no:1)

Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	429,985	429,985	429,985	429,985
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18b	1500 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	429,985	429,985	429,985	429,985
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director _____	Date _____
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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: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				CFFP (Yes/No): OH10R00450208		Federal FFY Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Unidentified	55 unit PH New Construction			429,985.00	0.00			Project postponed	
	Subtotal Unidentified Development			429,985.00	0.00				
OH004-066a Scattered Sites	Scattered Site Acquisition/Rehabilitation							Awaiting final field office approval of remaining	
	Acquisition	1499.1440		0.00	429,985.00	429,985.00	429,985.00		
	Subtotal Development 066b			0.00	429,985.00	429,985.00	429,985.00		
	GRAND TOTAL GRANT			429,985.00	429,985.00	429,985.00	429,985.00		
	Note: CMHA is accumulating RHF funds for development								

Part I: Summary

PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____	Replacement Housing Factor Grant No: OH10R004502-07
		FFY of Grant: FY2007
		FFY of Grant Approval: _____

Type of Grant

Original Annual Statement Reserve for Disasters, Emergencies Revised annual Statement (revision no:1)

Performance and Evaluation Report for Period Ending: March 31, 2012 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	1,475,551	1,475,551	1,475,551	1,474,051
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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	1,475,551	1,475,551	1,475,551	1,474,051
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director 	Date
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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: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450207				Federal FFY Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Unidentified	100 unit mixed finance			1,475,551.00	0.00			Project Postponed	
	Subtotal Unidentified Development			1,475,551.00	0.00				
OH004-066a Scattered Sites	53 unit Acquisition/Rehabilitation							field office approval	
	Acquisition	1499.1440		0.00	1,475,551.00	1,475,551.00	1,474,051.00		
	Subtotal Development 065			0.00	1,475,551.00	1,475,551.00	1,474,051.00		
	GRAND TOTAL GRANT			1,475,551.00	1,475,551.00	1,475,551.00	1,474,051.00		
	Note: CMHA is accumulating RHF funds for development								

Part I: Summary						
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____			Replacement Housing Factor Grant No: OH10R00450206	
FFY of Grant: FY2006					FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2012 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP funds	0	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0	0
3	1408 Management Improvements	0	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0	0
5	1411 Audit	0	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0
7	1430 Fees and Costs	0	0	0	0	0
8	1440 Site Acquisition	0	0	0	0	0
9	1450 Site Improvement	0	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0	0
12	1470 Non-dwelling structures	0	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0	0
14	1485 Demolition	0	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0	0
17	1499 Development Activities ⁴	2,292,291	2,292,291	2,292,291	1,116,494	1,116,494
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	0
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	2,292,291	2,292,291	2,292,291	1,116,494	1,116,494
21	Amount of line 20 Related to LBP Activities	0	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	0

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

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
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Part II: Supporting Pages

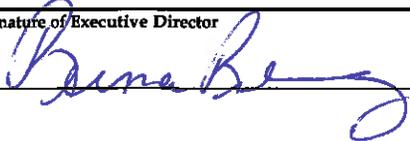
PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450206				Federal FFY Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-063 Scattered Sites	50 unit acquisition / rehabilitation							Awaiting final field office approval of remaining acquisitions
	Fees and Costs	1499.1430		0.00	16,929.00	16,929.00		
	Site Improvements	1499.1450		0.00	4,000.00	4,000.00		
	Dwelling unit rehabilitation	1499.1460		1,920,066.00	1,146,058.00	1,146,058.00		
	Relocation	1499.1495		120,000.00	34,406.00	34,406.00	25,596	
	Subtotal Development 063			2,040,066.00	1,201,393.00	1,201,393.00	25,596.44	
Unidentified	Dwelling units for 5 units demo/new construction	1499.1460		252,225.00	0.00	0		Project postponed
	Subtotal for Unidentified project			252,225.00	0.00			
OH004-065 Scattered Sites	16 unit Acquisition/Rehabilitation							Awaiting final field office approval of remaining acquisitions
	Fees and Costs	1499.1430		0.00	16,950.00	16,950	16,950	
	Acquisition	1499.1440		0.00	1,073,948.00	1,073,948	1,073,948	
	Subtotal Development 065			0.00	1,090,898.00	1,090,898.00	1,090,898.00	
	TOTAL FOR GRANT Note: CMHA is accumulating RHF funds for development			2,292,291.00	2,292,291.00	2,292,291.00	1,116,494.44	

Part I: Summary	
PHA Name: OH004 Cincinnati MHA	Grant Type and Number Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: OH10R00450205 Date of CFFP: _____
	FFY of Grant: FY2005 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 20) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	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 ⁴	2,780,459	2,780,459	2,780,459	2,780,459
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)	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	2,780,459	2,780,459	2,780,459	2,780,459
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

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

Signature of Executive Director 	Date 6/27/12	Signature of Public Housing Director	Date
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Part II: Supporting Pages

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No: OH10R00450205				Federal FFY Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-058 Scattered Sites	acquisition / rehabilitation							Awaiting final field office approval of remaining acquisitions
	Fees and Costs	1499.1430		20,990	20,990	20,990	20,990	
	Site Improvements	1499.1450		8,452	8,452	8,452	8,452	
	Purchases	1499.1440		1,018,965	1,018,965	1,018,965	1,018,965	
	Dwelling unit rehabilitation	1499.1460		123,103	123,103	123,103	123,103	
	Relocation	1499.1495		21,888	21,888	21,888	21,888	
	Subtotal Development 063			1,193,397	1,193,397	1,193,397	1,193,397	
OH004-063 Scattered Sites	50 unit acquisition / rehabilitation							Awaiting final field office approval of remaining acquisitions
	Fees and Costs	1499.1430		74,282	74,282	74,281.62	74,282	
	Site Improvements	1499.1450		173,960	173,960	173,960.00	173,960	
	Purchases	1499.1440		1,070,688	1,070,688	1,070,687.67	1,070,688	
	Dwelling unit rehabilitation	1499.1460		244,896	244,896	244,896.12	244,896	
	Relocation	1499.1495		23,236	23,236	23,236.11	23,236	
	Subtotal Development 063			1,587,062	1,587,062	1,587,061.52	1,587,062	
	TOTAL FOR GRANT			2,780,459.00	2,780,459.00	2,780,459.00	2,780,459.00	
	Note: CMHA is accumulating RHF funds for development							

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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2004	
PHA Name: Cincinnati Metropolitan Housing Authority		Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450204 Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Revised Annual Statement (revision no:)			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	2,709,937.00	2,709,937.00	2,709,937.00	2,709,937.00

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

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

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

Part I: Summary		FFY of Grant: 2004		FFY of Grant Approval:	
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450204 Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,709,937.00	2,709,937.00	2,709,937.00	2,709,937.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Richard S. Banks</i>		Date 4/15/10		Signature of Public Housing Director	
				Date	

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

Part II: Supporting Pages								
PHA Name: Cincinnati Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450204			Federal FFY of Grant: 2004		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
				0.00	29,253.00	29,253.00	29,253.00	Complete
OH004-058 Scattered Sites	Fees & Costs	1499.1430						
	Property Acquisition of:	1499.1460		1,847,768.00	1,818,515.00	1,818,515.00	1,818,515.00	Complete
	1281 Collinsdale, 211 E. Broadway,							
	3209 Harry Lee Ln, 3391 Gayheart Ct,							
	3629 Woodbine Ave, 4244 Matson Ave							
	525 Glenrose, 6580 Cheviot Rd,							
	6926 Longford, 8 Miami Ave							
	Sub-Total OH004-058 Scattered Sites			1,847,768.00	1,847,768.00	1,847,768.00	1,847,768.00	
OH004-062 Baldwin Grove	Fees & Cost	1499.1430		116,457	0.00	0.00	0.00	Complete
	Site Improvements	1499.1450		0.00	144,683.00	144,683.00	144,683.00	Complete
	Dwelling Structure	1499.1460		745,712	717,486.00	717,486.00	717,486.00	Complete
	OH004-62 Subtotal			862,169.00	862,169.00	862,169.00	862,169.00	
	Grand Total	1499		2,709,937.00	2,709,937.00	2,709,937.00	2,709,937.00	

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary						
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450203 Date of CFFP:			FFY of Grant: 2003 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment--Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴	1,958,102	1,957,302	1,957,302	1,957,302	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH10R00450203 Date of CFFP:		FFY of Grant:2003 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,958,102	1,957,302	1,957,302	1,957,302
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 304 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Rahoul S. [Signature]</i>		Date 4-15-10	Signature of Public Housing Director		Date

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

Part II: Supporting Pages								
PHA Name: Cincinnati Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: OH10R00450203			Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH004-058 Scattered Sites	Administration	1499.1410		9,500	0.00	0.00	0.00	Completed
	Fees & Costs	1499.1430		144,290	9,425	9,425	9,425	Completed
	Site Improvement	1499.1450		10,000	900	900	900	Completed
	Dwelling Structures	1499.1460		651,385	554,402	554,402	554,402	Completed
	Relocation	1499.1495		7,500	0.00	0.00	0.00	Completed
	Sub-Total for OH004-058 Scattered Sites			822,675	564,727	564,727	564,727	
OH004-062 Baldwin Grove	Fees & Costs	1499.1430		102,369	140,431	140,431	140,431	Completed
	Site Improvement	1499.1450		930,000	924,889	924,889	924,889	Completed
	Dwelling Structures	1499.1460		43,050	327,255	327,255	327,255	Completed
	Demolition	1499.1485		60,000	0.00	0.00	0.00	Completed
	Total for OH004-062 Baldwin Grove			1,135,427	1,392,575	1,392,575	1,392,575	
	Grand Total	1499		1,958,102	1,957,302	1,957,302	1,957,302	

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.



May 18, 2011

Cincinnati Metropolitan Housing Authority
16 W. Central Parkway
Cincinnati, OH 45202

Shawn Sweet
Cleveland Field Office
1350 Euclid, Suite 500
Cleveland, OH 44115

Subject: Revised First and Second Increment RHF Plan – Accumulation of First and Second Increment RHF Fund

Dear Ms. Sweet-

Cincinnati Metropolitan Housing Authority (CMHA) would like to accumulate five years of RHF for the Replacement Housing Factor (RHF) grants, to facilitate CMHA's development plans. CMHA needs to accumulate the grants in order to have sufficient funds to carry out the planned developments.

First Increment Grants

For the purposes of furthering CMHA's development plans, CMHA would like to accumulate \$6,185,990 in first increment funding.

The subject grants are:	
OH10R00450110	\$1,521,590
OH10R00450111	\$1,166,000 (estimated)
OH10R00450112	\$1,166,000 (estimated)
OH10R00450113	\$1,166,000 (estimated)
OH10R00450114	\$1,166,000 (estimated)

Our understanding from the information in PIH notice 2010-21 and on the Capital Fund webpage is the end date for these funds will be 10/29/2015. The PHA will acquire units in accordance with the requirements found at 24 CFR 941 and will meet the newly established obligation and disbursement deadlines.

Second Increment Grants

CMHA also would like to accumulate second increment RHF in order to further the current development plans. We expect this to be approximately \$14,661,294 in second increment funds. This includes the following grants:

OH10R00450210	\$2,789,294
OH10R00450211	\$2,968,000 (estimated)
OH10R00450212	\$2,968,000 (estimated)
OH10R00450213	\$2,968,000 (estimated)
OH10R00450214	\$2,968,000 (estimated)

CMHA recognizes that in order to meet the leverage requirements associated with the Second Increment RHF funding, it must secure other firm financial commitments. When the leveraged funds are secured, we will submit written documentation confirming the funding.



Our understanding from the information in PIH notice 2010-21 and on the Capital Fund webpage is the end date for these funds will be 10/29/2015. The PHA will acquire units in accordance with the requirements found at 24 CFR 941 and will meet the newly established obligation and disbursement deadlines.

CMHA confirms that its *PHA Five-Year and Annual Plan* and *Capital Fund Program Annual Statement/Performance and Evaluation Report* has been approved by HUD on 08/23/2010.

CMHA is in compliance with the obligation and expenditure deadlines on all of its Capital Fund Grants and is current on its LOCCS reporting.

If you have any questions, please contact Gina Gehm, Finance Development Office at 513-977-5893.

Sincerely,

Reema Ruberg

Reema Ruberg
Deputy Executive Director



U.S. Department of Housing and Urban Development

Cleveland Area Office, Region V – Midwest Region
U.S. Bank Centre Building
1350 Euclid Avenue, Suite 500
Cleveland, OH 44115-1815

OFFICE OF PUBLIC HOUSING

18 MAY 2011

Mr. Ted Bergh
Chief Interim Executive Officer
Cincinnati Metropolitan Housing Authority
16 West Central Parkway
Cincinnati, OH 45202

SUBJECT: Approval of Replacement Housing Factor (“RHF”) First and Second Increment Plan

Dear Mr. Bergh:

This is to acknowledge receipt of Cincinnati Metropolitan Housing Authority’s (“CMHA”) Replacement Housing Factor (“RHF”) plan for the first and second increment [Federal Fiscal Years 2009-2013] of RHF funds. This revise plan, originally prepared in accordance with the instructions provided in Notice PIH 2004-15, submitted to on April 20, 2008, was recently revised to comply with the requirements of Notice PIH 2010-21 and submitted to HUD on April 7, 2011. The revised CMHA RHF Plan for First and Second increment, date April 7, 2011, is hereby approved and the obligation end date for the following grants will be updated to reflect the fifth year grant funds being accumulated in the Line of Credit Control System (“LOCC”) as being October 29, 2015

A synopsis of RHF grant years funding for the development plan is provided in the following table.

First Increment

Grant	Amount	Actual/Estimated	Revised Obligation End Date
OH10R00450109	\$810,017	Actual	10/29/2015
OH10R00450110	\$1,521,590	Actual	10/29/2015
OH10R00450111	\$1,166,000	Estimated	10/29/2015
OH10R00450112	\$1,166,000	Estimated	10/29/2015
OH10R00450113	\$1,166,000	Estimated	10/29/2015
Total	\$5,829,607		

Second Increment

Grant	Amount	Actual/Estimated	Revised Obligation End Date
OH10R00450109	\$3,145,874	Actual	10/29/2015
OH10R00450210	\$2,789,294	Actual	10/29/2015
OH10R00450211	\$2,968,000	Estimated	10/29/2015
OH10R00450212	\$2,968,000	Estimated	10/29/2015
OH10R00450213	\$2,968,000	Estimated	10/29/2015
Total	\$14,829,618		

Please note that revisions to the approved RHF plan must be submitted to the HUD Field Office in the event that CMHA proposes a change to its plans to accumulate funding that any revision may also trigger changes to the Annual and Five Year plan, as well as the Capital Fund Five-Action Plan and Capital Annual Statement. If you have any questions, please contact Mrs. Sook Reid, Engineer via telephone at (216) 357-7749 or via email at sook.reid@hud.gov.

Sincerely,



Kevin J. Laviano, Director
Finance and Capital Management Division
Cleveland Office of Public Housing

Demonstration of sufficient leveraging of Second Increment Funds

Second Increment Grants

2003	1,957,302.00
2004	2,709,937.00
2005	2,780,459.00
2006	2,292,291.00
2007	1,475,551.00
2008	429,985.00
2009	3,145,874.00
2010	2,789,294.00
2011	2,169,858.00
2012	1,346,508.00

Total Second Increment 21,097,059.00

Leverage from Baldwin Grove

LHTC Equity	6,141,657
First Mortgage Loan	1,557,000
S8 & Related Development Reserves	885,000
PB Voucher Reserves	2,180,987
Development Fee	660,000
Accrued Sponsor Interest	141,976
City of Springdale Acquisition Funds	600,000
General Partner Capital Contribution	100
Total Leveraging	12,166,720

We have 58% of the second increment as leverage
 This is 28% more than the 30% requirement
 identified in PIH 2010-21 (HA)