

5.2

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

- 1) Successful implementation of the HOPE VI project and complete:
 - a. Continue development of homeownership program in Old Dayton View by selling a total of 43 new homes.
 - i. Salem Crossing I
 - ii. Blight Elimination
 - b. Greater Dayton Premier Management may consider not completing 12 of the 18 homes in the final tranche of the HOPE VI Homeownership Phase
- 2) Modernize 275 Asset Management units by 2012 to ensure long-term viability of the sites and other renovations included in the Five-Year Modernization Plan.
- 3) Utilize Replacement Housing Factor funds to develop new/renovated Asset Management by 2016.
- 4) Demolish or dispose of the following housing sites over the next two years: Dispose of Arlington Courts, demolish Hilltop Homes, Kings Mill Court and dispose of Parkside Homes land. Completed disposition of Cliburn Manor and demolition/disposition of 39 scattered sites.
- 5) Develop and implement a plan for leveraging additional funds through borrowing, a bond issue, or through conversion of Asset Management to project-based subsidy. This plan would fund the modernization, construction, and demolition of sites.
- 4) Complete the next phase of housing inventory selection by submitting disposition/demolition plans for Hilltop Homes, 2332 Germantown, Kings Mill Court and demolish or dispose of as appropriate.
- 5) Seek alternative funding for modernization and development, using other grants such as HOPE VI, Choice Neighborhoods, Low Income Housing Tax Credits and all applicable bridge funding or Capital Fund Financing.
- 6) Leverage Capital Fund/Replacement Housing Factor through Capital Fund Finance Program to implement a four percent tax credit project at Olive Hills, Smithville and Rosemont.
- 7) Complete the rehabilitation of 174 units at 8 sites leveraging Capital Fund leveraging through Capital Fund Finance Program.
- 8) Submit Disposition Plan for Wilkinson Plaza, Hoch, Hallmark/Meridian, Parkside, Arlington, West Second Street and Dunbar Manor.
- 9) Demolition Application for Kammer, Olive Hills Density Reduction, Hawthorne, Hilltop Homes, Kings Mill Court and DeSoto Bass Courts.

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- 10) Dispose of property at W. Stewart Street, Dunbar Manor, Kammer, Kings Mill Court , 2332 Germantown, HOPE VI REAP.
- 11) Work to leverage Asset Management Funds using LIHTC, HDAP, HOME, CDBG and FHLB monies for affordable housing.
- 12) Expand GDPM's portfolio of affordable housing with a goal of developing 1,000 units over the next ten (10) years beginning 2007.
- 13) Reduce the bedroom size of approximately 50 units through a HUD approved conversion process. The reduction in the bedroom size will allow the authority to meet UFAS requirements for fully accessibility in these units to comply with the Authority's 504 Transition Plan. The sites are: Riverview, Pompano, Cityview Terrace, Riverside Estates, Friden, Holt Street, Quitman/Hoch.
- 14) Partner with Montgomery County and the City of Dayton as a sub-recipient of Neighborhood Stabilization Program funds.
- 15) Continue to implement the VCA Plan by 2017.
- 16) Apply for LIHTC with CountyCorp and Oberer Development to develop Dayton View Commons II.
- 17) Rehabilitate a minimum of 138 units to meet the needs of mobility impaired individuals.
- 18) Rehabilitate a minimum of 55 units to meet the needs of hearing and/or visually impaired individuals.
- 19) Disposition of HOPE VI excess property and an option to terminate ground lease agreement for the use of the sale proceeds in the development and/or rehabilitation of affordable housing.
- 20) Update the Authority's Physical Needs Assessment and 504 Transition Plan.
- 21) Purchase and rehab scattered site units in Montgomery County using the Authority's 1st Increment Replacement Housing Factor funds as outlined in the Authority's RHF plan.
- 22) Move forward with the leverage of 2nd Increment Replacement Housing Factor funds to construct 150 units of elderly and family housing in the City of Dayton, Ohio.
- 23) Create another LLC to develop housing outside of Montgomery County.
- 24) Apply for funding to construct a community center.
- 25) Greater Dayton Premier Management proposes to sell by a realtor the vacant lot number 83486 consisting of 1.9106 acres at fair market value.

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- 26) Greater Dayton Premier Management's long-term strategic plan will significantly reduce the vacancies authority-wide. During the next year, GDPM will maintain a vacancy rate of 2 percent.
- 27) Focus on Asset Management Assessment System (PHAS) components, particularly the continuation of vacancy reduction, physical improvements and demolition efforts, and maintaining a PHAS high performer status by 6/30/12.
- 28) Position the housing authority to obtain tax credit fee manage programs from other owners and Greater Dayton Premier Management.
- 29) Continue to provide security to GDPM sites by updating existing Resident Volunteer Patrol Program (RVPP) at sites and installing air conditioners and security cameras at selected sites.
- 30) Repositioning of Wilkinson Plaza to potentially convert to student housing.
- 31) Continue to convert to Asset Management.
- 32) Convert up to 250 Housing Choice Vouchers to Housing Choice Voucher Project Based Vouchers to provide affordable housing alternatives, which will be owned by GDPM.

Convert up to 250 Housing Choice Vouchers to Housing Choice Voucher Project Based Vouchers for special housing needs
- 33) Maintain a high performer status on the Housing Choice Voucher Program Management Assessment Program (SEMAP) by 6/30/12.
- 34) Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 100 percent each month throughout FY2012.
- 35) Change and update GDPM's eligibility policy into the asset management program and voucher management program.

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- 36) The 5 year Plan set forth the goal of implementing the Violence Against Women Act (VAWA). GDPM has implemented the provision of VAWA and has made an effort to provide preference to victims of domestic violence in admission and retention. Furthermore, GDPM is posting contact information about community resources that are designed to assist victims of domestic violence. (GDPM does provide a list of local and regional Domestic Violence, Dating Violence, Sexual Assault and Stalking Resources at 400 Wayne Avenue.)

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

Section 1: The attached document is to assist with section 1. The agencies listed in the document provide services and counseling to child and adult victims of domestic violence, dating violence, sexual assault or stalking. This information is placed in a conspicuous area.

Section 2: Currently, GDPM complies with the VAWA in regards to tenancy retention and terminations as outlined in 42 U.S.C. 1437d. In addition, GDPM provides a preference in admission for victims of domestic violence.

Section 3: Currently, GDPM complies with the VAWA in regards to tenancy retention and terminations as outlines in 42 U.S. C. 1437d. In addition, GDPM provides a preference in admission for victims of domestic violence. GDPM also has a zero-tolerance policy for domestic violence and terminates perpetrators of domestic violence while allowing victims to retain their tenancy.

- 37) Develop an employee wellness program.
- 38) Develop a new badge system for employees.
- 39) Review all personnel policy management tools and implement new recommendations.
- 40) Provide ongoing training and resources to ensure compliance with the Authority's Integrated Contingency Plan (ICP) and related safety initiatives.
- 41) Continue to implement an Employee Recognition Program.

5.2

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- 42) Continue to implement the Section 3 Plan required by HUD.
- 43) Maintain at least 25 percent participation in areas of contracting to MBE and WBE organizations.
- 44) Implement the Diversity and Inclusion Plan.
- 45) Update and revise current procurement policy and standard operating procedures.
- 46) Continue to position the agency to convert to a paperless system.
- 47) Work to increase our capacity with community social service agencies through ROSS Grant funding to help the homeless, young adults, adults and the elderly be successful in our Asset Management and the Housing Choice Voucher program.
- 48) Developing a literacy program for boys and girls through sponsorships or sport teams that have programs that have a literacy component.
- 49) Explore new avenues and processes to ensure the agencies are moving towards more effective and efficient operations.
- 50) Acquisition of an existing social service agency to position GDPM to apply for other social service grants to improve the quality of life for our residents.
- 51) Explore opportunities to educate clients regarding healthy living.

5.2

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- 52) Provide high quality and effective linkages to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2012, and provide homeownership opportunities through the agency's Business Development Department
- 53) Revise the current policies for 5H and New Visions I and II Homeownership Programs and continue to work with homeowners to move toward purchasing their homes to close out the homeownership programs.
- 54) Implement a Quality Control team that will conduct file reviews for the Housing Choice Voucher Program and Asset Management and moving towards doing pre-audits in what is needed to pass a HUD audit for like organizations.
- 55) Inspection department has been implemented internally within GDPM Housing Choice Voucher Program, and Asset Management. Continue to work at garnering additional business from other like organizations.
- 56) Implement a recertification department to conduct all AM annual/interim recertifications and Housing Choice Voucher Program annual/interim recertifications but not limited to the mentioned recertifications and also provide this services to other like organizations.
- 57) Implement an eligibility department to conduct all Asset Management and Housing Choice Voucher eligibility, waitlist management and also provide these services to other like organizations.
- 58) Development and implement an internal pest control, ground maintenance, cleaning and painting teams to provide fee for service internally and also offer these services to other like organizations.
- 59) Participate in projects that foster community recognition and support.
- 60) Position the agency to be ready to embrace Rental Assistance Demonstration.
- 61) Continue to provide our staff with training.
- 62) Explore efforts to improve GDPM's perception in the community and current staff.
- 63) Explore the opportunities for disposition of vacant land.
- 64) Support a "Good Neighbor Policy" with priority boards, local neighborhood organizations and local governments supported by GDPM's future planning and rehabilitation.
- 65) Pre-Development activities to submit to a CHOICE NEIGHBORHOOD Application for the existing Arlington Courts site and/or the Dunbar Manor site and/or Parkside Homes site.

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- 66) Continue to partner with the community as it relates to eliminating chronic homelessness and reducing homelessness in our community.
- 67) Implement GDPM's Revised Strategic Plan (2/1/2012).
- 68) Continue to review the agencies existing IT capabilities and make updates to install infrastructure that supports the new vision of the agency.
- 69) Review and implement Greater Dayton Premier Management's Corrective Action Plan by 2013.
- 70) Continue to expand on developing relationships with the City of Dayton, Montgomery County and other local governments for the good of all the clients we serve.

PHA Plan Update

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

Eligibility, Selection and Admissions Policies;
Financial Resources;
Operation and Management;
Grievance Procedures;
Safety and Crime Prevention;
Fiscal Year Audit;
Asset Management;

(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.

GDPM's Central Office (400 Wayne Avenue), GDPM's Web site (www.GDPM.org), All GDPM AMP offices, and the Metro-Wide Council.

PHA Plan Elements (6.1 – 6.13)

The following are available for review at 400 Wayne Avenue, Dayton, Ohio 45410:

- Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures (ACOP)
- Financial Resources
- Rent Determination
- Operation and Management
- Grievance Procedures
- Designated Housing for Elderly and Disabled Families
- Community Service and Self-Sufficiency
- Safety and Crime Prevention
- Pet Policy
- Civil Rights Certification
- Fiscal Year Audit
- Asset Management
- Violence Against Women Act (VAWA)
- Housing Choice Voucher Program Administrative Plan
- Section 3 Plan
- Diversity Inclusion Plan

6.0

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

Mixed Finance Projects (a)

GDPM is also working with Fannie Mae on a Capital Fund Financing Modernization Project. The closing of this project was held on November 13, 2009. The project will allow for the rehabilitation of 174 units at eight (8) existing GDPM sites. The project will modernize the units in accordance with the Authority's current Physical Needs Assessment. Units will also be modified to accept residents who require handicap features in their unit. These units were selected due to the location, marketability and wait list for these units.

GDPM has also generated a 10 year development plan. The ten year plan contemplates the addition, through acquisition and new construction, of 1,000 housing units. The units are strategically located throughout Montgomery County and the City of Dayton. Financing for the units will be through a mixed finance approach. The projects include, but are not limited to Germantown/Broadway redevelopment, Misty Lane acquisition and development, the redevelopment of Arlington Court (HOPE VI or Choice Neighborhood), scattered site acquisition and redevelopment. The redevelopment of Cliburn Manor (HOPE VI or Choice Neighborhood), scattered site acquisition and rehabilitation. Windcliff Village – Phase II.

Finally, GDPM plans to complete its current HOPE VI project in 2013. The final phase of the project, Salem Crossing Homeownership is 2/3 complete. All other phases completed in June 2009.

Demolition, Disposition, Conversion (b)

In 2004, Greater Dayton Premier Management's Board of Housing Commissioners presented a plan to the community outlining its plan to remove obsolete housing units from GDPM's inventory. The plan is still moving forward. Currently the Authority has removed units at Dunbar Manor, Arlington Courts, Cliburn Manor, Helena and Parkside Homes. These demolition projects removed 863 units from the Authority's inventory.

In addition, the Authority has disposed of 51 housing units. These scattered site units have historically been found to be difficult to lease, market and maintain due to there age, current condition and location.

As the Authority moves forward under asset management, additional projects are contemplated. These projects are outlined in the Authority's demolition and disposition table. These projects include:

- The disposition of the Cliburn Manor site (land only), completed December 2011;
- The disposition of the Parkside Homes site (land only);
- The disposition of the 5 scattered sites, Completed October 2011;
- The disposition of the Dunbar Manor site (land only);
- The disposition of the W. Steward Street site (land only);
- The demolition/disposition of Kings Mill Court (8 units);
- The demolition/disposition of 2332 Germantown Street (1 unit), completed July 2011;
- The demolition of Hilltop Homes (6 initially; 208 units) - Initially as a minor reduction in units and potentially as removal of all units from the site (6 units), completed July 2011;
- The demolition of DeSoto Bass Court (354 units);
- The disposition of Helena/River Commons (102 units); completed January 2012;
- The disposition of Wilkinson Plaza, (200 units);
- The disposition of Hallmark/Meridian (75 units)
- The density reduction, Olive Hills (30 units);
- The demolition of Mount Crest (52 units) completed August 2009;
- The disposition of Hoch Street (6 units)

7.0

GDPM will be requesting from the Cleveland Field Office the approval of several unit conversion requests. The requests will be made to allow the Authority to modernize units in an effort to move into compliance with the Authority's current 504 Transition Plan. It has been found from past modernization projects it is difficult to maintain a units existing bedroom count during modernization of a unit that includes adding accessibility features. The sites that are contemplated for unit conversion and the number of units to be converted are as follows:

Riverview Terrace	6	Cityview	5	Completed	Pompano Circle	9	Under Construction
Lori Sue	1	Malden/Hollencamp	3	Completed			

The unit addresses have not yet been identified. The units will be identified as a part of the design phase for the project.

Cityview and Pompano Circle are being modernized under the Authority's Capital Funding Financing Program. GDPM is also contemplating the modernization of its Olive Hills site using CFFP. Under this program, GDPM would also convert five (5) percent to ten (10) percent of the units to achieve fully accessible units. The exact units addresses are not known at this time since the plans, drawings and specifications have not been completed.

The conversion discussed in this section of the Plan relates to unit conversion through reduction in bedroom size, not mandatory or voluntary conversion to project based subsidy. The units to be converted through a reduction in bedroom size are desirable productive units in the Authority's inventory. The change in bedroom size is required to allow the units to be modernized for resident in need of mobility impaired features. To rehabilitate these units to add the required features under EFAS, the unit floor plans must be revised, and bedroom area is sacrificed to add the space necessary to meet the UFAS hallway widths, turning radii in the bathroom and kitchen and door swing requirements. Conversion information was presented in 7.0 Conversion Information (c). This section states that we have performed Section 202 reviews on two sites, and not found them to be candidates for Voluntary or Mandatory Conversion under Section 202.

Conversion Information (c)

In September of 2005, GDPM completed a Section 202 for all of its existing sites. From that review no sites were found to meet the requirements of voluntary conversion. Since the completion of the Section 202 report, GDPM has reassessed two existing sites for compliance: DeSoto Bass Court and Hilltop Homes. In the reassessment that occurred in 2007 neither property met the criteria established for voluntary conversion. GDPM still considers these sites to be at a point where voluntary conversion is still an option. As the sites move farther along in the assessment management program, the ability for these sites to cash flow may become more evident. With this in mind, GDPM will continue to review these sites to assess their viability as Asset Management sites.

Homeownership Programs (d)

GDPM currently administers three (3) homeownership programs. Copies of the Homeownership Plans for the 5h and New Visions I and II programs can be reviewed at 400 Wayne Avenue, Dayton, Ohio.

In addition, the Authority administers three homeownership programs under its HOPE VI program. The programs are: First Choice, Salem Crossing I and II

First Choice has successfully been completed. The First Choice Program provided down payment assistance and closing cost assistance to first time homebuyers in Montgomery County outside the City of Dayton. The goal of the program was to assist 30 families. Due to the strong economy the program exceeded its goal by serving 38 families.

Salem Crossing II is an extension of the First Choice program. Salem Crossing II also provides down payment assistance and closing cost assistance to first time homebuyers. Unlike First Choice, the program allows the homebuyers to choose homes located in the City of Dayton. The goal of the program was to assist five homebuyers. To date the program has assisted 10 families and funds remain available to serve an additional two (2) families.

The final homeownership phase of the HOPE VI project, Salem Crossing I, is underway in the City of Dayton. The Tranch 2 includes the new construction and sale of fifty four single family homes in the Dayton View Neighborhood. Since 2006, 32 homes have been sold in the Salem Crossing development. GDPM anticipates the remaining four lots in Tranch II and six lots in Tranch III to be under contract by the fall of 2013 and final close out of the grant to occur in the winter of 2013.

Demolition/Disposition Activity Description	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH005000008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	December 8, 2006
5. Number of units affected:	396
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	Parkside Homes <ul style="list-style-type: none"> • Demolition application submitted: March 2005 • Demolition plan approved: December 2006 • Demolition commence: April 8, 2008 • Removed from inventory: February 4, 2010

7.0

Demolition/Disposition Activity Description	
1a. Development name:	DeSoto Bass Courts
1b. Development (project) number:	OH005000007
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	November 9, 2005
5. Number of units affected:	12
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	DeSoto Bass Courts <ul style="list-style-type: none"> • Demolition application submitted: October 9, 2004 and May 16, 2005 • Demolition plan approved: November 3, 2005 (1-11 Knox) • Demolition plan approved: November 9, 2005 (2-12 Knox) • Demolition to commence: FY05 • Remove from inventory: April 17, 2006

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	•

Demolition/Disposition Activity Description	
1a. Development name:	Westdale
1b. Development (project) number:	OH005000003
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:	
5. Number of units affected:	30
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	Olive Hills • Demolition application to be submitted: 2012-2013

7.0

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes
1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: November 9, 2005

5. Number of units affected: 6
6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity: Arlington Courts

- Demolition application submitted: 2004
- Demolition plan approved: November 9, 2005
- Remove from inventory: April 17, 2006

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes
1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: October 12, 2007

5. Number of units affected: 200
6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity: Arlington Courts

- Demolition application submitted: March 2005
- Demolition plan approved: October 2007
- Demolition to commence: 2008
- Demo completed: October 15, 2009
- Removed from inventory: October 15, 2009

7.0

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: September 10, 2007

5. Number of units affected: 80

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

7. Timeline for activity: Cliburn Manor

- Demolition application submitted: March 2005
- Demolition plan approved: September 10, 2007
- Demolition to commence: April 8, 2008
- Removed from inventory: February 4, 2010

7.0

Demolition/Disposition Activity Description

1a. Development name: DeSoto Bass Courts

1b. Development (project) number: OH005000007

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected: 202

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

7. Timeline for activity: Hilltop Homes

- Demolition application to be submitted: 2012-2013

Demolition/Disposition Activity Description

1a. Development name: DeSoto Bass Courts

1b. Development (project) number: OH005000007

2. Activity type: Demolition
 Disposition

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

4. Date application approved: December 9, 2010

5. Number of units affected: 6

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

7. Timeline for activity: Hilltop Homes

- Demolition application was submitted: September 2009
- Demolition plan approved: December 9, 2010
- Demolition to commence: 2011
- Removed from inventory: July 28, 2011

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: March 5, 2008

5. Number of units affected: 3

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

7. Timeline for activity: Stewart Street (1012-1014, 1004)

- Demolition application submitted: June 1, 2007
- Demolition plan approved: March 5, 2008
- Demolition to commence: 2008
- Removed from inventory: July 3, 2008

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition

Disposition

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved: October 18, 2007

5. Number of units affected: 39

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity: Scattered Sites

- Demolition application submitted: December 14, 2006
- Demolition plan approved: October 18, 2007
- Demolition/disposition initiated in 2008, completion in 2010
- Demolition of two units: 2008
- Disposition of 37 units: 2008-2010
- Reappraisal: February, 2008
- 34 units removed from inventory: 2009
- 5 units removed from inventory: 2011

7.0

Demolition/Disposition Activity Description

1a. Development name: Scattered Sites

1b. Development (project) number: OH005000003

2. Activity type: Demolition

Disposition

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved: March 5, 2008

5. Number of units affected: 4

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity: Salem Avenue

- Demolition application submitted: June 2007
- Demolition plan approved: March 5, 2008
- Demolition to commence: 2009
- Sold: May 4, 2009
- Removed from inventory: May 4, 2009

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes
1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: April 14, 2011

5. Number of units affected: 1
6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity: 2332 Germantown

- Demolition application submitted: November 5, 2010
- Completion within 6 months of approval
- Removed from inventory: July 28, 2011

7.0

Demolition/Disposition Activity Description

1a. Development name: Grand Avenue
1b. Development (project) number: OH005000001

2. Activity type: Demolition
 Disposition
 Conversion

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

4. Date application approved:

5. Number of units affected: 75
6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity: Hallmark/Meridian

- Disposition Application to be submitted: 2012 - 2013

Demolition/Disposition Activity Description	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH005000008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	March 5, 2008
5. Number of units affected:	85
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	Dunbar Manor <ul style="list-style-type: none"> • Demolition application submitted: June 1, 2007 • Demolition plan approved: March 5, 2008 • Removed from inventory: August 21, 2008

7.0

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites
1b. Development (project) number:	OH005000004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	December 11, 2008
5. Number of units affected:	52
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	Mount Crest <ul style="list-style-type: none"> • Demolition application submitted: June 2008 • Demolition plan approved: December 11, 2008 • Demolition to commence: January 2009 • Demo completed: August 14, 2009 • Removed from inventory: August 14, 2009

Demolition/Disposition Activity Description

1a. Development name: Scattered Sites
1b. Development (project) number: OH005000002

2. Activity type: Demolition
 Disposition

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

4. Date application approved: May 5, 2010

5. Number of units affected: 8
6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity: King Mill Court

- Disposition application submitted: December 31, 2008
- Disposition Plan approved: May 5, 2010
- Reappraisal: February 2011

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes
1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: March 5, 2008

5. Number of units affected: 4
6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity: West Second Street

- Disposition application submitted: June 2007
- Disposition plan approved: March 5, 2008
- Sold: September 9, 2009
- Removed from inventory: December 30, 2009

7.0

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes
1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: November 2, 2006

5. Number of units affected: 10

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

7. Timeline for activity: Parkside

- Eminent Domain application submitted: 2006
- Disposition plan approved: November 2, 2006
- Demolished: 2007
- Removed from inventory: March 27, 2007

7.0

Demolition/Disposition Activity Description

1a. Development name: Park Manor
1b. Development (project) number: OH005000005

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected: 6

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

7. Timeline for activity: Quitman

- Disposition application submitted: November 12, 2008
- Pending Approval
- Application cancelled: 2009

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected:

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

7. Timeline for activity: Dunbar Manor
 • Disposition application to be submitted: 2012

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved: May 5, 2010

5. Number of units affected:

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

7. Timeline for activity: Cliburn Manor
 • Disposition application submitted: December 31, 2008
 • Disposition Plan approved: May 5, 2010
 • Property sold: December 8, 2011

7.0

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected:

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

7. Timeline for activity: Parkside Homes
 • Disposition application to be submitted: 2012-2013

Demolition/Disposition Activity Description

1a. Development name: Parkside Homes

1b. Development (project) number: OH005000008

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected:

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

7. Timeline for activity: West Stewart Street
 • Disposition application to be submitted: 2012

7.0

Demolition/Disposition Activity Description

1a. Development name: Wilkinson Plaza

1b. Development (project) number: OH005000006

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected: 200

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

7. Timeline for activity: Wilkinson Plaza
 • Disposition application to be submitted: 2012-2013

Demolition/Disposition Activity Description

1a. Development name: DeSoto Bass Courts

1b. Development (project) number: OH005000007

2. Activity type: Demolition
 Disposition

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

4. Date application approved:

5. Number of units affected: 128 units & 3 non-dwelling buildings

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

7. Timeline for activity: DeSoto Bass
 • Demolition Application to be submitted 2012-2013

7.0

Demolition/Disposition/Conversion Activity Description

1a. Development name: Helena Hi-Rise (River Commons)

1b. Development (project) number: OH005000009

2. Activity type: Demolition
 Disposition
 Conversion

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

4. Date application approved:

5. Number of units affected:102

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

7. Timeline for activity: Helena Hi-Rise (River Commons)

- Disposition application submitted: September 16, 2010 – Ground Lease
- Ground Leased 3.1 acres: January 2012
- Removed from inventory: February 2012

Demolition/Disposition/Conversion Activity Description

1a. Development name: Park Manor

1b. Development (project) number: OH005000005

2. Activity type: Demolition
 Disposition
 Conversion

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

4. Date application approved:

5. Number of units affected:6

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

7. Timeline for activity: Hoch Street

- Disposition application to be submitted: 2012-2013

7.0

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Little Richmond Road

1b. Development (project) number: OH10P005029

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

- Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

2/29/1996

5. Number of units affected: 0

6. Coverage of action (select one)

- Part of the development
 Total development

7.0

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Scattered Sites

1b. Development (project) number: OH10P005033

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

- Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

2/29/1996

5. Number of units affected: 0

6. Coverage of action (select one)

- Part of the development
 Total development

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Encore Homes/PRO Homes

1b. Development (project) number: None (Converted Turnkey II Units)

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
 February 29, 1996 and revised and approved on October 28, 1997

5. Number of units affected: 10

6. Coverage of action (select one)

Part of the development
 Total development

7.0

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: HOPE VI County Homeownership Program

1b. Development (project) number: None

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

April 27, 2004

5. Number of units affected: 38 scattered sites

6. Coverage of action (select one)

Part of the development
 Total development

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: New Visions I of Homeownership

1b. Development (project) number: None

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

- Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

January 6, 1996

5. Number of units affected: 5

6. Coverage of action (select one)

- Part of the development
 Total development

7.0

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: New Visions II Homeownership Program

1b. Development (project) number: None

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

- Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

2/29/1998

5. Number of units affected: 7

6. Coverage of action (select one)

- Part of the development
 Total development

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Salem Crossing I

1b. Development (project) number: None

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

- Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

April 27, 2004

5. Number of units affected: 55

6. Coverage of action (select one)

- Part of the development
 Total development

7.0

**Asset Management Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: Salem Crossing II/Expanded First Choice

1b. Development (project) number: OH10P005029

2. Federal Program Authority: HOPE VI
 5 (h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status (select one)

- Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

April 27, 2004

5. Number of units affected: 0

6. Coverage of action (select one)

- Part of the development
 Total development

8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Housing Choice Voucher Program CFP: GDPM 1st Increment Plan was submitted in October 2009, as required. The Cleveland Field Office approved the plan June 2, 2010. Each RHF Plan revision has slightly modified the budget. It appears that the budget that was forwarded to the Cleveland Field office in December 2009 as a part of the P&E Statement submission has been modified due to the numerous revisions that have occurred in the first increment RHF Plan. The revised budget can be submitted that corresponds with the final plan, but to date we have only received a copy of the first increment approval letter not the final date stamped copy from the Cleveland Field Office.</p> <p>NOTE: GDPM has received approval from HUD dated June 3, 2010 from Replacement Housing Factor (RHF) First Increment Plan and submitted the appropriate budgets.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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.</p>

Part I: Summary

PHA Name: **Dayton Metropolitan Housing Authority**
 dba: Greater Dayton Premier Management

Grant Type and Number: RHF 746
 CFP Grant No.:
 Date of CFPF: RHF Grant No.: OH10R00550211
 FFY of Grant: 2011
 FFY of Grant Approval:

Type of Grant: Original Annual Statement
 Reserve for Disasters/Emergences
 Performance and Evaluation Report for Period Ending 12/31/2011
 Revised Annual Statement (Revision No.:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1413 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$754,113.00	\$754,113.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$754,113.00	\$754,113.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: 1/28/12

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-11 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obi/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	1499	Development Activity	754,113.00	0.00		0.00	754,113.00
		Totals	754,113.00	0.00		0.00	754,113.00



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Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: **Greater Dayton Premier Management**

Grant Type and Number (RHF 724)
 CFP Grant No.: **OH10R00550106**
 RHF Grant No.: **OH10R00550106**

FY of Grant: **2006**
 FY of Grant Approval:

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-11

Reserve for Disasters/Emergencies
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquefied Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1463.1 Dwelling Equipment - Nonseparable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Services paid by the PHA	\$874,726.00	\$874,726.00	\$794,922.36	\$794,836.65
18b	9000 Collateralization or Debt Services paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to IBP Activities:	\$874,726.00	\$874,726.00	\$794,922.36	\$794,836.65
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: *1/4/12*

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 II: Supporting Pages		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
DAYTON METROPOLITAN HOUSING AUTHORITY		Grant Type and Number	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Development Number/ Name/PHA-Wide Activities		Development Account No.		Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHA-Wide	Operating Expenses	1405			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Management Improvements	1408			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Administration	1410			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Fees & Costs	1430			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Site Acquisition	1440			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Site Improvements	1450			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Dwelling Structures	1460			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Dwelling Equipment	1465.1			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Nondwelling Structures	1470			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Nondwelling Equipment	1475			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Demolition	1485			\$0.00	\$0.00	\$0.00	\$0.00
PHA-Wide	Relocation	1495			\$0.00	\$0.00	\$0.00	\$0.00

Part II: Supporting Pages		Grant Type and Number		(RHF 724)		Federal FY of Grant		2006		Expires 4/30/2011	
PHA Name:		DAVTON METROPOLITAN HOUSING AUTHORITY		CEP Grant No.: RHF Grant No.:		CHT0R00550105		CEFP (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 ²				
PHA-Wide OH00506200	Hawthorn Village	1499		\$874,726.00	\$874,726.00	\$794,922.36	\$794,836.65				
	Rees & Costs	1499-1450		\$114,000.00	\$114,000.00	\$34,196.36	\$34,110.65				
	Site Improvements	1499-1450		\$350,125.00	\$350,125.00	\$350,125.00	\$350,125.00				
	Dwelling Structures	1499-1460		\$410,601.00	\$410,601.00	\$410,601.00	\$410,601.00				
PHA-Wide	Dist Services	1501		\$0.00	\$0.00	\$0.00	\$0.00				
PHA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00				
				\$874,726.00	\$874,726.00	\$794,922.36	\$794,836.65				

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



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-06 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line item	Name	Authorized	Disbursed	Payments in Process	Balance
	1499	Development Activity	874,726.00	794,836.65	0.00	79,889.35
		Totals	874,726.00	794,836.65	0.00	79,889.35



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Expires 4/30/2011

Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number (RHF 730)
 CEP Grant No: _____
 RHF Grant No: **OHI0R00550207**

FFY of Grant: **2007**
 FFY of Grant Approval: _____

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-11
 Reserve for Disasters/Emergencies
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$505,102.00	\$505,102.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Services paid by the PHA	\$0.00	\$0.00	\$11,250.00	\$11,250.00
18b	9000 Collateralization or Debt Services paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$505,102.00	\$505,102.00	\$11,250.00	\$11,250.00
21	Amount of line 20 Related to IEP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: _____ Date: 1/24/12

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 RHP funds shall be included here.

Part II: Supporting Pages

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	
PHA-Wide	Operating Expenses	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Rees & Costs	1430		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Acquisition	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Relocation	1485		\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management		CEFP Grant No.:	(RHF 730) CEFP (Yes/No):	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		
PHA-Wide	Development Activities Germantown/Broadway Dwelling Units	1499		\$505,102.00	\$305,102.00	\$11,250.00	\$11,250.00	
PHA-Wide	Debt Services	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
				\$505,102.00	\$305,102.00	\$11,250.00	\$11,250.00	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-07 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obi/Exp](#)

Status	Line Item	Name	Authorized	Disbursed <input type="checkbox"/>	Payments in Process	Balance
	1495	Relocation Costs	0.00	0.00	0.00	0.00
	1499	Development Activity	505,102.00	11,250.00	0.00	493,852.00
		Totals	505,102.00	11,250.00	0.00	493,852.00



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ENHANCING NEIGHBORHOODS
STRENGTHENING COMMUNITIES
CHANGING LIVES
WWW.DMHA.ORG

January 23, 2012

Ms. Andrea Vrankar, PE, RA
U.S. Department of Housing and Urban Development
1350 Euclid Avenue, Suite 500
Cleveland, Ohio 44115-1815

Dear Ms Vrankar:

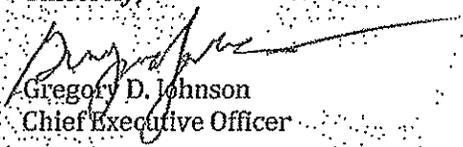
SUBJECT: *Dayton Metropolitan Housing dba Greater Dayton Premier Management 2011 Capital Fund Program Performance and Evaluation Report*

Dayton Metropolitan Housing dba Greater Dayton Premier Management has prepared the enclosed 2011 Performance and Evaluation Report of the Capital Fund Program and Replacement Housing Factor Grants for the period ending December 31, 2011. Please find the following Grants enclosed:

OH10R00550105	\$ 1,140,531.00	OH10R00550109	\$ 857,355.00
OH10R00550205	\$ 5,159.00	OH10R00550209	\$ 399,172.00
OH10R00550106	\$ 874,726.00	OH10S00550109	\$ 8,888,226.00
OH10R00550206	\$ 217,893.00	OH10P00550110	\$ 5,495,517.00
OH10P00550107	\$ 5,707,648.00	OH10R00550110	\$ 517,104.00
OH10R00550107	\$ 662,524.00	OH10R00550210	\$ 882,159.00
OH10R00550207	\$ 505,102.00	CFFP	\$ 9,235,000.00
OH10P00550108	\$ 5,820,201.00	OH10P00550111	\$ 3,856,170.00
OH10R00550108	\$ 949,054.00	OH10R00550111	\$ 1,256,099.00
OH10R00550208	\$ 252,556.00	OH10R00550211	\$ 754,113.00
OH10P00550109	\$ 5,633,790.00		

If you need additional information or have any questions, please contact Jeff Rieck at (937) 910-7558.

Sincerely,


Gregory D. Johnson
Chief Executive Officer

Enclosures

BOARD OF HOUSING COMMISSIONERS
Wilbur O. Shanklin, *Chairperson* | Danyelle S.T. Wright, *Vice-Chairperson*
William Vaughn | Charles A. Jones | Alyin Freeman | Rose Carter | Michael Kelly

ADMINISTRATIVE/ADMISSIONS administration@dmha.org
400 Wayne Avenue, PO Box 8750, Dayton, Ohio 45401-8750
Main 937.910.7500 | Fax 937.222.3990 | Job Line 937.910.7525



HOUSING CHOICE VOUCHER hcvprogram@dmha.org
400 Wayne Avenue, PO Box 8750, Dayton, Ohio 45401-8750
Main 937.910.5400 | Fax 937.910.5303

TDD 937.910.7570

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

PFA Name: **Dayton Metropolitan Housing Authority**
 Grant Type and Number: **CFP 725**
 Capital Fund Program Grant No.: **OH0P00550107**
 Replacement Housing Factor Grant No.: **2807**
 Federal FY of Grant: **2007**

Original Annual Statement
 Final Performance and Evaluation Report: September 12, 2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.):
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operators	\$1,139,680.00	\$1,139,680.00	\$1,139,680.00	\$1,139,680.00
3	1408 Management Improvements	\$108,542.00	\$108,542.00	\$108,542.00	\$108,542.00
4	1410 Administration	\$559,840.00	\$559,840.00	\$559,840.00	\$559,840.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$615,696.00	\$614,696.00	\$614,696.00	\$614,696.00
8	1440 Site Acquisition	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
9	1450 Site Improvement	\$78,544.00	\$77,294.00	\$77,294.00	\$77,294.00
10	1460 Dwelling Structures	\$1,054,170.92	\$1,325,588.28	\$1,325,588.28	\$1,325,588.28
11	1485.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
14	1485 Demolition	\$1,741,175.08	\$1,522,007.77	\$1,522,007.77	\$1,522,007.77
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1485.1 Relocation Costs	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
18	1489 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$50,000.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant (Total)	\$5,707,648.00	\$5,707,648.00	\$5,707,648.00	\$5,707,648.00
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

APPROVED
 Form HUD-5007-SS (7/1/04)

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF) Part I: Summary

Original Annual Statement
 Final Performance and Evaluation Report September 12, 2011
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:

Revised Annual Statement (Revision No.:
 HUD Condition: In reporting this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line XX Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 Compliance:	\$60,000.00	\$0.00	\$0.00	\$0.00
	Amount of line XX related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Line XX Related to Energy Conservation Measures	\$75,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date: *[Signature]* 11/21/11
 Signature of Field Office Manager and Date: *[Signature]* 11/21/11

Grant Type and Number: CFP 725
 Capital Fund Program Grant No. OH10P00550107
 Replacement Housing Factor Grant No.

Federal FY of Grant: 2007

APPROVED
 (Form HUD-50075-SF 07/10)

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHP)
Part II: Supporting Pages

Development Number/Name/PFA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PFA-Wide	Operating Expenses	1406		\$1,139,680.00	\$1,139,680.00	\$1,139,680.00	\$1,139,680.00	
PFA-Wide	Resident Management and Security	1408		\$108,542.00	\$108,542.00	\$108,542.00	\$108,542.00	
	a/d. Resident Support Services			\$0.00	\$0.00	\$0.00	\$0.00	
	b/c. Maint./Mgmt. Training Program			\$108,542.00	\$108,542.00	\$108,542.00	\$108,542.00	
	e. Computer Software			\$0.00	\$0.00	\$0.00	\$0.00	
	f. Marketing Program			\$0.00	\$0.00	\$0.00	\$0.00	
	g. Management Security			\$0.00	\$0.00	\$0.00	\$0.00	
PFA-Wide	Program Administration	1410		\$559,840.00	\$559,840.00	\$559,840.00	\$559,840.00	
	Non-Technical Salaries	1410.1		\$218,917.81	\$218,917.81	\$218,917.81	\$218,917.81	
	1. Clerical/Secretary							
	2. Security Manager							
	3. Security Assistant							
	4. Deputy Director for Public Housing							
	Technical Salaries	1410.2		\$190,949.79	\$190,949.79	\$190,949.79	\$190,949.79	
	1. Director Planning and Development							
	2. Modernization Program Manager							
	3. Construction Coordinator (2)							
	4. Modernization Administrator/Spec Tech							
	5. Archival							
	Employee Benefits	1410.3		\$129,972.60	\$129,972.60	\$129,972.60	\$129,972.60	
	Travel/Training Related to CFP/RHP	1410.10		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
	Sundry Administration	1410.19		\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	

APPROVED
 11/24/11
 from HUD SOURCE 07/2011

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)
Part II: Supporting Pages**

Development Number/Name/PIA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH-6 Arlington Courts AMP # OH005000008P	Demolition	1485	Site	\$693,175.08	\$315,812.77	\$515,812.77	\$515,812.77	
OH-7 Parkside Homes AMP # OH005000008P	Demolition	1485	Site	\$680,000.00	\$638,195.00	\$638,195.00	\$638,195.00	
OH-8 Chatham Manor AMP # OH005000008P	Demolition	1485	Site	\$368,000.00	\$368,000.00	\$368,000.00	\$368,000.00	
OH-10 Wilkerson H-Rise AMP # OH005000008P	Replace Air Conditioning Units	1480	160	\$30,000.00	\$189,000.00	\$180,000.00	\$180,000.00	
OH-14 Wernworth AMP # OH005000002P	Repair Seal Coat and Stripe Parking Lot	1450	1 each	\$78,544.00	\$77,294.00	\$77,294.00	\$77,294.00	
OH-15F Riverway AMP # OH005000008P	Install Central Air Conditioning	1480	60 units	\$268,343.00	\$264,975.40	\$264,975.40	\$264,975.40	
OH-16G Woodview AMP # OH005000004P	Comprehensive Modernization	1480	14 units	\$0.00	\$0.00	\$0.00	\$0.00	
OH-22S Triangleview AMP # OH005000001P	Repair Sub-Flooring in units & Roofs	1480	50 units	\$340,181.25	\$340,181.25	\$340,181.25	\$340,181.25	
OH-31M Alden AMP # OH005000003P	Replace Roofs, Gutters and Downspouts	1480	7 bldgs.	\$0.00	\$0.00	\$0.00	\$0.00	
OH-37 Hollenamp AMP # OH005000003P	Replace Roofs, Gutters and Downspouts	1480	12 Bldgs	\$54,488.00	\$53,486.00	\$53,486.00	\$53,486.00	
OH-32E Limestone Modena AMP # OH005000005P	Exterior Renovations	1480	25 units	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
OH-7B Park Manor AMP # OH005000005P	Section 504 Compliance	1480	AMP 5	\$10,890.30	\$10,890.30	\$10,890.30	\$10,890.30	
OH-14 Alvermarkt AMP # OH005000002P	Section 504 Compliance	1480	AMP 2	\$12,098.00	\$12,098.00	\$12,098.00	\$12,098.00	
OH-26 Grand H-Rise AMP # OH005000007P	Section 504 Compliance	1480	AMP 1	\$5,112.00	\$277,633.16	\$277,633.16	\$277,633.16	
OH-21A Mount Crest Court AMP # OH005000004P	Section 504 Compliance	1480	AMP 4	\$11,389.00	\$10,994.00	\$10,994.00	\$10,994.00	
OH-10 Wilkerson Plaza AMP # OH005000008P	Section 504 Compliance	1480	AMP 6	\$9,985.00	\$9,910.00	\$9,910.00	\$9,910.00	
OH-2A Wooddale Terrace AMP # OH005000008P	Section 504 Compliance	1480	AMP 3	\$11,766.00	\$11,766.00	\$11,766.00	\$11,766.00	
OH-25 DeSoto Bass Courts AMP # OH005000007P	Section 504 Compliance	1480	AMP 7	\$16,181.20	\$16,181.20	\$16,181.20	\$16,181.20	
OH-25 DeSoto Bass Courts AMP # OH005000007P	Rehab Units	1480	AMP 7	\$232,749.17	\$87,462.92	\$87,462.92	\$87,462.92	





OFFICE OF PUBLIC HOUSING

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

NOV 30 2011

Mr. Gregory Johnson
Chief Executive Officer
Dayton Metropolitan Housing Authority
P.O. Box 8750
Dayton, OH 45401-8750

SUBJECT: Capital Fund Program (CFP) Grant OH10P00550107 (CFP 725)

Dear Mr. Johnson:

We have reviewed and accepted your Actual Comprehensive Grant Cost Certificate (from HUD-52839) and the Final Annual Statement/Performance and Evaluation Report (form HUD 50075) for the subject CFP grant. An approved copy of each document is enclosed for your records.

Please be advised that the Actual Comprehensive Grant Cost Certificate must be included as a financial statement in the next regularly scheduled fiscal audit conducted by an Independent Auditor.

If you have any questions or require additional information, please contact Ms. Andrea Vrankar, Engineer, via telephone at (216) 357-7751 or via email at andrea.vrankar@hud.gov.

Sincerely,

Kevin J. Laviano, Director
Finance and Capital Management Division
Cleveland Office of Public Housing

Enclosures

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/PIHA Name DAYTON METROPOLITAN HOUSING AUTHORITY	Comprehensive Grant Number OH10P00550107 (CFP 725)
	FY of Grant Approval 2007

The PHA/PIHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$	5,707,648.00
B. Revised Funds Approved	\$	5,707,648.00
C. Funds Advanced	\$	5,707,648.00
D. Funds Expended (Actual Modernization Cost)	\$	5,707,648.00
E. Amount to be Recaptured (A-D)	\$	0.00
F. Excess of Funds Advanced (C-D)	\$	0.00

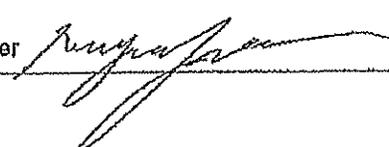
2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

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)

Signature Gregory D. Johnson, Chief Executive Officer 	Date 9/29/11
--	------------------------

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

Mervin J. Lovans

11/2/11

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

11/2/11

Approved (Field Office Manager)

Date

Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number (CFP 729): **OH10P00550108**
 CFP Grant No.: **OH10P00550108**
 RFP Grant No.: _____

FFY of Grant: **2008**
 FFY of Grant Approval: _____

Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-11
 Revised Annual Statement (Revision No.:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁴	
		Original	Revised ²	Obligated	Expended
1	Total non-CRP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$1,164,040.00	\$1,164,040.00	\$1,164,040.00	\$1,164,040.00
3	1408 Management Improvements	\$89,540.00	\$89,540.00	\$72,690.31	\$70,063.01
4	1410 Administration (may not exceed 10% of line 20)	\$582,020.00	\$582,020.00	\$582,020.00	\$582,020.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$451,243.00	\$450,243.00	\$450,243.00	\$339,314.07
8	1440 Site Acquisition	\$25,000.00	\$25,000.00	\$16,123.00	\$1,588.00
9	1450 Site Improvement	\$74,265.50	\$298,440.09	\$295,659.98	\$63,141.04
10	1460 Dwelling Structures	\$2,230,338.23	\$2,194,933.40	\$2,181,243.67	\$2,142,368.69
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$72,500.00	\$192,500.00	\$110,400.55	\$106,537.09
14	1485 Demolition	\$499,125.00	\$372,218.14	\$372,218.14	\$372,218.14
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$550,000.00	\$466,178.86	\$466,178.86	\$466,178.86
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$32,129.27	\$5,087.51	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$5,820,201.00	\$5,820,201.00	\$5,758,517.51	\$5,557,268.90
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: _____ Date: 1/24/12

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 RFP funds shall be included here.

Part II: Supporting Pages

PHA Name DAYTON METROPOLITAN HOUSING AUTHORITY d/b/a: Greater Dayton Premier Management	Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Grant Type and Number CFP Grant No.: RHF Grant No.:	Quantity	Total Estimated Cost (CFP 729)		Federal FFY of Grant		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operating Expenses		1406		\$1,164,040.00	\$1,164,040.00	\$1,164,040.00	\$1,164,040.00	
PHA-Wide	Management Improvements		1408		\$89,540.00	\$89,540.00	\$72,690.31	\$70,063.01	
	a/d. Resident Support Services				\$0.00	\$0.00	\$0.00	\$0.00	
	b/c. Maint/Mgmt Training Program				\$89,540.00	\$89,540.00	\$72,690.31	\$70,063.01	
	e. Computer Software				\$0.00	\$0.00	\$0.00	\$0.00	
	f. Marketing Program				\$0.00	\$0.00	\$0.00	\$0.00	
	g. Management Security				\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Program Administration		1410		\$582,020.00	\$582,020.00	\$582,020.00	\$582,020.00	
	Non-Technical Salaries		1410.1		\$143,370.00	\$143,370.00	\$143,370.00	\$143,370.00	
	1. Clerical/Secretary								
	2. Security Manager								
	3. Security Assistant								
	Technical Salaries		1410.2		\$238,020.00	\$238,020.00	\$238,020.00	\$238,020.00	
	1. Director								
	2. Modernization Program Manager								
	3. Project Managers (3)								
	4. Capital Fund Administrator								
	Employee Benefits		1410.9		\$125,630.00	\$125,630.00	\$125,630.00	\$125,630.00	
	Travel/Training Related to CFP/RHF		1410.10		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Sundry Administration		1410.19		\$15,000.00	\$15,000.00	\$13,000.00	\$13,000.00	
PHA-Wide	Fees & Costs		1430		\$451,243.00	\$450,243.00	\$450,243.00	\$339,314.07	
	Architectural & Engineering				\$250,000.00	\$250,000.00	\$250,000.00	\$188,255.32	
	Consulting Services				\$39,000.00	\$39,000.00	\$39,000.00	\$22,261.94	

Part II: Supporting Pages

Development Number/ Name/PEA-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	
PEA-Wide	Permit Fees			\$1,000.00	\$0.00	\$0.00	\$0.00	
	Construction Inspection			\$143,243.00	\$143,243.00	\$143,243.00	\$123,377.32	
	Sundry Planning Costs			\$18,000.00	\$18,000.00	\$18,000.00	\$3,419.29	
PEA-Wide	Site Acquisition	1440		\$25,000.00	\$25,000.00	\$16,123.00	\$1,598.00	
PEA-Wide	Site Improvements	1450		\$74,265.50	\$298,440.09	\$293,659.98	\$63,141.04	
OH5-26 Grand Hi-Rise OH005000001P	Asphalt Concrete Landscaping		AMP 1	\$10,550.00	\$10,550.00	\$10,550.00	\$10,550.00	
OH5-14 Wentworth OH005000002P	Asphalt Concrete Landscaping		AMP 2	\$11,786.00	\$11,786.00	\$11,786.00	\$11,786.00	
OH5-7A Wastdale OH005000003P	Asphalt Concrete Landscaping		AMP 3	\$11,250.50	\$11,745.50	\$11,745.50	\$11,745.50	
OH5-21A Mt Crest OH005000004P	Asphalt Concrete Landscaping		AMP 4	\$10,133.00	\$12,268.65	\$12,268.65	\$12,268.65	
OH5-7B Park Manor OH005000005P	Asphalt Concrete Landscaping		AMP 5	\$10,546.00	\$13,199.00	\$13,199.00	\$13,199.00	
OH5-10 Withinson OH005000006P	Asphalt Concrete Landscaping		AMP 6	\$10,000.00	\$9,282.00	\$4,501.89	\$3,391.89	
OH5-2/5 DeSoto Bass OH005000007P	Asphalt Concrete Landscaping		AMP 7	\$10,000.00	\$229,608.94	\$229,608.94	\$0.00	
PEA-Wide	Dwelling Structures	1460		\$2,230,338.23	\$2,194,933.40	\$2,181,243.67	\$2,142,368.69	
AMP OH005000001 Grand Avenue	Section 504 Compliance/Vacancy Reduction		Sites	\$20,000.00	\$33,939.34	\$30,474.33	\$12,932.00	
AMP OH005000002 Scattered Sites	Wolf Creek-Central Air		Sites	\$200,000.00	\$173,343.00	\$173,343.00	\$173,343.00	Complete
AMP OH005000003 Scattered Sites	Section 504 Compliance/Vacancy Reduction		Sites	\$20,414.00	\$23,632.00	\$22,957.00	\$13,121.80	

Part II: Supporting Pages

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	
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY Div: Greater Dayton Premier Management		Grant Type and Number CFP Grant No.: RHF Grant No.:	OHI0P00550108 (CFP 729) CFP (Yes/No):		Federal FY of Grant: 2008			
	Section 504 Compliance/Vacancy Reduction		Sites	\$20,000.00	\$12,822.16	\$12,397.22	\$12,397.22	
	AAMP OH005000004 Scattered Sites		Sites	\$20,000.00	\$20,000.00	\$14,790.75	\$4,845.00	
	Section 504 Compliance/Vacancy Reduction Woodview-Comp W/O/D		16 units	\$1,520,000.00	\$1,500,183.39	\$1,500,183.39	\$1,500,183.39	Complete
	AAMP OH 005000005 Park Manor		26 units	\$362,514.65	\$361,283.96	\$337,726.76	\$337,726.76	In Progress
	Limestone/Madena-Renovate Exterior/Interior		Sites	\$20,000.00	\$23,745.63	\$23,745.63	\$23,714.61	Complete
	AAMP OH005000006 Wilkinson Plaza		Sites	\$22,181.58	\$28,735.42	\$28,397.57	\$27,886.11	In Progress
	Section 504 Compliance/Vacancy Reduction		Sites	\$25,328.00	\$15,228.00	\$15,228.00	\$14,198.80	In Progress
	AAMP OH005000007 DeSoto Bass Court							
	Section 504 Compliance/Vacancy Reduction		Sites	\$25,328.00	\$15,228.00	\$15,228.00	\$14,198.80	In Progress
PHA-Wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Equipment	1475		\$72,500.00	\$122,500.00	\$110,400.55	\$106,337.09	
	Office Equipment			\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	
	Maintenance Equipment			\$15,000.00	\$15,000.00	\$2,900.55	\$24.70	
	Computer Equipment			\$0.00	\$0.00	\$0.00	\$0.00	
	Vehicle Replacement			\$55,000.00	\$105,000.00	\$105,000.00	\$103,812.39	
PHA-Wide	Demolition	1485		\$499,125.00	\$372,218.14	\$372,218.14	\$372,218.14	
	AAMP OH005000004 Scattered Sites							
	Mc Crest-Demolition		16 Bldgs.	\$449,125.00	\$372,218.14	\$372,218.14	\$372,218.14	Complete
	AAMP OH005000007 DeSoto Bass Court							

Part II - Supporting Pages		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
PHA Name	Development Number/ Name/PHA-wide Activities	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management	General Description of Major Work Categories Hilltop-Demolition	ORH0P005S0108 RHP Grant No.:	2 Bldgs.	\$50,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Relocation	1495		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
PHA-Wide	Development Activities	1499		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Debt Services	1501		\$550,000.00	\$466,178.86	\$466,178.86	\$466,178.86	
PHA-Wide	Contingency	1502		\$32,129.27	\$5,087.51	\$0.00	\$0.00	
				\$5,320,201.00	\$5,320,201.00	\$5,738,817.51	\$5,357,268.90	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) [Grant Information](#)

Grant: OH10P005501-08 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown							
Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	0100	Reserved Budget	0.00	0.00		0.00	0.00
	0110	Initial Budget	0.00	0.00		0.00	0.00
	1406	Operations	1,164,040.00	1,164,040.00		0.00	0.00
	1408	Management Improvement	89,540.00	70,063.01		0.00	19,476.99
	1410	Adminstration	582,020.00	582,020.00		0.00	0.00
	1411	Audit Cost	0.00	0.00		0.00	0.00
	1430	Fees & Costs	450,243.00	339,314.07		0.00	110,928.93
	1440	Site Acquisition	25,000.00	1,588.00		0.00	23,412.00
	1450	Site Improvement	297,746.45	63,141.04		0.00	234,605.41
	1460	Dwelling Structures	2,200,002.38	2,142,368.69		0.00	57,633.69
	1475	Non-Dwelling Equipment	122,500.00	106,337.09		0.00	16,162.91
	1485	Demolition	372,218.14	372,218.14		0.00	0.00
	1495	Relocation Costs	50,000.00	50,000.00		0.00	0.00
	1501	Collater Exp / Debt Srvc	0.00	0.00		0.00	0.00
	1502	Contingency	712.17	0.00		0.00	712.17
	9000	Debt Reserves	0.00	0.00		0.00	0.00
	9002	Loan Debt Obligation	466,178.86	466,178.86		0.00	0.00
		Totals	5,820,201.00	5,357,268.90		0.00	462,932.10



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Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number (RHF 720):
 CFP Grant No.:
 RHF Grant No.: **OH10R00550105**

FFY of Grant: **2005**
 FFY of Grant Approval:

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-11 Revised Annual Statement (Revision No.:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1413 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
13a	1501 Collateralization or Debt Service paid by the PHA	\$1,140,531.00	\$1,140,531.00	\$1,140,531.00	\$1,052,665.30
13b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$1,140,531.00	\$1,140,531.00	\$1,140,531.00	\$1,052,665.30
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: *1/24/12*

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 II: Supporting Pages		Grant Type and Number		Federal FRY of Grant		2005		Status of Work
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management		(RHP 720) CFP Grant No.: RHP Grant No.:		CFP (Yes/No): OH10R00550105		Total Estimated Cost Original Revised ¹		Total Actual Cost Funds Obligated ² Funds Expended ²
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Obligated ²	Expended ²	
	AMP OH005000013 Windchiff							
	Windchiff-Administration	1499-1410		\$10,000.00	\$10,000.00	\$10,000.00	\$7,380.00	
	Windchiff-Fees & Costs	1499-1430		\$34,002.00	\$25,247.43	\$23,247.43	\$24,116.43	
	Windchiff-Acquisition	1499-1440		\$374,202.49	\$0.00	\$0.00	\$0.00	
	Windchiff-Rehabilitation	1499-1460		\$782,063.95	\$1,065,021.01	\$1,065,021.01	\$985,951.25	
	Windchiff-RSS Salaries	1499-1495		\$40,262.56	\$40,262.56	\$40,262.56	\$35,217.62	
PHA-Wide	Debt Services	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1592		\$0.00	\$0.00	\$0.00	\$0.00	
				\$1,140,531.00	\$1,140,531.00	\$1,140,531.00	\$1,052,665.30	

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



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-05 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	1499	Development Activity	1,140,531.00	1,052,665.30		0.00	87,865.70
		Totals	1,140,531.00	1,052,665.30		0.00	87,865.70



[Privacy Statement](#)

Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number (RHH 726)
 CFP Grant No.: **OH10R00550206**
 RHH Grant No.: **OH10R00550206**

FY of Grant: **2006**
 FY of Grant Approval:

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-11 Final Performance and Evaluation Report
 Revised Annual Statement (Revision No.:)

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1493.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$217,893.00	\$217,893.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 3% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$217,893.00	\$217,893.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities ³	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: *1/24/12*
 Signature of Public Housing Director: _____ Date: _____

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP 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 II: Supporting Pages		Grant Type and Number		CFRP (Yes/No)		Federal FY of Grant		Status of Work	
PEA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dha: Greater Dayton Premier Management		CFP Grant No.: RHF Grant No.:		CFRP (Yes/No):		2006			
Development Number/ Name/PEA-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		
PEA-Wide	Operating Expenses:	1406		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Fees & Costs	1430		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Site Acquisition	1440		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Development Activities	1499		\$217,895.00	\$217,895.00	\$0.00	\$0.00		

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 II: Supporting Pages									
PEA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management		Grant Type and Number RHF Grant No.: RHF Grant No.:		(RHF 726) OH10R00550206		CHFP (Yes/No):		Federal FPY of Grant: 2006	
Development Number/ Name/PEA-wide Activities	General Description of Major Work Categories Gerrardtown/Broadway Dwelling Units	Development Account No. 1499-1460	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PEA-Wide	Debt Services	1501		\$217,893.00	\$0.00	\$0.00	\$0.00		
PEA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00		
				\$217,893.00	\$217,893.00	\$0.00	\$0.00		

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



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-06 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	1499	Development Activity	217,893.00	0.00		0.00	217,893.00
		Totals	217,893.00	0.00		0.00	217,893.00



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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary

PHA Name:

DAYTON METROPOLITAN HOUSING AUTHORITY
 dba: Greater Dayton Premier Management

Grant Type and Number (RHF 752)

CFP Grant No: OHI0R00550108
 RHF Grant No: OHI0R00550108

FY of Grant: 2008

FY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-11

Reserve for Disasters/Emergencies
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465 1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1483 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495 1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$949,054.00	\$949,054.00	\$943,230.05	\$934,579.63
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$949,054.00	\$949,054.00	\$943,230.05	\$934,579.63
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director

[Signature]

Date:

12/31/11

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

Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost (RHF 752)		Federal FTY of Grant:	Total Actual Cost		Status of Work
				Original	Revised ¹		Funds Obligated ²	Funds Expended ²	
PHA-Wide	Operating Expenses	1406		\$0.00	\$0.00	2008	\$0.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Administration	1410		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Fees & Costs	1430		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Site Acquisition	1440		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Site Improvements	1450		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Dwelling Structures	1460		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment	1463.1		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Nondwelling Structures	1470		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Nondwelling Equipment	1475		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Demolition	1485		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Relocation	1495		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-Wide	Development Activities	1499		\$949,054.00	\$949,054.00		\$943,250.05	\$934,579.63	

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 II: Supporting Pages

Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost (RHF 732) CHFP (Yes/No):		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH005062000	Hawthorn Village Site Acquisition Dwelling Structures	1499-1440 1499-1460		\$25,000.00 \$255,662.00	\$25,000.00 \$204,405.76	\$25,000.00 \$204,405.76	\$25,000.00 \$204,405.76	
OH005063000	1907 Shroyer Fees and costs Site Acquisition Relocation Dwelling Structure Site Improvements	1499-1450		\$25,840.00	\$38,079.67	\$38,079.67	\$38,079.67	
		1499-1440		\$210,000.00	\$213,082.74	\$213,082.74	\$213,082.74	
		1499-1495.1		\$13,500.00	\$26,715.00	\$26,714.82	\$26,714.82	
		1499-1460		\$323,160.00	\$301,653.52	\$301,524.34	\$301,524.34	
OH005064000	2729 Argyle Fees and Costs Site Acquisition Dwelling Structures	1499-1450 1499-1440 1499-1460		\$25,000.00 \$47,892.00 \$0.00	\$30,350.07 \$45,578.35 \$39,208.91	\$25,910.31 \$45,474.50 \$39,208.91	\$25,927.39 \$45,474.50 \$32,541.41	
PHA-Wide	Debt Services	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
				\$949,054.00	\$949,054.00	\$943,230.05	\$934,579.63	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-08 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown							
Status	Line Item	Name	Authorized	Disbursed	↓	Payments In Process	Balance
	0100	Reserved Budget	0.00	0.00		0.00	0.00
	0110	Initial Budget	0.00	0.00		0.00	0.00
	1406	Operations	0.00	0.00		0.00	0.00
	1408	Management Improvement	0.00	0.00		0.00	0.00
	1410	Adminstration	0.00	0.00		0.00	0.00
	1411	Audit Cost	0.00	0.00		0.00	0.00
	1430	Fees & Costs	0.00	0.00		0.00	0.00
	1440	Site Acquisition	0.00	0.00		0.00	0.00
	1450	Site Improvement	0.00	0.00		0.00	0.00
	1460	Dwelling Structures	0.00	0.00		0.00	0.00
	1465	Dwelling Equipment	0.00	0.00		0.00	0.00
	1470	Non-Dwelling Structures	0.00	0.00		0.00	0.00
	1475	Non-Dwelling Equipment	0.00	0.00		0.00	0.00
	1485	Demolition	0.00	0.00		0.00	0.00
	1490	Replacement Reserve	0.00	0.00		0.00	0.00
	1492	MovingToWorkDemonstration	0.00	0.00		0.00	0.00
	1495	Relocation Costs	0.00	0.00		0.00	0.00
	1499	Development Activity	949,054.00	801,752.85		132,826.78	14,474.37
	1500	Indian Housing Grants	0.00	0.00		0.00	0.00
	1501	Collater Exp / Debt Srvc	0.00	0.00		0.00	0.00
	1502	Contingency	0.00	0.00		0.00	0.00
		Totals	949,054.00	801,752.85		132,826.78	14,474.37



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Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number (RHF 722): **CFP Grant No: OH10R00550215**
RHF Grant No: OH10R00550215

FFY of Grant: **2005**
 PRY of Grant Approval:

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-11 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$5,159.00	\$5,159.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$635.50	\$635.50
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$5,159.00	\$5,159.00	\$635.50	\$635.50
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: 1/24/12
 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

Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Grant Type and Number CFP Grant No. RHF Grant No.:	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management								
PHA-Wide	Operating Expenses	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Trees & Costs	1430		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Acquisition	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment	1465.T		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Development Activities	1499		\$5,159.00	\$5,159.00	\$635.50	\$635.50	

Part II: Supporting Pages

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	
PHA-wide		Debt Services	1501	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide		Contingency	1502	\$0.00	\$0.00	\$0.00	\$0.00	
				\$5,159.00	\$5,159.00	\$635.50	\$635.50	
				\$5,159.00	\$5,159.00	\$635.50	\$635.50	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

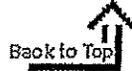
[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-05 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	0100	Reserved Budget	0.00	0.00		0.00	0.00
	0110	Initial Budget	0.00	0.00		0.00	0.00
	1499	Development Activity	5,159.00	635.50		0.00	4,523.50
		Totals	5,159.00	635.50		0.00	4,523.50



[Privacy Statement](#)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Tractor 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: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number (RHF 728)
 CFP Grant No: **OH10R06550107**
 RHF Grant No: **OH10R06550107**

FFY of Grant: **2007**
 FFY of Grant Approval:

Type of Grant

- Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-11 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465 1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495 1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$662,524.00	\$662,524.00	\$602,602.57	\$602,602.57
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$662,524.00	\$662,524.00	\$602,602.57	\$602,602.57
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: <i>1/24/12</i>		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.

Part II: Supporting Pages

PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY Id#: Greater Dayton Premier Management	Grant Type and Number CEP Grant No.: RHF Grant No.:	Quantity	Total Estimated Cost (RHF 728) OH10R005S0107		Total Actual Cost		Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Development Number/ Name/PHA-wide Activities	Development Account No.						
PHA-Wide	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1430		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1495		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	1499		\$662,524.00	\$662,524.00	\$602,602.57	\$602,602.57	

Part II: Supporting Pages

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	
DAVTON METROPOLITAN HOUSING AUTHORITY dha: Greater Dayton Premier Management		Grant Type and Number: CFP Grant No.: RHF Grant No.: OH10R00550107	(RHF 728)	CFRP (Yes/No):		Federal FTY of Grant 2007		
OH005061000	Governor Square							
	Fees & Costs	1499-1430		\$40,000.00	\$55,000.00	\$1,635.98	\$1,635.98	
	Site Improvements	1499-1450		\$30,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
	Dwelling Structures	1499-1460		\$405,000.00	\$413,385.00	\$406,825.59	\$406,825.59	
OH005062000	Hawthorn Village							
	Dwelling Structures	1499-1460		\$91,817.00	\$169,141.00	\$169,141.00	\$169,141.00	
	Purchase Property and new Public Housing	1499		\$75,707.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Debt Services	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
				\$662,524.00	\$662,524.00	\$602,602.57	\$602,602.57	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-07 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	Payments in Process	Balance
	1499	Development Activity	662,524.00	602,602.57	0.00	59,921.43
		Totals	662,524.00	602,602.57	0.00	59,921.43



[Privacy Statement](#)

Expires 4/30/2011

Part I: Summary

PHA Name:

Dayton Metropolitan Housing Authority
 dba: Greater Dayton Premier Management

Grant Type and Number RHF 736

CFP Grant No.:

Date of CFPF:

RHF Grant No.:

OH10R00550109

FY of Grant:

2009

FY of Grant Approval:

Type of Grant

Original Annual Statement

Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 12-31-2011

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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$857,355.00	\$857,355.00	\$820,131.39	\$669,988.03
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$857,355.00	\$857,355.00	\$820,131.39	\$669,988.03
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 1/24/12		Signature of Public Housing Director	
Signature of Public Housing Director		Date:		Date:	

¹ To be completed for the Performance and Evaluation Report

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages									
PBA Name: Dayton Metropolitan Housing Authority dba: Greater Dayton Premier Management		Grant Type and Number CEP Grant No.: RHF Grant No.: OH10R00550109		RHF 756 CEFP (Yes/No):		Federal FTY of Grant: 2009			
Development Number/ Name/PBA-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	\$0.00	\$0.00	\$0.00		
				\$857,355.00	\$857,355.00	\$820,151.39	\$669,988.03		
				\$0.00	\$0.00	\$0.00	\$0.00		
2729 Argella	Fees and Costs	1499-1430		\$19,700.00	\$24,700.00	\$14,357.89	\$12,819.04		
	Site Acquisition	1499-1440		\$34,108.00	\$58,702.90	\$58,702.90	\$58,702.90		
	Site Improvements	1499-1450		\$25,000.00	\$25,000.00	\$25,000.00	\$0.00		
	Dwelling Structures	1499-1460		\$188,750.00	\$164,155.10	\$159,334.09	\$53,441.39		
	Relocation	1499-1495.1		\$12,000.00	\$7,000.00	\$1,600.00	\$1,600.00		
				\$0.00	\$0.00	\$0.00	\$0.00		
				\$0.00	\$0.00	\$0.00	\$0.00		
Washington Village	Fees and Costs	1499-1430		\$65,550.00	\$61,672.08	\$45,500.83	\$42,234.36		
	Site Acquisition	1499-1440		\$70,000.00	\$373,877.92	\$373,877.92	\$373,877.92		
	Site Improvements	1499-1450		\$50,000.00	\$50,000.00	\$50,000.00	\$49,767.46		
	Dwelling Structures	1499-1460		\$60,247.00	\$60,247.00	\$60,247.00	\$46,034.20		
	Relocation	1499-1495.1		\$32,000.00	\$32,000.00	\$31,510.76	\$31,510.76		
				\$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	\$0.00		
				\$857,355.00	\$857,355.00	\$820,151.39	\$669,988.03		

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



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-09 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obi/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	1499	Development Activity	857,355.00	669,988.03		0.00	187,366.97
	1500	Indian Housing Grants	0.00	0.00		0.00	0.00
		Totals	857,355.00	669,988.03		0.00	187,366.97



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Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 d/b/a: Greater Dayton Premier Management

Grant Type and Number (RHF 734)
 CFP Grant No.: **OH10R00550208**
 RHF Grant No.: **OH10R00550208**

FFY of Grant: **2008**
 FFY of Grant Approval:

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-11 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465 1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$252,556.00	\$252,556.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$252,556.00	\$252,556.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director: 		Date: 1/24/12	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

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	
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY		Grant Type and Number CFP Grant No.: RHF Grant No.:		CERP (Yes/No):		Federal FY of Grant:		
Day: Greater Dayton Premier Management		OH10R00550208				2008		
PHA-Wide	Operating Expenses	1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Fees & Costs	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Acquisition	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Non-dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Non-dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Relocation	1495		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Development Activities	1499		\$252,556.00	\$252,556.00	\$0.00	\$0.00	

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 II: Supporting Pages		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY; d/b/a: Greater Dayton Premier Management		CEP Grant No.:	(RHF 734) OH10R00550208	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity					
	Germanow/ Broadway	1499		\$252,556.00	\$252,556.00	\$0.00	\$0.00	
PHA-wide	Debt Services	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00	
				\$252,556.00	\$252,556.00	\$0.00	\$0.00	

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



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-08 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown

Status	Line Item	Name	Authorized	Disbursed	↓	Payments In Process	Balance
	0100	Reserved Budget	0.00	0.00		0.00	0.00
	0110	Initial Budget	0.00	0.00		0.00	0.00
	1406	Operations	0.00	0.00		0.00	0.00
	1408	Management Improvement	0.00	0.00		0.00	0.00
	1410	Adminstration	0.00	0.00		0.00	0.00
	1411	Audit Cost	0.00	0.00		0.00	0.00
	1430	Fees & Costs	0.00	0.00		0.00	0.00
	1440	Site Acquisition	0.00	0.00		0.00	0.00
	1450	Site Improvement	0.00	0.00		0.00	0.00
	1460	Dwelling Structures	0.00	0.00		0.00	0.00
	1465	Dwelling Equipment	0.00	0.00		0.00	0.00
	1470	Non-Dwelling Structures	0.00	0.00		0.00	0.00
	1475	Non-Dwelling Equipment	0.00	0.00		0.00	0.00
	1485	Demolition	0.00	0.00		0.00	0.00
	1490	Replacement Reserve	0.00	0.00		0.00	0.00
	1492	MovingToWorkDemonstration	0.00	0.00		0.00	0.00
	1495	Relocation Costs	0.00	0.00		0.00	0.00
	1499	Development Activity	252,556.00	0.00		0.00	252,556.00
	1500	Indian Housing Grants	0.00	0.00		0.00	0.00
	1501	Collater Exp / Debt Srvc	0.00	0.00		0.00	0.00
	1502	Contingency	0.00	0.00		0.00	0.00
		Totals	252,556.00	0.00		0.00	252,556.00



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

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

Part I: Summary
 PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number: **CFP 735**
 CFP Grant No.: **OH10P00550110**
 Date of CFP: _____
 RHF Grant No.: _____
 FFY of Grant: **2010**
 FFY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2011
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (they not exceed 20% of line 20) ³	\$1,099,103.00	\$1,099,103.00	\$1,099,103.00	\$1,099,103.00
3	1408 Management Improvements	\$260,000.00	\$260,000.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$549,551.00	\$549,551.00	\$549,551.00	\$549,551.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$361,407.24	\$361,407.24	\$320,466.19	\$119,438.45
8	1440 Site Acquisition	\$75,000.00	\$75,000.00	\$0.00	\$0.00
9	1450 Site Improvement	\$212,992.00	\$212,992.00	\$62,992.00	\$0.00
10	1460 Dwelling Structures	\$1,690,780.00	\$1,769,680.00	\$1,227,400.00	\$13,400.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$150,000.00	\$150,000.00	\$70,532.13	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$198,520.00	\$198,520.00	\$198,520.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$799,163.76	\$799,163.76	\$799,163.76	\$133,193.96
19	1502 Contingency (may not exceed 8% of line 20)	\$99,000.00	\$20,100.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$5,495,517.00	\$5,495,517.00	\$4,327,728.08	\$1,914,686.41
21	Amount of line 20 Related to LRP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director: _____		Date: 1/24/12		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

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	
PHA-Wide	Operating Expenses	1406		\$1,099,103.00	\$1,099,103.00	\$1,099,103.00	\$1,099,103.00	
	AMP OH005000001 Grand Avenue (356 units)			\$154,148.00	\$154,148.00	\$154,148.00	\$154,148.00	
	AMP OH005000002 Scattered Sites (340 units)			\$147,220.00	\$147,220.00	\$147,220.00	\$147,220.00	
	AMP OH005000003 Scattered Sites (340 units)			\$147,220.00	\$147,220.00	\$147,220.00	\$147,220.00	
	AMP OH005000004 Scattered Sites (304 units)			\$131,632.00	\$131,632.00	\$131,632.00	\$131,632.00	
	AMP OH 005000005 Park Manor (359 units)			\$155,088.00	\$155,088.00	\$155,088.00	\$155,088.00	
	AMP OH005000006 Wilkinson Plaza (359 units)			\$155,088.00	\$155,088.00	\$155,088.00	\$155,088.00	
	AMP OH005000007 DeSoto Bass Court (482 units)			\$208,707.00	\$208,707.00	\$208,707.00	\$208,707.00	
	AMP OH005000009 Helena Street (102 units)			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$260,000.00	\$260,000.00	\$0.00	\$0.00	
	a/d. Resident Support Services			\$0.00	\$0.00	\$0.00	\$0.00	
	b/c. Management/Maintenance Training Program			\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	e. Management Improvement Security			\$0.00	\$0.00	\$0.00	\$0.00	
	Upgrade Door Entry System at 6 AMPs			\$210,000.00	\$210,000.00	\$0.00	\$0.00	
PHA-Wide	Program Administration	1410		\$549,551.00	\$549,551.00	\$549,551.00	\$549,551.00	
	Non Technical Salaries	1410.1		\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
	1. Clerical/Secretary							
	Technical Salaries	1410.2		\$368,551.00	\$368,551.00	\$368,551.00	\$368,551.00	
	1. Senior Manager Real Estate Investment & Development							
	2. Manager Real Estate Investment & Development							

Part II: Supporting Pages

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	
PHA-wide	Site Improvements	1450		\$212,992.00	\$212,992.00	\$62,992.00	\$0.00	
	AMP OH005000001 Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	
	AMP OH005000002 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AMP OH005000003 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	Correct Site Drainage Olive Hills		1 Site	\$150,000.00	\$150,000.00	\$0.00	\$0.00	
	AMP OH005000004 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AMP OH 005000005 Park Manor			\$0.00	\$0.00	\$0.00	\$0.00	
	AMP OH005000006 Wilkinson Plaza			\$0.00	\$0.00	\$0.00	\$0.00	
	AMP OH005000007 DeSoto Bass Court			\$0.00	\$0.00	\$0.00	\$0.00	
	Asphalt Concrete AMP 7		AMP	\$62,992.00	\$62,992.00	\$62,992.00	\$0.00	
	AMP OH005000009 Helena Street			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Dwelling Structures	1460		\$1,690,780.00	\$1,769,680.00	\$1,227,400.00	\$13,400.00	
	AMP OH005000001 Grand Avenue							
	Upgrade Fire Alarms/Mag Locks Metropolitan		1 LS	\$100,000.00	\$100,000.00	\$0.00	\$0.00	
	AMP OH005000002 Scattered Sites							
	Unit Controls A/C Heating Wentworth		1 Bldg	\$35,000.00	\$35,000.00	\$0.00	\$0.00	
	Replace Bathrubs Wentworth		147 ea.	\$231,280.00	\$231,280.00	\$0.00	\$0.00	
	Replace Kitchen Cabinet/Counter Top Wentworth		35 units	\$126,000.00	\$126,000.00	\$0.00	\$0.00	
	AMP OH005000003 Scattered Sites							
	Comprehensive Modernization Westdale		6 units	\$750,000.00	\$790,000.00	\$790,000.00	\$0.00	
	AMP OH005000004 Scattered Sites							
	Upgrade Electrical Rosemont		28 units	\$106,000.00	\$216,172.00	\$216,172.00	\$0.00	
	AMP OH 005000005 Park Manor							

Part II: Supporting Pages

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 A/C units & sleeves Koch		6 units	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	
	Replace Boiler Cottage Bldg 7 Park Manor		1 ea	\$19,500.00	\$13,400.00	\$13,400.00	\$13,400.00	
	Upgrade Electrical Hooh		6 units	\$23,000.00	\$22,328.00	\$22,328.00	\$0.00	
	AMP OH005000006 Wilkinson Plaza							
	Replace Windows Madrid Estates		100 units	\$230,000.00	\$165,500.00	\$165,500.00	\$0.00	
	A/C Units Wilkinson Plaza		80 units	\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	AMP OH005000007 DeSoto Bass Court							
	AMP OH005000009 Helena Street							
PHA-Wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Nondwelling Equipment	1475		\$150,000.00	\$150,000.00	\$70,532.13	\$0.00	
	Office Furniture and Equipment	1475.1		\$0.00	\$0.00	\$0.00	\$0.00	
	Maintenance Equipment	1475.2		\$0.00	\$0.00	\$0.00	\$0.00	
	Community Space Equipment	1475.3		\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Equipment	1475.4		\$150,000.00	\$150,000.00	\$70,532.13	\$0.00	
	Vehicle Equipment	1475.7		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Relocation	1495		\$198,520.00	\$198,520.00	\$198,520.00	\$0.00	
	AMP OH005000001 Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	
	AMP OH005000002 Scattered Sites			\$42,020.00	\$42,020.00	\$42,020.00	\$0.00	

Part II: Supporting Pages

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	
AMF OH005000003 Scattered Sites				\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	
AMF OH005000004 Scattered Sites				\$0.00	\$0.00	\$0.00	\$0.00	
AMF OH 005000005 Park Manor				\$0.00	\$0.00	\$0.00	\$0.00	
AMF OH005000006 Wilkison Plaza				\$0.00	\$0.00	\$0.00	\$0.00	
AMF OH005000007 DeSoto Bass Court				\$0.00	\$0.00	\$0.00	\$0.00	
AMF OH005000009 Helena Street				\$150,500.00	\$150,500.00	\$150,500.00	\$0.00	
PHA-Wide	Debt Services	1501		\$799,163.76	\$799,163.76	\$799,163.76	\$133,193.96	
	AMF OH005000001 Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	
	AMF OH005000002 Scattered Sites			\$300,065.34	\$300,065.34	\$300,065.34	\$50,613.70	
	AMF OH005000003 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AMF OH005000004 Scattered Sites			\$199,033.08	\$199,033.08	\$199,033.08	\$31,966.56	
	AMF OH 005000005 Park Manor			\$300,065.34	\$300,065.34	\$300,065.34	\$50,613.70	
	AMF OH005000006 Wilkison Plaza			\$0.00	\$0.00	\$0.00	\$0.00	
	AMF OH005000007 D-DeSoto Bass Court			\$0.00	\$0.00	\$0.00	\$0.00	
	AMF OH005000009 Helena Street			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502		\$99,000.00	\$20,100.00	\$0.00	\$0.00	
	AMF OH005000001 Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	
	AMF OH005000002 Scattered Sites			\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	AMF OH005000003 Scattered Sites			\$40,000.00	\$0.00	\$0.00	\$0.00	
	AMF OH005000004 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AMF OH 005000005 Park Manor			\$35,000.00	\$0.00	\$0.00	\$0.00	

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management		Grant Type and Number CEP Grant No.: RHF Grant No.:		OHI0P005S0110		CEP 735 CEFP (Yes/No):		Federal FRY of Grant 2010	
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
	AMP OH005000006 Wilkinson Plaza			\$9,000.00	\$5,100.00	\$0.00	\$0.00		
	AMP OH005000007 Desoto Bass Court			\$0.00	\$0.00	\$0.00	\$0.00		
	AMP OH005000009 Helena Street			\$0.00	\$0.00	\$0.00	\$0.00		
				\$5,495,517.00	\$5,495,517.00	\$4,327,728.08	\$1,914,686.41		

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10P005501-10 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown						
Status	Line Item	Name	Authorized	Disbursed	Payments in Process	Balance
	0100	Reserved Budget	0.00	0.00	0.00	0.00
	1406	Operations	1,099,103.00	1,099,103.00	0.00	0.00
	1408	Management Improvement	260,000.00	0.00	0.00	260,000.00
	1410	Adminstration	549,551.00	549,551.00	0.00	0.00
	1430	Fees & Costs	361,407.24	119,438.45	0.00	241,968.79
	1440	Site Acquisition	75,000.00	0.00	0.00	75,000.00
	1450	Site Improvement	212,992.00	0.00	0.00	212,992.00
	1460	Dwelling Structures	1,690,780.00	13,400.00	0.00	1,677,380.00
	1475	Non-Dwelling Equipment	150,000.00	0.00	0.00	150,000.00
	1495	Relocation Costs	198,520.00	0.00	0.00	198,520.00
	1502	Contingency	99,000.00	0.00	0.00	99,000.00
	9000	Debt Reserves	0.00	0.00	0.00	0.00
	9002	Loan Debt Obligation	799,163.76	133,193.96	0.00	665,969.80
		Totals	5,495,517.00	1,914,686.41	0.00	3,580,830.59



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

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

Part I: Summary

PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY
 dba: Greater Dayton Premier Management

Grant Type and Number
 CFP Grant No: OHI0P005S0111
 Date of CFP:

CFP 737
 OHI0P005S0111

RHF Grant No:

FFY of Grant: 2011
 FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011

Reserve for Disasters/Emergencies
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$771,234.00	\$771,234.00	\$771,234.00	\$771,234.00
3	1408 Management Improvements	\$5,000.00	\$5,000.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$444,741.00	\$444,741.00	\$444,741.00	\$444,741.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1413 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$253,463.00	\$253,463.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$150,000.00	\$150,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,346,500.24	\$1,346,500.24	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$11,008.00	\$11,008.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$25,000.00	\$25,000.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$799,163.76	\$799,163.76	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$50,060.00	\$50,060.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$3,856,170.00	\$3,856,170.00	\$1,215,975.00	\$1,215,975.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: 1/24/12
 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

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	
PHA-Wide	Operating Expenses	1406		\$771,234.00	\$771,234.00	\$771,234.00	\$771,234.00	
	AMP OH005000001 Grand Avenue (356 units)			\$105,034.00	\$105,034.00	\$105,034.00	\$105,034.00	
	AMP OH005000002 Scattered Sites (340 units)			\$100,314.00	\$100,314.00	\$100,314.00	\$100,314.00	
	AMP OH005000003 Scattered Sites (340 units)			\$102,379.00	\$102,379.00	\$102,379.00	\$102,379.00	
	AMP OH005000004 Scattered Sites (279 units)			\$82,318.00	\$82,318.00	\$82,318.00	\$82,318.00	
	AMP OH 005000005 Park Manor (359 units)			\$105,919.00	\$105,919.00	\$105,919.00	\$105,919.00	
	AMP OH005000006 Wilkinson Plaza (363 units)			\$107,099.00	\$107,099.00	\$107,099.00	\$107,099.00	
	AMP OH005000007 DeSoto Bass Court (370 units)			\$168,171.00	\$168,171.00	\$168,171.00	\$168,171.00	
	AMP OH005000009 Helena Street (102 units)			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements	1408		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	a/d. Resident Support Services			\$0.00	\$0.00	\$0.00	\$0.00	
	b/c. Management/Maintenance Training Program			\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	e. Management Improvement Security			\$0.00	\$0.00	\$0.00	\$0.00	
	Upgrade Door Entry System at 6 AMPS			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Program Administration	1410		\$444,741.00	\$444,741.00	\$444,741.00	\$444,741.00	
	Non Technical Salaries	1410.1		\$38,000.00	\$38,000.00	\$38,000.00	\$38,000.00	
	1. Clerical/Secretary							
	Technical Salaries	1410.2		\$296,741.00	\$296,741.00	\$296,741.00	\$296,741.00	
	1. Senior Manager Real Estate Investment & Development							
	2. Manager Real Estate Investment & Development							
	3. Construction Coordinator (2)							

Part II: Supporting Pages

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	
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY Grant Type and Number: CFP Grant No.: OH10P00050111 CFFP (Yr/No): 2011 Dir: Greater Dayton Premier Management RHP Grant No.: OH10P00050111								
	AMF OH005000007 DeSoto Bass Court		AMF	\$0.00	\$0.00	\$0.00	\$0.00	
	Asphalt Concrete AMF-7			\$50,000.00	\$50,000.00	\$0.00	\$0.00	
	AMF OH005000009 Helena Street			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures	1460		\$1,346,506.24	\$1,346,506.24	\$0.00	\$0.00	
	AMF OH005000001 Grand Avenue							
	Replace Roof Gutters Downspout Holt St		1 bldg	\$42,000.24	\$42,000.24	\$0.00	\$0.00	
	Replace electrical fuses with breakers Holt St		8 units	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	Replace windows Halmark/Meridian		239 ea	\$239,000.00	\$239,000.00	\$0.00	\$0.00	
	AMF OH005000002 Scattered Sites							
	Replace windows Caliph Court		18 units	\$47,500.00	\$47,500.00	\$0.00	\$0.00	
	Rehab Kitchens Wrenworth		2 floors	\$126,000.00	\$126,000.00	\$0.00	\$0.00	
	AMF OH005000003 Scattered Sites							
	Rehab Kitchen/Bath & Windows Hollencamp/Malden		5 units	\$210,000.00	\$210,000.00	\$0.00	\$0.00	
	AMF OH005000004 Scattered Sites							
	Replace Windows Mt Crest		24 units	\$52,000.00	\$52,000.00	\$0.00	\$0.00	
	Replace Kitchen Cabinets Countertops Mt Crest		24 units	\$144,000.00	\$144,000.00	\$0.00	\$0.00	
	AMF OH 005000005 Park Manor							
	Replace Roof Gutters Downspout Hoch/Quinnan		2 bldgs	\$41,000.00	\$41,000.00	\$0.00	\$0.00	
	Replace boilers in Cottages		6 bldgs	\$75,000.00	\$75,000.00	\$0.00	\$0.00	
	Install Central Air Conditioning		26 units	\$175,000.00	\$175,000.00	\$0.00	\$0.00	
	AMF OH005000007 DeSoto Bass Court							
	Replace windows DeSoto Bass		73 units	\$130,000.00	\$130,000.00	\$0.00	\$0.00	
	AMF OH005000010 Scattered Sites (EO)							
	Rehabilitation Interior/Exterior		8 units	\$50,000.00	\$50,000.00	\$0.00	\$0.00	

Part II: Supporting Pages

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	
PHA-wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	NonDwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	NonDwelling Equipment	1475		\$11,008.00	\$11,008.00	\$0.00	\$0.00	
	Office Furniture and Equipment	1475.1		\$11,008.00	\$11,008.00	\$0.00	\$0.00	
	Maintenance Equipment	1475.2		\$0.00	\$0.00	\$0.00	\$0.00	
	Community Space Equipment	1475.3		\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Equipment	1475.4		\$0.00	\$0.00	\$0.00	\$0.00	
	Vehicle Equipment	1475.7		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Relocation	1495		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	AAFP OH005000001 Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	
	AAFP OH005000002 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AAFP OH005000003 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AAFP OH005000004 Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	
	AAFP OH 005000005 Park Manor			\$0.00	\$0.00	\$0.00	\$0.00	
	AAFP OH005000006 Wilkinson Plaza			\$0.00	\$0.00	\$0.00	\$0.00	
	AAFP OH005000007 D&S00 Bass Court			\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	AAFP OH005000009 Helena Street			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Dist Services	2000		\$799,165.76	\$799,165.76	\$0.00	\$0.00	
	AAFP OH005000001 Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management	Grant Type and Number CEP Grant No.: RFP Grant No.:	Quantity	CEP 757 OH10P00550111		CEP (Yes/No):	Federal FY of Grant: 2011		Status of Work
			Total Estimated Cost Original	Revised ¹		Total Actual Cost Funds Obligated ²	Funds Expended ²	
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories							
	AMAP OH005000002 Scattered Sites		\$300,065.34	\$300,065.34		\$0.00	\$0.00	
	AMAP OH005000003 Scattered Sites		\$0.00	\$0.00		\$0.00	\$0.00	
	AMAP OH005000004 Scattered Sites		\$199,033.08	\$199,033.08		\$0.00	\$0.00	
	AMAP OH 005000005 Park Manor		\$300,065.34	\$300,065.34		\$0.00	\$0.00	
	AMAP OH005000006 Wilkinson Plaza		\$0.00	\$0.00		\$0.00	\$0.00	
	AMAP OH005000007 DeSoto Bass Court		\$0.00	\$0.00		\$0.00	\$0.00	
	AMAP OH005000009 Helena Street		\$0.00	\$0.00		\$0.00	\$0.00	
PHA-wide	Contingency		\$50,060.00	\$50,060.00		\$0.00	\$0.00	
	AMAP OH005000001 Grand Avenue		\$11,840.00	\$11,840.00		\$0.00	\$0.00	
	AMAP OH005000002 Scattered Sites		\$6,940.00	\$6,940.00		\$0.00	\$0.00	
	AMAP OH005000003 Scattered Sites		\$8,400.00	\$8,400.00		\$0.00	\$0.00	
	AMAP OH005000004 Scattered Sites		\$7,840.00	\$7,840.00		\$0.00	\$0.00	
	AMAP OH 005000005 Park Manor		\$4,640.00	\$4,640.00		\$0.00	\$0.00	
	AMAP OH005000006 Wilkinson Plaza		\$0.00	\$0.00		\$0.00	\$0.00	
	AMAP OH005000007 DeSoto Bass Court		\$10,400.00	\$10,400.00		\$0.00	\$0.00	
	AMAP OH005000009 Helena Street		\$0.00	\$0.00		\$0.00	\$0.00	
			\$3,856,170.00	\$3,856,170.00		\$1,215,975.00	\$1,215,975.00	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

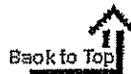
[Menu](#) [Portfolio](#) Grant Information

Grant: OH10P005501-11 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown

Status	Line Item	Name	Authorized	Disbursed	Payments In Process	Balance
	0100	Reserved Budget	0.00	0.00	0.00	0.00
	1406	Operations	771,234.00	771,234.00	0.00	0.00
	1408	Management Improvement	5,000.00	0.00	0.00	5,000.00
	1410	Adminstration	444,741.00	444,741.00	0.00	0.00
	1430	Fees & Costs	253,463.00	0.00	0.00	253,463.00
	1450	Site Improvement	150,000.00	0.00	0.00	150,000.00
	1460	Dwelling Structures	1,346,500.24	0.00	0.00	1,346,500.24
	1475	Non-Dwelling Equipment	11,008.00	0.00	0.00	11,008.00
	1495	Relocation Costs	25,000.00	0.00	0.00	25,000.00
	1502	Contingency	50,060.00	0.00	0.00	50,060.00
	9000	Debt Reserves	0.00	0.00	0.00	0.00
	9002	Loan Debt Obligation	799,163.76	0.00	0.00	799,163.76
		Totals	3,856,170.00	1,215,975.00	0.00	2,640,195.00



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Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number: **CFP 731**
 CFP Grant No: **OH10P00550109**
 Date of CFP: _____

RHF Grant No: _____
 FFY of Grant Approval: **2009**

Type of Grant: Original Annual Statement Reserve for Disasters/Emergences
 Performance and Evaluation Report for Period Ending: 12-31-2011 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 ³
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$1,126,794.00	\$1,126,794.00	\$1,126,794.00	\$1,126,794.00
3	1408 Management Improvements	\$563,397.00	\$563,397.00	\$385,214.79	\$40,731.00
4	1410 Administration (may not exceed 10% of line 20)	\$563,397.00	\$563,397.00	\$563,397.00	\$563,397.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$420,230.00	\$420,230.00	\$420,230.00	\$138,462.17
8	1440 Site Acquisition	\$141,490.00	\$110,000.00	\$3,323.00	\$1,823.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,657,499.00	\$1,792,659.96	\$1,792,117.00	\$58,223.02
11	1465.1 Dwelling Equipment - Nonoperable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$102,235.00	\$102,235.00	\$81,887.28
14	1485 Demolition	\$141,491.00	\$70,746.00	\$70,675.00	\$70,675.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$61,000.00	\$61,000.00	\$61,000.00	\$57,288.01
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$839,672.00	\$799,163.76	\$799,163.76	\$799,163.76
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$119,000.00	\$24,255.59	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$5,633,970.00	\$5,633,978.31	\$5,324,149.55	\$3,738,444.24
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: _____ Date: **1/24/12**

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

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	
PHA-wide	Operating Expenses	1406		\$1,126,794.00	\$1,126,794.00	\$1,126,794.00	\$1,126,794.00	
PHA-wide	Management Improvements	1408		\$563,397.00	\$563,397.00	\$563,397.00	\$407,314.00	
PHA-wide	Administration	1410		\$563,397.00	\$563,397.00	\$563,397.00	\$563,397.00	
PHA-wide	Loss & Costs	1450		\$200,230.00	\$200,230.00	\$200,230.00	\$158,462.17	
PHA-wide	Site Acquisition	1440		\$141,490.00	\$140,000.00	\$3523.00	\$1,823.00	
PHA-wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Cycling Structures	1460		\$1,657,499.00	\$1,792,633.96	\$1,792,417.00	\$885,223.02	
	40 E. Holman Wood Exterior Wrap		1 Bldg	\$50,000.00	\$50,562.01	\$50,562.01	\$38,638.78	
	Scattered Sites		2 ea	\$275,000.00	\$480,000.00	\$480,000.00	\$0.00	
	Comprehensive Modernization Westdale		Cottages	\$296,500.00	\$307,514.88	\$307,514.88	\$141,234.98	
	521 Maiden UFAS		1 unit	\$130,000.00	\$187,332.60	\$187,332.60	\$67,641.75	
	Unit Rehabilitation Limestone - Modera		24 units	\$400,000.00	\$410,750.47	\$410,750.47	\$410,750.47	
	Unit Rehabilitation Limestone - Withson Plaza		3 units	\$200,999.00	\$156,000.00	\$156,000.00	\$0.00	

Part II: Supporting Pages

Development Number/ Name/PRA-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 Windows Indian Trails A/C Units Wilkinson Plaza		7 bldgs	\$160,000.00	\$150,500.00	\$150,500.00	\$150,500.00	
	AMP OH005000007 DeSoto Bass Court			\$50,000.00	\$50,000.00	\$49,457.04	\$49,457.04	
	Hilltop 3008 Jerome Mold		1 unit	\$75,000.00	\$0.00	\$0.00	\$0.00	
	AMP OH005000009 Helena Street							
	Dwelling Equipment	146S1		\$0.00	\$0.00	\$0.00	\$0.00	
	Non Dwelling Structures	147G		\$0.00	\$0.00	\$0.00	\$0.00	
	Non Dwelling Equipment	147E		\$0.00	\$107,235.00	\$107,235.00	\$81,987.28	
	Demolition	148S		\$141,491.00	\$70,746.00	\$70,746.00	\$70,675.00	
	Relocation	149S		\$61,000.00	\$61,000.00	\$61,000.00	\$7,283.01	
	AMP OH005000002 Scattered Sites			\$45,000.00	\$45,000.00	\$45,000.00	\$41,288.01	
	AMP OH005000003 Scattered Sites			\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
	AMP OH 005000005 Park Manor			\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Dev Services	200G		\$839,672.00	\$799,163.76	\$799,163.76	\$799,163.76	
	Contingency	150Z		\$10,000.00	\$242,552.59	\$0.00	\$0.00	
	AMP OH005000002 Scattered Sites			\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	AMP OH005000003 Scattered Sites			\$50,000.00	\$13,752.59	\$0.00	\$0.00	
	AMP OH 005000005 Park Manor			\$45,000.00	\$16,834.00	\$0.00	\$0.00	
	AMP OH005000006 Wilkinson Plaza			\$9,000.00	\$7,500.00	\$0.00	\$0.00	

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 II: Supporting Pages									
FREA Name:		Grant Type and Number		CFP 731		CFPP (Yes/No):		Federal FY of Grant	
DAYTON METROPOLITAN HOUSING AUTHORITY		CFP Grant No.:		OHI0P00550109				2009	
dba: Greater Dayton Premier Management		RHF Grant No.:							
Development Number/ Name/FREA-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		
				\$5,633,970.00	\$5,633,978.31	\$5,324,149.55	\$5,738,444.24		

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



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10P005501-09 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	0100	Reserved Budget	0.00	0.00		0.00	0.00
	1406	Operations	1,126,794.00	1,126,794.00		0.00	0.00
	1408	Management Improvement	563,397.00	40,731.00		0.00	522,666.00
	1410	Adminstration	563,397.00	563,397.00		0.00	0.00
	1430	Fees & Costs	420,230.00	138,462.17		0.00	281,767.83
	1440	Site Acquisition	110,000.00	1,823.00		0.00	108,177.00
	1460	Dwelling Structures	1,725,207.24	858,223.02		0.00	866,984.22
	1475	Non-Dwelling Equipment	102,235.00	81,887.28		0.00	20,347.72
	1485	Demolition	70,746.00	70,675.00		0.00	71.00
	1495	Relocation Costs	61,000.00	57,288.01		0.00	3,711.99
	1501	Collater Exp / Debt Srvc	0.00	0.00		0.00	0.00
	1502	Contingency	91,800.00	0.00		0.00	91,800.00
	9000	Debt Reserves	0.00	0.00		0.00	0.00
	9002	Loan Debt Obligation	799,163.76	799,163.76		0.00	0.00
		Totals	5,633,970.00	3,738,444.24		0.00	1,895,525.76



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

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

Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number: **CEP 731**
 CEP Grant No: **OH10P00550109**
 Date of CEFP: _____

RHF Grant No: _____
 PRY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-2011 Revised Annual Statement (Revision No. :)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ³	
		Original	Revised ²	Obligated	Expended
1	Total non-CEP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$1,126,794.00	\$1,126,794.00	\$1,126,794.00	\$1,126,794.00
3	1408 Management Improvements	\$563,397.00	\$563,397.00	\$385,214.79	\$40,731.00
4	1410 Administration (may not exceed 10% of line 20)	\$563,397.00	\$563,397.00	\$563,397.00	\$563,397.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$420,230.00	\$420,230.00	\$420,230.00	\$138,462.17
8	1440 Site Acquisition	\$141,490.00	\$110,000.00	\$3,325.00	\$1,825.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,657,499.00	\$1,792,659.96	\$1,792,117.00	\$858,223.02
11	1465 I Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$102,235.00	\$102,235.00	\$81,887.28
14	1482 Demolition	\$141,491.00	\$70,746.00	\$70,675.00	\$70,675.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495 I Relocation Costs	\$61,000.00	\$61,000.00	\$61,000.00	\$57,288.01
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$839,672.00	\$799,163.76	\$799,163.76	\$799,163.76
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$119,000.00	\$24,255.59	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$5,633,970.00	\$5,633,878.31	\$5,324,149.55	\$3,738,444.24
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: _____ Date: **12/12**

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 CEP 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 II: Supporting Pages

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	
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management		Grant Type and Number CRP Grant No.: RHF Grant No.:	CRP 751 OH10P00530109	CRFP (Yes/No):	Federal PFIY of Grant: 2009			
PHA-wide	Operating Expenses	1406		\$1,126,794.00	\$1,126,794.00	\$1,126,794.00	\$1,126,794.00	
PHA-wide	Management Improvements	1408		\$563,597.00	\$563,597.00	\$389,214.79	\$407,511.00	
PHA-wide	Administration	1410		\$563,597.00	\$563,597.00	\$563,597.00	\$563,597.00	
PHA-wide	Press & Costs	1430		\$40,230.00	\$40,230.00	\$40,230.00	\$38,462.17	
PHA-wide	Site Acquisition	1440		\$1,014,900.00	\$1,014,900.00	\$3,323.00	\$1,823.00	
PHA-wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Dwelling Structures	1460		\$1,657,499.00	\$1,792,650.96	\$1,792,417.00	\$858,223.02	
	AMP OH005000001 Grand Avenue							
	40 E. Helena Wood Exterior Wrap		1 Bldg.	\$50,000.00	\$50,562.01	\$50,562.01	\$38,658.78	
	AMP OH005000002 Scattered Sites							
	Elevator Replacement Wentworth		2 ea	\$275,000.00	\$480,000.00	\$480,000.00	\$0.00	
	AMP OH005000003 Scattered Sites							
	Comprehensive Modernization Westlake		Cottages	\$296,500.00	\$307,514.88	\$307,514.88	\$141,234.98	
	521 Malden DEAS		1 unit	\$150,000.00	\$187,332.60	\$187,332.60	\$67,641.75	
	AMP OH005000004 Scattered Sites							
	AMP OH 005000005 Park Manor							
	Unit Rehabilitation Limestone -Modena		24 units	\$400,000.00	\$410,750.47	\$410,750.47	\$410,750.47	
	AMP OH005000006 Withrison Plaza							
	UFAS Madrid		3 units	\$200,999.00	\$156,000.00	\$156,000.00	\$0.00	

Part II: Supporting Pages

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	
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY dba: Greater Dayton Premier Management		Grant Type and Number CFP Grant No.: RHF Grant No.:	CFP 731 OH00P00550109	CFPP (Yes/No):	Federal FRY of Grant:	2009		
	Replace Windows Indian Trails M/C Units Wilkinson Plaza		7 Bldgs	\$160,000.00	\$150,500.00	\$150,500.00	\$150,500.00	
	AM/P OH005000007 DeSoto Bass Court			\$50,000.00	\$50,000.00	\$49,457.04	\$49,457.04	
	AM/P OH005000007 Hilltop 3008 Jerome Mold		1 unit	\$75,000.00	\$0.00	\$0.00	\$0.00	
	AM/P OH005000009 Helena Street							
PHA-wide	Dwelling Equipment	14651		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Non-Dwelling Equipment	1475		\$0.00	\$107,235.00	\$102,225.00	\$81,857.28	
PHA-wide	Demolition	1485		\$141,491.00	\$70,745.50	\$70,675.00	\$70,675.00	
PHA-wide	Relocation	1495		\$65,000.00	\$61,000.00	\$61,000.00	\$57,238.01	
	AM/P OH005000002 Scattered Sites			\$45,000.00	\$45,000.00	\$45,000.00	\$41,238.01	
	AM/P OH005000003 Scattered Sites			\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
	AM/P OH 005000005 Park Manor			\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
PHA-wide	Other Services	2000		\$839,672.00	\$799,163.76	\$799,163.76	\$799,163.76	
PHA-wide	Contingency	2502		\$19,000.00	\$24,255.59	\$0.00	\$0.00	
	AM/P OH005000002 Scattered Sites			\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	AM/P OH005000003 Scattered Sites			\$50,000.00	\$13,752.59	\$0.00	\$0.00	
	AM/P OH 005000005 Park Manor			\$45,000.00	\$16,834.00	\$0.00	\$0.00	
	AM/P OH005000006 Wilkinson Plaza			\$9,000.00	\$7,500.00	\$0.00	\$0.00	

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 II: Supporting Pages

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	
				\$5,633,970.00	\$5,633,878.31	\$5,324,149.55	\$3,738,444.24	

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10P005501-09 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Unavailable for drawdown

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	0100	Reserved Budget	0.00	0.00		0.00	0.00
	1406	Operations	1,126,794.00	1,126,794.00		0.00	0.00
	1408	Management Improvement	563,397.00	40,731.00		0.00	522,666.00
	1410	Adminstration	563,397.00	563,397.00		0.00	0.00
	1430	Fees & Costs	420,230.00	138,462.17		0.00	281,767.83
	1440	Site Acquisition	110,000.00	1,823.00		0.00	108,177.00
	1460	Dwelling Structures	1,725,207.24	858,223.02		0.00	866,984.22
	1475	Non-Dwelling Equipment	102,235.00	81,887.28		0.00	20,347.72
	1485	Demolition	70,746.00	70,675.00		0.00	71.00
	1495	Relocation Costs	61,000.00	57,288.01		0.00	3,711.99
	1501	Collater Exp / Debt Srvc	0.00	0.00		0.00	0.00
	1502	Contingency	91,800.00	0.00		0.00	91,800.00
	9000	Debt Reserves	0.00	0.00		0.00	0.00
	9002	Loan Debt Obligation	799,163.76	799,163.76		0.00	0.00
		Totals	5,633,970.00	3,738,444.24		0.00	1,895,525.76



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Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number: **CFP 740**
 CFP Grant No: **OH10R00550110**
 Date of CFP: _____

RHF Grant No: _____

FFY of Grant: **2010**
 FFY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2011

Revised Annual Statement (Revision No.: _____)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1405 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1450 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$517,104.00	\$517,104.00	\$390,470.00	\$109,959.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$517,104.00	\$517,104.00	\$390,470.00	\$109,959.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: _____ Date: 1/24/12

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-10 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	1499	Development Activity	517,104.00	109,959.00		0.00	407,145.00
		Totals	517,104.00	109,959.00		0.00	407,145.00



[Privacy Statement](#)

Part I: Summary

PHA Name: **Dayton Metropolitan Housing Authority**
 dba: Greater Dayton Premier Management

Grant Type and Number: RHF 7/44
 CFP Grant No.:
 Date of CFP:

RHF Grant No.: **OH10R00550111**

FFY of Grant: 2011
 FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12/31/2011

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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpandable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$1,256,099.00	\$1,256,099.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$1,256,099.00	\$1,256,099.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director

Date: 1/24/12

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.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005501-11 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	1499	Development Activity	1,256,099.00	0.00		0.00	1,256,099.00
		Totals	1,256,099.00	0.00		0.00	1,256,099.00



[Privacy Statement](#)

Part I: Summary

PHA Name: **Dayton Metropolitan Housing Authority**
 dba: Greater Dayton Premier Management

Grant Type and Number: RHP 738

CFP Grant No.:
 Date of CFP:

RHP Grant No.: **OH10R00550209**

FFY of Grant: 2009
 FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-2011

Reserve for Disasters/Emergencies
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$399,172.00	\$399,172.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$399,172.00	\$399,172.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: *[Signature]* Date: 1/24/12
 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 RHP funds shall be included here.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-09 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓ Payments in Process	Balance
	1499	Development Activity	399,172.00	0.00	0.00	399,172.00
		Totals	399,172.00	0.00	0.00	399,172.00



[Privacy Statement](#)

Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 d/b/a: Greater Dayton Premier Management

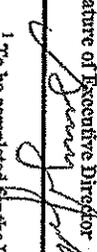
Grant Type and Number
 CFP Grant No: **0810R00550210**
 Date of CFP: _____

CFP 742
 RHP Grant No:
 FRY of Grant Approval:

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2011
 Revised Annual Statement (Revision No.):
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$882,159.00	\$882,159.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grants (sum of lines 2-19)	\$882,159.00	\$882,159.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director


Date: 1/26/10

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 CFP Grants for operations.
⁴ RHP Funds shall be included here.



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10R005502-10 (CFP) Capital Fund Program

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓ ↑ Payments in Process	Balance
	1499	Development Activity	882,159.00	0.00	0.00	882,159.00
		Totals	882,159.00	0.00	0.00	882,159.00



[Privacy Statement](#)

Part I: Summary

PHA Name: **DAYTON METROPOLITAN HOUSING AUTHORITY**
 dba: Greater Dayton Premier Management

Grant Type and Number: **CFP 733**
 CFP Grant No.: **OH10S00550109**
 Date of CFFP: _____

RHF Grant No.: _____
 FFY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12-31-2011 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$650,000.00	\$650,000.00	\$650,000.00	\$650,000.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$700,000.00	\$700,000.00	\$700,000.00	\$676,156.17
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$950,000.00	\$950,000.00	\$950,000.00	\$916,576.45
11	1465.1 Dwelling Equipment - Nonexpendable	\$6,543,784.00	\$6,543,784.00	\$6,543,784.00	\$6,543,784.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$44,442.00	\$44,442.00	\$44,442.00	\$44,442.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$8,888,226.00	\$8,888,226.00	\$8,888,226.00	\$8,330,958.62
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director/PHD: _____ Date: 1/24/12

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 II: Supporting Pages

PHA Name		Grant Type and Number		CFP (Yes/No):		Federal FY of Grant		2009		Status of Work			
Development Number/ Name/PHA-Wide Activities		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost					
Operating Expenses		1406				Original		Revised ¹		Funds Obligated ²		Funds Expended ²	
Operating Expenses		1406				\$0.00		\$0.00		\$0.00		\$0.00	
Management Improvements		1408				\$650,000.00		\$650,000.00		\$650,000.00		\$650,000.00	
Administration		1410				\$0.00		\$0.00		\$0.00		\$0.00	
Fees & Costs		1430				\$700,000.00		\$700,000.00		\$700,000.00		\$676,156.17	
AMP OH005000001 Grand Avenue						\$58,100.00		\$58,100.00		\$58,100.00		\$58,100.00	
AMP OH005000002 Scattered Sites						\$52,760.00		\$52,760.00		\$52,760.00		\$49,940.95	
AMP OH005000003 Scattered Site						\$267,018.00		\$268,247.91		\$268,247.91		\$263,913.48	
AMP OH005000004 Scattered Sites						\$33,463.00		\$32,870.00		\$32,870.00		\$29,161.51	
AMP OH005000005 Park Manor						\$75,500.00		\$75,500.00		\$75,500.00		\$71,835.31	
AMP OH005000006 Wilkerson						\$94,775.00		\$94,775.00		\$94,775.00		\$88,062.02	
AMP OH005000007 DeSoto Bass						\$30,000.00		\$30,000.00		\$30,000.00		\$28,424.72	
Construction Inspector Salary		1430.07				\$48,939.00		\$49,504.09		\$49,504.09		\$49,504.09	
Consulting Services		1430.02				\$14,672.50		\$13,472.50		\$13,472.50		\$12,442.59	
Sundry Planning Costs		1430.19				\$4,770.50		\$4,770.50		\$4,770.50		\$4,770.50	
Site Acquisition		1440				\$0.00		\$0.00		\$0.00		\$0.00	
Site Improvements		1450				\$950,000.00		\$950,000.00		\$950,000.00		\$916,576.45	

Part II: Supporting Pages		Grant Type and Number: CFP 733		CFP Grant No.: OH10500550109		CFPP (Yes/No):		Federal FTY of 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				
	Comprehensive Modernization - Woodview		10 Units	\$600,000.00	\$600,000.00	\$600,000.00	\$600,000.00				
	Brick Truck Point & Sealing- Smithville/Rosemont		3 bldgs	\$150,000.00	\$124,770.00	\$124,770.00	\$124,770.00				
	AMP OH005000005- Park Manor										
	Unit Rehabilitation- Limestone/Madara		18 Units	\$400,000.00	\$415,852.82	\$415,852.82	\$415,852.82				
	Replace Windows- Park Manor HI-Rise		178 each	\$800,000.00	\$656,731.00	\$656,731.00	\$656,731.00				
	Brick Truck Point & Sealing- Park Manor HI-Rise		1 Bldg								
	AMP OH005000006- Wilkinson Plaza										
	Elevator Replacement- Wilkinson Plaza		2 each	\$750,000.00	\$952,199.00	\$952,199.00	\$952,199.00				
	Conversion Unit to Accessibility- Madrid Estates		3 Units	\$375,000.00	\$367,042.38	\$367,042.38	\$367,042.38				
	Dwelling Structures (Continued)	1460									
	AMP 7 OH005000007- DeSoto Bass Courts			\$0.00	\$0.00	\$0.00	\$0.00				
	AMP OH005000009- Holman HI-Rise			\$0.00	\$0.00	\$0.00	\$0.00				
	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00				
	Non dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00				
	Non dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00				
	Demoition	1485		\$0.00	\$0.00	\$0.00	\$0.00				
	Relocation Costs	1495.1		\$44,442.00	\$44,442.00	\$44,442.00	\$44,442.00				
	Development Activities	1499		\$0.00	\$0.00	\$0.00	\$0.00				

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 II: Supporting Pages									
PHA Name: DAYTON METROPOLITAN HOUSING AUTHORITY d/b/a: Greater Dayton Premier Management		Grant Type and Number: CEP 733 CEP Grant No.: OH10S0850109		CEFP (Yes/No):		Federal FRY of 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 ³		
PHA-Wide	Collateralization or Debt Service paid by PBA	1501		\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Collateralization or Debt Service paid via System of Direct Payment	9000		\$0.00	\$0.00	\$0.00	\$0.00		
PHA-Wide	Contingency	1502		\$0.00	\$0.00	\$0.00	\$0.00		
				\$8,888,226.00	\$8,888,226.00	\$8,888,226.00	\$8,830,958.62		



DAYTON METROPOLITAN HA
Grant Information

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[Menu](#) [Portfolio](#) Grant Information

Grant: OH10S005501-09 (CFRG) Capital Fund Recovery Grants

[General](#) [Budget](#) [Vouchers](#) [Obl/Exp](#)

Status	Line Item	Name	Authorized	Disbursed	↓	Payments in Process	Balance
	0110	Initial Budget	0.00	0.00		0.00	0.00
	1408	Management Improvement	650,000.00	650,000.00		0.00	0.00
	1430	Fees & Costs	700,000.00	676,156.17		0.00	23,843.83
	1450	Site Improvement	950,000.00	916,576.45		0.00	33,423.55
	1460	Dwelling Structures	6,543,784.00	6,543,784.00		0.00	0.00
	1495	Relocation Costs	44,442.00	44,442.00		0.00	0.00
		Totals	8,888,226.00	8,830,958.62		0.00	57,267.38



[Privacy Statement](#)

**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

HA Name

DAYTON METROPOLITAN HOUSING AUTHORITY

Capital Funds Project Number

FY of Approval

Original Annual Statement Reserve for Disasters/Emergencies

Revised Annual Statement/Revision Number #

Performance and Evaluation Report for Program Year Ending- 12/31/2011

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	1405 Operations (May not exceed 20% of line 21 for PHAs with 250 or more Units)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements (May not exceed 20% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$867,353.75	\$585,997.05	\$585,997.05	\$495,589.19
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$908,682.00	\$509,389.48	\$509,389.48	\$449,436.67
10	1460 Dwelling Structures	\$6,530,269.00	\$7,192,906.06	\$7,192,906.06	\$5,421,362.70
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1480 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$345,000.00	\$345,000.00	\$345,000.00	\$91,824.00
18	1499 Mod Used for Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$581,360.30	\$563,945.02	\$563,945.02	\$563,945.02
20	1502 Contingency (May not exceed 8% of line 21)	\$2,334.95	\$37,762.39	\$37,762.39	\$0.00
21	Amount of CFP Proceeds (Sum of lines 2 - 20)	\$9,235,000.00	\$9,235,000.00	\$9,197,237.61	\$7,022,207.58
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	1,941,716.00	1,941,716.00	1,941,716.00	0.00
24	Amount of line 21 Related to Security	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

Signature of Executive Director and Date

[Signature] 1/24/12

(2) To be completed for the Performance and Evaluation Report.

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /
 Performance and Evaluation Report
 Part II: Supporting Pages
 Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 03/31/2002)

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)	
DAYTON METROPOLITAN HOUSING AUTHORITY								
				Capital Funds Project Number		CFPP Financing Proceeds		FY of Approval
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		\$102,353.75	\$92,788.75	\$92,788.75	\$92,788.75	Paid at closing
	Financing Fees			\$720,000.00	\$448,208.30	\$448,208.30	\$370,551.13	
	A&E Fees			\$45,000.00	\$45,000.00	\$45,000.00	\$32,249.31	
	Construction Inspector			\$67,353.75	\$55,997.05	\$55,997.05	\$45,589.19	
	Total 1430							
PHA Wide	1440 SITE ACQUISITION	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1490 REPLACEMENT RESERVE	1490		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1495 1 Relocation Costs	1495		\$245,000.00	\$245,000.00	\$245,000.00	\$91,824.00	
PHA Wide	1499 MOD USED FOR DEVELOPMENT	1499		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1501 Collateralization on Debt Service	1501		\$171,273.08	\$164,363.12	\$164,363.12	\$164,363.12	Paid at closing
	Capitalized Interest			\$410,087.22	\$399,581.90	\$399,581.90	\$399,581.90	
	Debt Service Reserve			\$551,360.30	\$553,945.02	\$553,945.02	\$553,945.02	
	Total 1501							
PHA Wide	1502 CONTINGENCY	1502		2,334.95	\$37,762.39	\$0.00	\$0.00	
	SUBTOTAL			\$1,786,049.00	\$1,532,704.46	\$1,494,942.07	\$1,451,358.24	
Development# 1450	Site Improvements	1450		\$16,158.00	\$18,410.00	\$18,410.00	\$18,410.00	
1460 Dwelling Structure		1460	20 each	\$5,565.00	\$5,565.00	\$5,565.00	\$5,565.00	
	ALARMS and SMOKE DETECTORS		8 units	\$42,948.00	\$65,623.00	\$65,623.00	\$29,560.35	
	KITCHEN REMODEL/APPLIANCES		8 units	\$31,302.00	\$53,977.00	\$53,977.00	\$53,977.00	
	BATH REMODEL		8 units	\$21,441.00	\$21,441.00	\$21,441.00	\$21,441.00	
	FLOORING REPLACEMENT-CARPET/VTC		8 units					

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Funds Program: Proposed Loan Funds

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

OMB Approval 2577-0157 (Exp. 03/31/2002)
FFY of Approval

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)	
DAYTON METROPOLITAN HOUSING AUTHORITY								
Capital Funds Project Number: CFFP Financing Proceeds								
CH-05P015-002								
Development #3: Building Way Court CH-5524WFS								
Development #1: Building Way Court CH-5524WFS								
CHANGE ORDER # 1								
				\$54,856.00	\$35,724.74	\$35,724.74	\$27,181.74	
				\$0.00	\$35,724.74	\$35,724.74	\$27,181.74	
1460 Dwelling Structure								
REPLACE WINDOWS/BLINDS				171 each	\$86,114.00	\$113,670.00	\$113,670.00	\$62,000.00
REPLACE WATER HEATERS				32 units	\$38,405.00	\$49,405.00	\$49,405.00	\$38,000.00
REPLACE APPLIANCES				32 units	\$60,392.00	\$70,392.00	\$70,392.00	\$62,000.00
FLOORING REPLACEMENT- CARPET/ITC				32 units	\$44,203.00	\$55,516.00	\$55,516.00	\$41,000.00
SECURITY CAMERAS				1 LT	\$29,018.00	\$31,887.00	\$31,887.00	\$31,887.00
CHANGE ORDER # 1, 2, & 3					\$0.00	\$28,572.40	\$28,572.40	\$28,572.40
Total 1460					\$997,966.00	\$1,425,906.40	\$1,425,906.40	\$1,144,249.69
Total Cost for Development #3					\$1,340,858.00	\$1,629,030.40	\$1,629,030.40	\$1,327,099.69
CH-05P015-002								
Development #4: Building Way Court CH-5524WFS								
Development #1: Building Way Court CH-5524WFS								
CHANGE ORDER # 1								
					\$54,856.00	\$35,724.74	\$35,724.74	\$27,181.74
					\$0.00	\$35,724.74	\$35,724.74	\$27,181.74
1460 Dwelling Structure								
REPLACE WINDOWS/BLINDS				171 each	\$86,114.00	\$113,670.00	\$113,670.00	\$62,000.00
REPLACE WATER HEATERS				32 units	\$38,405.00	\$49,405.00	\$49,405.00	\$38,000.00
REPLACE APPLIANCES				32 units	\$60,392.00	\$70,392.00	\$70,392.00	\$62,000.00
FLOORING REPLACEMENT- CARPET/ITC				32 units	\$44,203.00	\$55,516.00	\$55,516.00	\$41,000.00
SECURITY CAMERAS				1 LT	\$29,018.00	\$31,887.00	\$31,887.00	\$31,887.00
CHANGE ORDER # 1 & 2					\$0.00	\$19,085.00	\$19,085.00	\$16,500.00
Total 1460					\$1,078,633.00	\$1,328,683.00	\$1,328,683.00	\$1,132,887.79
Total Cost for Development #4					\$1,078,633.00	\$1,328,683.00	\$1,328,683.00	\$1,132,887.79
CH-05P015-002								
Development #3: Building Way Court CH-5524WFS								
Development #1: Building Way Court CH-5524WFS								
CHANGE ORDER # 1								
					\$167,928.00	\$69,908.00	\$69,908.00	\$62,887.79
					\$167,928.00	\$69,908.00	\$69,908.00	\$62,887.79
1460 Dwelling Structure								
EXTERIOR IMPROVEMENTS				1 LS	\$167,928.00	\$69,908.00	\$69,908.00	\$62,887.79
EXTERIOR SITE WORK					\$167,928.00	\$69,908.00	\$69,908.00	\$62,887.79
CHANGE ORDER # 1					\$167,928.00	\$69,908.00	\$69,908.00	\$62,887.79
1460 Dwelling Structure								
EXTERIOR IMPROVEMENTS				8 bldgs.	\$206,715.00	\$190,286.00	\$190,286.00	\$169,000.00
EXTERIOR DOORS/SCREEN DOORS/HARDWARE				32 units	\$45,998.00	\$42,548.00	\$42,548.00	\$39,000.00
A/C CONDENSER UNITS/FURNACES				32 units	\$89,108.00	\$82,425.00	\$82,425.00	\$74,000.00

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)		
DAYTON METROPOLITAN HOUSING AUTHORITY									
Capital Funds Project Number: CDFP Financing Proceeds									
BATHROOM RENOVATION			10 units	\$21,329.00	\$11,814.00	\$11,814.00	\$11,814.00		
REPLACE WINDOWS/BLINDS			42 ea	\$21,150.00	\$11,435.00	\$11,435.00	\$11,435.00		
KITCHEN REMODEL			10 units	\$22,878.00	\$22,878.00	\$22,878.00	\$22,878.00		
INTERIOR PAINTING			10 units	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00		
BUILDING EXTERIOR			3 bldgs.	\$66,081.00	\$46,651.00	\$46,651.00	\$46,651.00		
REPLACE APPLIANCES			10 units	\$15,175.00	\$15,175.00	\$15,175.00	\$10,286.17		
INTERIOR INSULATION AND PLUMBING			10 units	\$12,113.00	\$12,113.00	\$12,113.00	\$12,113.00		
UPGRADE ELECTRICAL			10 units	\$16,308.00	\$16,308.00	\$16,308.00	\$16,308.00		
FLOORING REPLACEMENT- CARPET/VTC			10 units	\$32,195.00	\$32,195.00	\$32,195.00	\$32,195.00		
ACCESSIBLE UNIT			5 units	\$08,270.00	\$289,410.00	\$289,410.00	\$289,410.00		
CHANGE ORDER 1 & 2				\$0.00	\$14,554.77	\$14,554.77	\$14,554.77		
			Total 1460	\$47,009.00	\$483,843.77	\$483,843.77	\$478,931.94		
Total Cost for Development #7				\$606,363.00	\$500,306.77	\$500,306.77	\$495,397.94		
Development #5 - Common Credit Office 28 AMP'S									
1460 Site Improvements				1460	\$138,411.00	\$55,823.00	\$55,823.00	\$50,746.40	
1460 Dwelling Structure									
EXTERIOR DOORS/SCREEN DOORS/HARDWARE			40 ea	\$44,366.00	\$41,150.00	\$41,150.00	\$38,512.00		
EXTERIOR IMPROVEMENTS			20 bldgs	\$313,276.00	\$197,813.00	\$197,813.00	\$165,482.00		
A/C CONDENSER UNITS			31 units	\$39,261.00	\$36,415.00	\$36,415.00	\$33,000.00		
REPLACE WINDOWS & BLINDS			225 ea	\$83,309.00	\$77,270.00	\$77,270.00	\$77,270.00		
BATHROOM REMODEL			31 units	\$95,291.00	\$88,382.00	\$88,382.00	\$76,230.00		
KITCHEN REMODEL			31 units	\$94,764.00	\$87,893.00	\$87,893.00	\$75,942.00		
INTERIOR PAINTING			31 units	\$23,250.00	\$21,565.00	\$21,565.00	\$19,000.00		
INTERIOR DOORS			321 ea	\$69,331.00	\$64,304.00	\$64,304.00	\$59,000.00		
ELECTRICAL UPGRADE			31 units	\$22,500.00	\$20,868.00	\$20,868.00	\$17,000.00		
REPLACE APPLIANCES			20 units	\$26,508.00	\$24,586.00	\$24,586.00	\$19,000.00		
REMOVE/REPLACE WASHER TUBS			31 units	\$7,500.00	\$6,956.00	\$6,956.00	\$6,956.00		
FLOORING REPLACEMENT - CARPET/VTC			31 units	\$40,757.00	\$37,802.00	\$37,802.00	\$26,000.00		
ACCESSIBLE UNITS			9 units	\$900,000.00	\$805,200.00	\$805,200.00	\$445,416.80		
Change Order 1				\$0.00	\$4,500.00	\$4,500.00	\$4,500.00		
			Total 1460	\$1,791,289.00	\$1,543,619.00	\$1,543,619.00	\$1,092,223.80		
Total Cost for Development #3				\$1,929,000.00	\$1,599,442.00	\$1,599,442.00	\$1,142,970.20		

Part I: Summary

PHA Name:

Greater Dayton Premier Management

Grant Type and Number RHF 750

CFP Grant No:
 Date of CFPF:

RHF Grant No:
OH10R00550212

FFY of Grant:
 2012
 FFY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending:
 Reserve for Disasters/Emergencies

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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$771,428.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$771,428.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 2/28/12		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.

2012 Capital Fund

Capital Fund Program (CFP) Amendment To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Dayton Metropolitan Housing Authority(OH005) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) C0926 dated 12/11/2002

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 3,724,389.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number OH10P00550112 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2012-01

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

U.S. Department of Housing and Urban Development By Title

PHA Executive Director By [Signature] Date: 3/27/12 Title: Chief Executive Officer

Part I: Summary

PHA Name: **GREATER DAYTON PREMIER MANAGEMENT**

Grant Type and Number: **CRP 739**

CRP Grant No: **OH10P00550112**

Date of CRFP: _____

REF Grant No: _____

FFY of Grant: **2012**

FFY of Grant Approval: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: _____

Revised Annual Statement (Revision No.: _____)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CRP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$744,877.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$10,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$372,438.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$287,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,445,510.24	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$7,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$25,000.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$799,163.76	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$32,900.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (sum of lines 2-19)	\$3,724,589.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: _____ Date: _____

Signature of Public Housing Director: _____ Date: _____

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

Part II: Supporting Pages		Grant Type and Number		CFP 739		Federal FFY of Grant		2012		Status of Work
PEA Name:		CFP Grant No.:		CFP (Yes/No):		Funds Obligated ^a		Funds Expended ^b		
GREATER DAYTON PREMIER MANAGEMENT		RHF Grant No.:								
Development Number/ Name/PEA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ^c	Total Actual Cost Funds Obligated ^a	Funds Expended ^b			
PEA-Wide	Operating Expenses	1406		\$74,877.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000001 Grand Avenue (356 units)			\$100,748.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000002 Scattered Sites (340 units)			\$96,220.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000003 Scattered Sites (340 units)			\$96,220.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000004 Scattered Sites (279 units)			\$78,957.00	\$0.00	\$0.00	\$0.00			
	AMP OH 005000005 Park Manor (359 units)			\$101,597.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000006 Wilkinson Plaza (365 units)			\$102,729.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000007 DeSoto Bass Court (570 units)			\$161,310.00	\$0.00	\$0.00	\$0.00			
	AMP OH005000013 Windcliff (25 Units)			\$7,096.00	\$0.00	\$0.00	\$0.00			
PEA-Wide	Management Improvements	1408		\$10,000.00	\$0.00	\$0.00	\$0.00			
	a/d. Resident Support Services			\$0.00	\$0.00	\$0.00	\$0.00			
	b/c. Management/Maintenance Training Program			\$0.00	\$0.00	\$0.00	\$0.00			
	e. Management Improvement			\$10,000.00	\$0.00	\$0.00	\$0.00			
PEA-Wide	Program Administration	1410		\$972,458.00	\$0.00	\$0.00	\$0.00			
	Non Technical Salaries	1410.1		\$35,000.00	\$0.00	\$0.00	\$0.00			
	Technical Salaries	1410.2		\$291,580.00	\$0.00	\$0.00	\$0.00			
	Employee Benefits	1410.9		\$45,858.00	\$0.00	\$0.00	\$0.00			
	Travel Training Related to CFP/RHF	1410.10		\$0.00	\$0.00	\$0.00	\$0.00			
	Sundry Administration	1410.19		\$0.00	\$0.00	\$0.00	\$0.00			
PEA-Wide	Fees & Costs	1430		\$287,000.00	\$0.00	\$0.00	\$0.00			
	Architectural and Engineering Fees	1430.1		\$210,000.00	\$0.00	\$0.00	\$0.00			
	Consultant Fees	1430.2		\$12,000.00	\$0.00	\$0.00	\$0.00			

Part II: Supporting Pages

Development Number/ Name/PEA-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	
PEA Name: GREATER DAYTON PREMIER MANAGEMENT Grant Type and Number: OH10P0050112 CFP Grant No.: RHE Grant No.: CFP 739 CEPP (Yes/No): Federal FRY of Grant: 2012								
	Permit Fees	1430.6		\$0.00	\$0.00	\$0.00	\$0.00	
	Inspection Costs	1430.7		\$60,000.00	\$0.00	\$0.00	\$0.00	
	Housing Surveys	1430.9		\$0.00	\$0.00	\$0.00	\$0.00	
	Sundry Planning Costs	1430.19		\$5,000.00	\$0.00	\$0.00	\$0.00	
PEA-wide	Site Acquisition	1440		\$0.00	\$0.00	\$0.00	\$0.00	
PEA-wide	Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PEA-wide	Dwelling Structures	1460		\$1,445,510.24	\$0.00	\$0.00	\$0.00	
	40/42 Helena Replace Electrical Services		2 Bldgs	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Replace windows Caliph Court		18 units	\$47,500.00	\$0.00	\$0.00	\$0.00	
	Rehab Kitchens Wentworth		50/6th Fls	\$126,000.00	\$0.00	\$0.00	\$0.00	
	Section 504 Riverview		5 units	\$469,000.00	\$0.00	\$0.00	\$0.00	
	Interior/Exterior Renovation Olive Hills		70 units	\$257,500.00	\$0.00	\$0.00	\$0.00	
	AMMP OH005000004 Mount Crest		24 units	\$52,000.00	\$0.00	\$0.00	\$0.00	
	Replace Windows Mt Crest		24 units	\$67,500.00	\$0.00	\$0.00	\$0.00	
	AMMP OH005000006 Wilkinson Plaza		1 Bldg	\$386,010.24	\$0.00	\$0.00	\$0.00	
	Windows/Weatherproof SW side Wilkinson		8 units	\$25,000.00	\$0.00	\$0.00	\$0.00	
	AMMP OH005000010 Scattered Sites (EO)							
	Rehabilitation Interior/Exterior							

Part II: Supporting Pages

Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Funds Obligated ²	Total Actual Cost		Status of Work
				Original	Revised ¹		Funds Expended ³		
PHA Name: GREATER DAYTON PREMIER MANAGEMENT Grant Type and Number: CEP Grant No.: RHE Grant No.: OHI0900650112 CEP 739 OHP (Yes/No):									
PHA-wide	Dwelling Equipment	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Non-dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Non-dwelling Equipment	1475		\$7500.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Office Furniture and Equipment	1475.1		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Maintenance Equipment	1475.2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Community Space Equipment	1475.5		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Equipment	1475.4		\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Relocation	1495		\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Debt Services	1501		\$799,163.76	\$0.00	\$0.00	\$0.00	\$0.00	
	Grand Avenue			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Scattered Sites			\$300,065.54	\$0.00	\$0.00	\$0.00	\$0.00	
	Scattered Sites			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Scattered Sites			\$199,033.08	\$0.00	\$0.00	\$0.00	\$0.00	
	Part Manor			\$300,065.34	\$0.00	\$0.00	\$0.00	\$0.00	
	Whitson Plaza			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	DeSoto Bass Court			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-wide	Contingency	1502		\$52,990.00	\$0.00	\$0.00	\$0.00	\$0.00	

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 II: Supporting Pages		Grant Type and Number		CEP 739		Federal FFY of Grant		Status of Work							
PHA Name:		CEP Grant No.:		CEP (Yes/No):		2012									
Development Number/ Name/PHA-wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost					
								Original		Revised ¹		Funds Obligated ²		Funds Expended ²	
	AM/P OH005000001	Grand Avenue							\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00		
	AM/P OH005000002	Scattered Sites							\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00		
	AM/P OH005000003	Scattered Sites							\$8,400.00	\$0.00	\$0.00	\$0.00	\$0.00		
	AM/P OH005000004	Scattered Sites							\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00		
	AM/P OH 005000005	Park Manor							\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00		
	AM/P OH005000006	Wellington Plaza							\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00		
	AM/P OH005000007	DeSoto Bass Court							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
									\$3,724,389.00	\$0.00	\$0.00	\$0.00	\$0.00		

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.

2012 Capital Fund

Capital Fund Program (CFP) Amendment To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Dayton Metropolitan Housing Authority(OH005) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) C0926 dated 12/11/2002

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 1,209,408.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number OH10R00550112 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2012-02

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

X (ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

Table with 2 columns: U.S. Department of Housing and Urban Development (By, Title) and PHA Executive Director (By, Title, Date). Includes a signature and date 2/29/12.

Expires 4/30/2011

Part I: Summary
 PHA Name:

Greater Dayton Premier Management

Grant Type and Number RHF 748

CFP Grant No:
 Date of CFP:

RHF Grant No:
OH10R00550112

FY of Grant:
 2012
 FY of Grant Approval:

Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending:

Reserve for Disasters/Emergencies
 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-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (they not exceed 20% of line 20) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$1,209,408.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$1,209,408.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 4/29/12		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:

2012 Capital Fund

Capital Fund Program (CFP) Amendment To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Dayton Metropolitan Housing Authority(OH005) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) C0926 dated 12/11/2002

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 771,428.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number OH10R00550212
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 2012-03

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA Executive Director By <i>[Signature]</i> Date: <i>2/10/12</i>
Title _____	Title: Chief Executive Officer

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		Locality (City/County & State):		DAYTON, MONTGOMERY, OHIO		<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.		
PEA Name/Number: OH005	GREATER DAYTON PREMIER MANAGEMENT	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		
A.	Development No./Name/PEA-wide	See Annual Statement						
B.	Physical Improvements		\$3,033,765.00	\$2,669,925.00	\$2,220,000.00	\$2,914,181.00		
C.	Management Improvements		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
D.	PEA-Wide Non-dwelling Structures and Equipment		\$45,000.00	\$35,000.00	\$25,000.00	\$20,000.00		
E.	Administration		\$497,000.00	\$500,000.00	\$510,000.00	\$510,000.00		
F.	Other		\$459,111.00	\$582,614.00	\$582,644.00	\$582,644.00		
G.	Operations		\$1,237,109.00	\$1,154,675.00	\$1,090,451.00	\$1,228,258.00		
H.	Demolition		\$104,396.24	\$21,997.24	\$25,000.24	\$77,163.24		
I.	Development		\$0.00	\$0.00	\$190,000.00	\$0.00		
J.	Capital Fund Financing - Debt Service		\$799,163.76	\$799,163.76	\$799,163.76	\$799,163.76		
K.	Total CFP Funds		\$6,185,345.00	\$5,773,375.00	\$5,452,259.00	\$6,141,440.00		
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00		
M.	Grand Total		\$6,185,345.00	\$5,773,375.00	\$5,452,259.00	\$6,141,440.00		

OH005 GREATER DAYTON PREMIER MANAGEMENT

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

Work Statement for Year 1 FFY 2012	Work Statement for Year FFY 2015			Work Statement for Year FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
OH005000001 Grand Avenue Upgrade Fire Alarm/Mag Locks Hallmark/Meridian	LS	\$75,000.00	OH005000001 Grand Avenue Replace manual heat & A/C with auto controls Grand HI-Rise	1 ea	\$30,000.00	
Replace front rear & Storm doors scattered sites 5-12, 5-13 & 5-18	58 units	\$139,200.00	Waterproof Basements at Cherry/Hudson, Theodore & Bruce	5 Bldgs	\$37,500.00	
Replace front rear & Storm doors Triangleview	50 units	\$120,000.00	Upgrade Public Restroom to UFAS Code at 50 Central	2 ea	\$32,000.00	
OH005000002 Scattered Sites			OH005000002 Scattered Sites			
			Concrete Replace Winston Woods	Site	\$15,000.00	
			Concrete Replace Wolf Creek	Site	\$15,000.00	
OH005000003 Scattered Sites			OH005000003 Scattered Sites			
Replace Rear Doors Riverview	122 ea	\$121,000.00	Replace Windows Friden/Whitmore	142 ea	\$71,000.00	
Replace roofs gutters downspout Riverview	5 bldgs	\$205,000.00	Remodel Bathrooms Friden/Whitmore	19 ea	\$105,000.00	
OH005000004 Scattered Sites			OH005000004 Scattered Sites			
Replace flooring Huffman Parnell	2 halls	\$12,500.00	Replace Roofs & Gutter Huffman/Parnell	1 Bldg	\$50,000.00	
			Replace Exterior Dr/Jamb & Patio at Smithville	16 ea	\$30,000.00	
OH005000005 Park Manor			Replace windows Smithville	52 ea	\$52,000.00	
Reseal Windows/doors at walkway and solariums Park Manor	80 ea	\$20,000.00	Modernize bathrm/kitchen replace rangers Smithville	22 units	\$245,000.00	
Replace screen/storm doors Park Manor	92 ea	\$32,000.00	Replace Roof, Gutter Smithville	1 Bldg	\$52,000.00	
OH005000006 Wilkinson Plaza			OH005000005 Park Manor			
Replace Furnaces Indian Trails	35 units	\$425,000.00	Upgrade Laundry Facility & accessibility Park Manor	1 ea	\$12,000.00	
Replace roofs gutters downspout Indian Trails	8 bldgs	\$520,000.00	Section 504 Compliance Park Manor	4 ea	\$481,681.00	
			Replace screen/storm doors cottages Park Manor	92 ea	\$32,000.00	
OH005000007 DeSoto Bass			OH005000006 Wilkinson Plaza			
Replace Boilers DeSoto Bass	6 bldgs	\$250,000.00	Replace windows and Caulking in the units Wilkinson Plaza	200 ea	\$1,500,000.00	
Replace Storm Doors DeSoto Bass	358 ea	\$125,300.00	Replace load center meter banks upgrade electric in units Indian Trails	35 units	\$90,000.00	

Capital Fund Program -- Five Year Action Plan

OH005 GREATER DAYTON PREMIER MANAGEMENT

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 - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2012	Work Statement for Year FFY 2015			Work Statement for Year FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Waterproof Basements DeSoto Bass	18 bldgs	\$175,000.00	OH005000007:DeSotoBass	18 Bldgs	\$55,000.00
	OH005000013:Windcliff			Repair/Replace Face Sliding 5-2	3 ea	\$9,000.00
				OH005000013:Windcliff		
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		
			\$2,220,000.00			\$2,914,181.00

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 Asset Management and Housing Choice Voucher Program tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Statement of Housing Needs

Greater Dayton Premier Management works with the local jurisdictions of Montgomery County, the City of Dayton and the City of Kettering to ensure that the housing activities of the Authority are aligned with the Housing Needs of the Community. All three jurisdictions provide consolidated plan information to GDPM for the PHA planning process and to complete the housing needs statement for the Annual Plan.

GDPM used the 2009-2013 Montgomery County Consolidated Plan, the City of Dayton and City of Kettering joint Consolidated Plan for 2011-2015. Also used for the housing needs statement was information from the Annual Statement from the City of Dayton and City of Kettering HOME consortium.

Asset Management

Housing Needs of Renter Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income \leq 30% of AMI		5	4	3	4	4	4
Income $>$ 30% but \leq 50% of AMI		5	4	3	4	4	4
Income $>$ 50% but \leq 80% of AMI	51,546	4	4	3	4	3	3
Elderly	5,000	3	4	3	3	2	4
Families with Disabilities	14,088	5	5	5	5	5	5
Race/Ethnicity							
White Non-Hispanic		3	3	3	3	3	4
Black Non-Hispanic		4	3	3	3	3	4
Hispanic		2	2	2	2	2	2

9.0

Approximately 535,153 persons reside in Montgomery County and 197,223 reside within the Cities of Dayton and Kettering. Within Montgomery County, non-white persons represented 26.14 percent of the population, according to the 2010 American Community Survey. According to the joint Consolidated Plan of the City of Dayton and Kettering, non-white persons represented 48.28 percent of the population in Dayton with the largest minority population being African-American (43 percent). The white population of Kettering is 93 percent of the total community with the African American community making up 3.29 percent of the minority population, an increase of 64.50 percent from 2008.

Persons of Hispanic origin account for 2.95 percent of Dayton's total population, an increase of 0.75 percent in 2010. The American Community Survey in 2010 indicated 7.51 percent of the population in Kettering is Hispanic.

According to the 2000 Census, there were 43,000 low and moderate income people in Montgomery County (other than City of Dayton and City of Kettering, or 37 percent of all households.

Within the City of Dayton and City of Kettering:

22,237 households (33.0 percent) had housing problems; 39,735 households within any housing problems were low income, with annual incomes at or below 80 percent of the MFI. Lower-income households are most likely to have housing needs due to limited resources. The chart above represents renter households only. 13,386 renter households (42.0 percent) had a housing problem. Renters comprised 60 percent of the 22,237 households with a housing problem. Of the 31,872 renter households, 24,555 (77 percent) had incomes classified as low, very low or extremely low. Of the 13,386 renter households with a housing problem, 12,945 (96.7 percent) had incomes at or below 80 percent of MFI.

Within Montgomery County, of the 40,287 renter households, 11,811 (29 percent) had incomes classified as low, very low or extremely low.

Social Security Administration 2010 data states, 14,837 people in Montgomery County are recipients of Supplemental Security Income. The Technical Assistance Collaborative states that his is only 18.53 percent of the Area Median Income for Dayton indicating that many, if not most, of these households have an affordable housing need.

The Access Center for Independent Living's (ACIL) Home Choice Team has identified 38 individuals in nursing homes who are ready to transition back into the community.

ACIL received 101 calls for subsidized housing and 117 calls for subsidized/accessible housing requests between October 2010 and December 2011.

Housing Choice Voucher Program – Waiting List – 1,834

Housing Needs of Families on the Waiting List – 1,834			
Annual Turnover			
Family Type	# of families	% of total families	Annual Turnover
Extremely Low Income ← = 30% of AMI	3,012	81%	
Very Income → 30% but ← = 50% of AMI	615	17%	
Low Income → 50% but ← 80% of AMI	61	2%	
Families w/children	2,167	59%	
Elderly families	599	7%	
Families w/Disabilities	1,683	45%	
Race/Ethnicity W	810	22%	
Race/Ethnicity B	2,848	77%	
Race/ethnicity NAM/AL	0	0%	
Race/ethnicity Other	36	1%	

9.1

Housing Choice waiting list closed on 6/4/08.

Asset Management (PH) – Waiting List – 2,479

Housing Needs of Families on the Waiting List			
Annual Turnover			
Family Type	# of families	% of total families	Annual Turnover
Extremely Low Income ← = 30% of AMI	2,371	97%	
Very Income → 30% but ← = 50% of AMI	49	2%	
Low Income → 50% but ← 80% of AMI	14	.6%	
Families w/children	953	38%	
Elderly families	68	3%	
Families w/Disabilities	460	19%	
Race/Ethnicity W	1,309	33%	
Race/Ethnicity B	2,816	66%	
Race/ethnicity NAM/AL	0	0%	
Race/ethnicity Other	126	3%	

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, Housing Choice Voucher Program only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

There is a shortage of affordable housing for low income residents of Montgomery County as reflected on the Housing Choice Voucher and Asset Management waiting list. Currently, the asset management housing waiting list has 2,368 households, and the Housing Choice Voucher wait list has 2,671 households. The combined waiting lists have approximately 95 percent of the households, in the extremely low income category, 4 percent in the very low income category and the remaining 1 percent considered in the low income bracket.

Three percent of the households on the waiting list are elderly and 97 percent are non-elderly on the asset management waiting list. Less than one percent of the households need a fully or partially accessible unit and three percent of the households have requested an accommodation. Typically, the accommodation request is for a one level unit or a unit in a building with an elevator. In order to address the needs of the applicants, GDPM will:

1. Maximize the number of affordable units available to GDPM by:
 - a. Implement policies and strategies to reduce off-line units;
 - b. Reduce vacancies two (2) percent per year in Asset Management units;
 - c. Reduce time to make vacant units available;
 - d. Seek replacement of Asset Management units through demolition/disposition and mixed finance development;
 - e. Utilize all HUD approved Budget authority for the Housing Choice Voucher Program;
 - f. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies;
 - g. Explore the use of Capital Funds Financing to leverage the renovation of additional asset management units;
 - h. Increase the number of accessible units in GDPM's asset management portfolio.
2. Increase the number of affordable housing units by:
 - a. Apply for additional Housing Choice Voucher units and funding as they become available;
 - b. Leverage affordable housing resources in the community through the creation of mixed finance housing;
 - c. Leverage Replacement Housing Factor Funds through the acquisition rehab and new construction of affordable housing units.
3. Provide housing resources for the homeless:
 - a. Continue to develop alternative housing for homeless in partnership with other agencies;
 - b. Set aside 250 Housing Choice Vouchers for Project-based housing to assist the homeless in Montgomery County owned and operated by GDPM;
 - c. Set aside 250 Housing Choice Voucher for special needs;
 - d. Temporary and permanent conversion of asset management units;

9.1

Currently, GDPM is working with for profit developers to build capacity in an effort to increase the affordable housing stock of the City of Dayton and Montgomery County. Four projects are under consideration for mixed finance development. These projects is:

The Germantown Broadway Project is projected to be a four phase revitalization project that is sanctioned by the City of Dayton. GDPM has applied and was awarded LIHTC for Germantown Village Phase I and includes the construction of 60 multi-family units at the northeast corner of the intersection of Germantown and Broadway Streets. The project will include community and green space. The facility will be developed in conjunction with a developer Michaels/Model Group.

GDPM has chosen this site due to the proximity of the property to its existing Westdale facility, and its strategic location in the Greater Wright Dunbar Revitalization area. The development will under the City's approval of the Greater Wright Dunbar Revitalization plan, anchor the Broadway Germantown Gateway into the existing Wright Dunbar neighborhood.

The first phase of the Germantown Broadway project will require the Authority to acquire approximately 55 lots. Many of the lots are vacant and in foreclosure. Currently 55 of the lots are under the control of GDPM and the developer.

The Germantown Broadway Project is projected to be a four phase revitalization project that is sanctioned by the City of Dayton. GDPM will apply for phase II, LIHTC funding in November 2012. Phase II includes the construction of up to 80 mixed income units. Phase II may be developed in connection with a developer.

The funding sources for the projects include Replacement Housing Factor Funds, proceeds from the sale of several properties GDPM has liquidated in the past, City of Dayton NSP and HOME funds, HDAP and Low-Income Housing Tax Credits. These funding requests will be from the preservation pool.

The second project now funded is Dayton View Commons II Lease Purchase program. This project entails the construction of at least 32 scattered site single-family lease-purchase homes to compliment the completed homeownership phase of GDPM's current HOPE VI project. The proposed lots in many cases abut the recently constructed HOPE VI homeownership units. The lease-purchase structures would be developed for the proposed homes under this project. This project would entail the demolition of the remaining blighted structures in this neighborhood, thereby increasing the appeal for residents to choose this area of the City of Dayton to live.

Continued

Wilkinson Plaza is being considered for repositioning as mixed income housing. The site is located in downtown Dayton. This site has excellent access to downtown Dayton and surrounding communities via State Route 35 and Interstate 75. Public transportation is also available. The site is within close proximity of two Dayton parks, shopping, Miami Valley Hospital, Sinclair Community College and the University of Dayton.

A developer has been selected to assist GDPM in assembling financing for each phase of the implementation plan using various sources of public and private funding at the federal, state and local levels. The developer is expected to secure additional funding including, but not limited to tax credit equity, state funds, Federal Home Loan Bank funds, and as appropriate bank loans/mortgages. Additionally, the Authority is looking to acquire and rehabilitate several units as a part of the Agency's approved Replacement Housing Factor Plan. These units are located in Dayton, Oakwood, Washington Township, and Centerville.

9.1

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

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

1) Successfully implement the HOPE VI project and complete it the first quarter of Fiscal Year 2005:

Update: This goal is being revised for closing in Fiscal Year 2013.

a. Family Life Center under construction by 6/30/05.

Update: Plans for this facility are no longer part of the HOPE VI project. This phase has been eliminated due to a decision by Omega Baptist Church and its non-profit subsidiary, Omega Community Development Corporation, to construct the facility at a later date. This new date is outside the funding timeframe of the HOPE VI grant. CLOSED

b. Develop 30 new units of Asset Management Montgomery County by 3/31/05.

Update: The completion date was revised to 3/01/06. GDPM staff has met this goal of providing 30 units of Asset Management. Due to the reprogramming of funds from the Family Life Center Project to existing HOPE VI phases, a decision was made to acquire and rehabilitate an additional ten units. The additional ten units have been completed and are occupied. COMPLETE

c. Continue development of homeownership program in Old Dayton View by selling a total of 44 new and renovated homes.

Update: The completion date was revised to 6/30/08. 34 units have been completed. 32 sold. One is a model home, one is a spec house. The developer defaulted. GDPM is now acting developer and intends to complete Tranch 2 and six homes in Tranch 3 with an estimated completion in 2013.

d. Continue to develop Montgomery County homeownership by completing the sale of 30 homes by 3/31/05.

Update: GDPM Staff has expended these funds and has exceeded the project goal. Initially the phase was to provide down payment and repair assistance to 30 families. The goal was met by 3/31/05. Due to low interest rates and an aggressive housing market these funds allowed GDPM to assist an additional eight families, bringing the total number of families served to 38. COMPLETE

e. Blight Elimination Phase

Update: The purchase of vacant lots and blighted properties in proximity to the Salem Crossing Homeownership phase is underway. The properties have been purchased and a contract to demolish four (4) blighted homes has been completed. Properties from blight elimination have been sold and homes constructed as part of Dayton View Commons II.

10.0

10.0

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 - Continued
- 2) The agency's long-term vacancy rate represented almost 10 percent of the current available asset management units however; Greater Dayton Premier Management has reduced this vacancy rate to three (3) percent. Greater Dayton Premier Management's objective for FY10 is to reduce the vacancies authority-wide to two (2) percent.
Update: Reduced vacancy rate to two (2) percent authority wide.
 - 3) Achieve and maintain a high performer status on the Housing Choice Voucher Program Management Assessment Program (SEMAP) by 6/30/11.
Update: GDPM Housing Choice Voucher Program achieved high performer in FY11.
 - 4) Focus on Asset Management Assessment System (PHAS) components, particularly the continuation of vacancy reduction, physical improvements and demolition efforts, leading toward a PHAS high performer status by 6/30/10. In FY2009, GDPM was a PHAS standard performer.
Update: GDPM maintained standard performer status but increased its overall PHAS points from 81 points in 2009, 86 points in 2010 and in 2011 GDPM achieved a high performer status receiving 91 points.
 - 5) Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 100 percent or greater each month, with a 100 percent accuracy rate, throughout FY10.
Update: GDPM has averaged of 100 percent transmission rate for the fiscal year.
 - 6) Modernize 275 Asset Management units by 2012 to ensure long-term viability of the sites and other renovations included in the Five-Year Modernization Plan. The conversion of units to meet the Authority's 504 Transition Plan.
Update: 40 units of modernized Asset Management have been brought on line in 2006 as part of the HOPE VI project called Hopeland Homes Phase I and II. In 2007, 65 units were modernized at Wilmington Hi-Rise. In 2009, 1 unit was modernized at Riverview Terrace. From 2006 to 2010, 48 units were modernized at Woodview. In 2009, GDPM received ARRA funds to renovate 6 units at Lori Sue, 3 units at Molden/Hollencamp, 4 units at Madrid Estates, 10 units at Woodview and 33 at Westdale Terrace. In 2009, GDPM was awarded a CFFP and we are currently in the process of modernizing 174 units at the following sites: Revere, Cityview, Frederick, Cornell Ridge, Bellefontaine, Winston Woods, Channingway and Pompano for a total of 258 out of the 275 goal. In 2011, GDPM awarded contracts to modernize 13 units at Westdale Terrace, 2 units at Madrid Estates, 3 units at Malden/Hollencamp for a total of 275 out of 275 goals.
 - 7) Utilize Replacement Housing Factor funds to develop new/renovated Asset Management by 2016.
Update: 74 units have been acquired and modernized under the RHF 1st increment program. Eight units have been acquired and are being renovated in Washington Township (Washington Village). Twenty units are being acquired in Centerville (Westerfield Drive). RHF funds will also be leveraged in the Authority's redevelopment efforts in the vicinity of Germantown and Broadway.
 - 8) Develop and implement a plan for leveraging additional funds through borrowing, a bond issue, or through conversion of Asset Management to project-based subsidy. This plan would fund the modernization, construction, and demolition of sites.
Update: GDPM is working with local lending institutions to develop a plan to have access to conventional dollars for acquisition, new construction and rehabilitation of existing units. GDPM has completed the issue of a bond through Fannie Mae (CFFP). GDPM is reviewing the possibility of submitting to HUD a conversion application for some of their older, dilapidated sites, after GDPM reviews its most recent PNA report, we will make a final decision on which properties to select for this activity.
 - 9) Continue to work with American Red Cross on occupying the 15 units of Project Based Vouchers set aside for housing homeless families.
Update: In March 2010 entered into a HAP contract for 15 Project Based Vouchers to support American Red Cross. Occupancy is 100 percent.
 - 10) Provide high quality and effective services to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2012, and provide homeownership opportunities through the agency's Homeownership Department.
Update: Over the past year, 900 residents were impacted by the ROSS grants. The Neighborhood Networks program allowed 607 residents to receive computer training at their sites. GDPM had 270 elderly residents who were assisted with light housekeeping, case management, health care screening and health and wellness education. GDPM families also received assistance - 145 families had assistance with training, school and day care. Six Housing Choice Voucher Program holders closed on homes in the FSS Homeownership program.
 - 11) Continue to close-out the Section 5h and New Visions of Homeownership Program.
Update: In fiscal year 2010, GDPM sold 2 homes and 8 remain. GDPM has 12 remaining New Vision homes and there were no homes sold. GDPM is in the process of aggressively researching ways to sell these properties to qualify home buyers. Some of the efforts are as follows: Submitted an application to OHFA for down payment assistance and capital improvements. GDPM is in the process of meeting with Fifth Third Bank to update the mortgages. Applying for HDAF through the Federal Home Loan Bank for mortgage buy down assistance.
 - 12) Demolish or dispose of three large housing sites over the next three years: Parkside Homes, Arlington Courts, Cliburn Manor.
Update: GDPM received approved to demolish Parkside Homes, Cliburn Manor and Arlington Court. Demolition is complete on these three sites. Vacant land at Cliburn Manor has been sold as of December 2011. Helena (River Commons I) has been ground leased as of January 2012.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan - Continued</p> <p>13) Complete the next phase of housing inventory selection by submitting disposition/demolition plans for Mount Crest Court, Hilltop (partial), Quitman, 2332 Germantown, and Kings Mill Court and demolish or dispose of as appropriate.</p> <p>Update: A demolition application has been approved for Mount Crest Court. Disposition applications have been submitted for Kings Mill Court and Quitman Street. The single family home at 2332 Germantown has an application for demolition submitted. Quitman Street application has been withdrawn. Mount Crest 52 units have been demolished. Kings Mill is on the market for sale.</p> <p>14) Convert up to 250 Housing Choice Voucher Program Housing Choice Vouchers to Housing Choice Voucher Program Project Based Vouchers to provide affordable housing alternatives, which will be owned by GDPM. Convert up to 250 Housing Choice Vouchers to Housing Choice Project Based Vouchers to help implement the 10 year plan set forth by Montgomery County and the City of Dayton.</p> <p>Update: Issued 20 vouchers to Miami Valley Housing Opportunities for disabled/elderly. We have awarded 83 Project Based Vouchers to CountyCorp for the development of Supportive Housing for the Homeless. 15 Project Based Vouchers to the American Red Cross for Homeless, 5 Project Based Vouchers to CountyCorp for homeless and 12 Project Based Vouchers to Miami Valley Housing Opportunities.</p> <p>Update: Currently a RFP is out for additional 60 vouchers for homeless housing. GDPM plans to use all of these vouchers by 2013.</p> <p>15) Seek alternative funding for modernization and development, using other grants such as HOPE VI or Capital Fund Financing.</p> <p>Update: GDPM has successfully completed the CFFP and we are currently exploring the idea to apply for future HOPE VI/Choice Neighborhood Grants.</p> <p>16) Position the housing authority to obtain tax credit fee manage programs for other owners and Greater Dayton Premier Management.</p> <p>Update: After researching the requirements of managing other organizations properties, GDPM may pursue this in the future.</p> <p>17) Continue to implement and evaluate Greater Dayton Premier Management's Corrective Action Plan by 2009</p> <p>Update: GDPM has completed all Corrective Action Plans for every department and is currently working on updating all plans in FY2012.</p> <p>18) Continue to expand on developing relationships with the City of Dayton, Montgomery County and other local governments for the good of all the clients we serve</p> <p>Update: GDPM continues to work with the City of Dayton and Montgomery County to strengthen the relationship between all three organizations for the betterment of all of our clients and our community by doing the following: Bi-annual update presentations to Montgomery County Commissioners, City of Dayton Mayor and Commissioners and by developing outreach teams made up of senior staff to meet with local municipalities and priority board groups to give updates on the changes that are happening at GDPM.</p> <p>19) Support a "Good Neighbor Policy" with priority boards, local neighborhood organizations and local government.</p> <p>Update: GDPM continues to work with all groups when necessary to develop a Good Neighbor Agreement.</p> <p>20) Leverage Capital Fund/Replacement Housing Factor grants through Capital Fund Finance Program to implement a four percent tax credit project at Olive Hills, Smithville and Rosemont.</p> <p>Update: Since the collapse of the housing market, this option does not seem to be viable to GDPM. Over the next two years, GDPM will be looking at different funding models to accomplish this goal.</p> <p>21) Leverage Capital Fund through Capital Fund Finance Program to rehabilitate up to 324 units at 11 sites.</p> <p>Update: GDPM has completed the CFFP financing model and is currently in the stages of implementing rehabilitation of 174 units based on the bond market at the time of the closing. GDPM was not able to include up to 324 units. After rehabilitation of 174 units, GDPM will consider this goal accomplished.</p> <p>22) Purchase Windcliff Village as called for under 1st Increment of Replacement Housing Fund Plan and mixed finance proposal</p> <p>Update: HUD has approved the site acquisition for this program. The property was purchased in 2008. GDPM considers this goal to be completed.</p>
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10.0

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 - Continued
- 23) Rehab Windcliff Village as called for under 1st Increment of Replacement Housing Fund Plan and mixed finance.
Update: HUD has approved the site acquisition for this project and has completed construction. GDPM considers this goal to be completed.
- 24) Acquisition of property for 1st Increment of Replacement Housing Fund Plan -- Hawthorn Village
Update: The site acquisition request has been approved by the Cleveland Field Office and Hawthorn Village is complete
- 25) Pre-development activities to submit to a HOPE VI Application for the existing Arlington Courts Site
Update: GDPM has selected a consultant to provide a feasibility study for the redevelopment of Arlington Court. After reviewing the feasibility study done by the consultant it would be in the best interest of GDPM not to pursue Arlington Court as a site for a future HOPE VI/Choice Neighborhood Grant at this time.
- 26) Continue to provide security to GDPM sites by updating existing Resident Volunteer Patrol Program (RVPP) at sites and installing air conditioners and security cameras at selected sites.
Update: GDPM received ARRA funds and has completed the camera installation at all of its elderly/hi-rise locations. GDPM has also installed air conditioning units at DeSoto Bass Courts to assist in crowd control at night in the summer months. GDPM intends to develop a new scope of RVPP and start implementation of this program in FY2012.
- 27) Submit Disposition Plan for Cliburn Manor, Arlington Court and Parkside Homes
Update: The disposition plan for Cliburn has been submitted. The Authority is working with the City of Dayton to finalize the disposition plan for Parkside Homes. Cliburn disposition has been approved and the land sold to the City of Dayton.
- 28) Demolition Application for Mercer, Kammer, 27-41 Benning Place (DeSoto Bass Court) and Hawthorne.
Update: Demolition applications submitted for 27-41 Benning on December 20, 2010. HUD requested GDPM resubmit on a separate application Accidental Loss Application which was submitted March 2011. 27-41 Benning Place was removed from inventory, September 2011.
- 29) Dispose of vacant land: W. Stewart Street, Dunbar Manor, Kammer, Hawthorne
Update: Disposition applications will be submitted in 2012-2013.
- 30) Work to increase our capacity to contract with community social service agencies through ROSS Grant funding to help the homeless, young adults, adults and the elderly be successful in our asset management and the Housing Choice Voucher program.
Update: Continue to provide our clients with linkages with other service organizations within Montgomery County to improve the quality of life of our clients and our community. GDPM has linked our clients with services such as health care providers, educational training, and financial management, etc.
- 31) The continuation of modernizing, OH5015G, Woodview
Update: All 58 units have been modernized at the Woodview site in FY2011. GDPM considers this goal to be completed.
- 32) Work to leverage Asset Management funds using: LIHTC, HDAP, HOME, CDBG and FHLB monies
Update: GDPM has submitted several tax credit applications that use these particular funds for leveraging or for gap filling. GDPM also has applied to our local county for some of their HOME, NSP and CDBG funds. GDPM also works with City of Dayton to obtain some of these funds for leveraging of projects. In 2011, GDPM was awarded two LIHTC awards for Germantown Village Phase I and Windcliff Village Phase II. Germantown Village will be leveraging NSP 2, City HOME, HDAP, and RHF funds. Windcliff Village Phase II will be using County HOME and HDAP funds.
- 33) Developing a literacy program for boys and girls through sponsorship or sports teams that have programs that have a literacy component.
Update: GDPM has decided not to participate in these types of programs and will be taking this off the goal section as of 2012.
- 34) Expand GDPM's portfolio of affordable housing with a goal of developing 1,000 units over the next ten (10) years
Update: GDPM established this goal in FY2007. To date, GDPM has completed 320 units of new or rehabilitated affordable housing.
- 35) Continue to partner with the Community as it relates to eliminating chronic homelessness and reducing homelessness in our community.
Update: GDPM has set aside a goal of 250 housing choice vouchers that will be sent out a RFPs for organizations to develop housing surrounded by homelessness. To date, GDPM has issued 195 vouchers for this housing. GDPM plans to issue the remaining vouchers in 2013.

10.0

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 -- Continued

36) Partner with the City of Dayton and Montgomery County on the expenditure of the Neighborhood Stabilization Funds.

Update: Montgomery County NSP 1 funds were used to purchase four (4) 4-unit buildings in Huber Heights. In June 2011, GDPM completed the renovation of 12 units. Montgomery County NSP 2 funds were used to purchase one (1) 4-unit building. Project includes demolishing two buildings (one from NSP 1 and NSP 2) and building two new green buildings in its existing foot print. Units will range from 6-8 units. Project is currently under construction with a July 2012 completion date. Project will include six (6) fully accessible units with one unit having site and sound impaired amenities.

City of Dayton NSP 2 funds will be leveraged with RHF and LIHTC for the Germantown Village Phase I project. Funds will be used to purchase vacant, foreclosed, and tax liens parcels and to construct new buildings on those specific parcels.

37) Update the Authority's Physical Needs Assessment and 504 Transition Plan.

Update: The Physical Needs Assessment and the 504 Transition Plan was updated in July of 2011.

38) Develop plans to implement the American Recovery Reinvestment Act (ARRA) requirements as set forth by HUD.

Update: GDPM received \$8,888,226 ARRA funding for implementation in the rehabilitation of dwelling structures, elevator replacement, site work, convert/change 7 units to UFAS units, and installation of security cameras. The grant will be completed in 2012.

39) GDPM staff is working to increase the Authority's number of residential units available to individuals who are mobility, visually, and/or hearing impaired.

Update: GDPM signed into a Voluntary Compliance Agreement on August 18, 2010 with HUD to provide 138 fully accessible units and 55 visually/hearing impaired units by August of 2017. To date, GDPM has completed 87 of the 138 fully accessible units and 20 of the 55 visually/hearing impaired units.

40) To meet the requirements of fully accessible under Section 504 of the Rehabilitation Act 1973 (effective July 11, 1988), the Authority will be reducing the bedroom size of units as part of the rehabilitation of the units to meet UFAS. Bedroom conversion will be approved by the Cleveland Field Office.

Update: GDPM will be requesting from the Cleveland Field Office the approval of several unit conversion requests. The requests will be made to allow the authority to modernize units in an effort to move into compliance with the units existing bedroom count during modernization of a unit that includes adding accessibility features. The sites that are contemplating for unit conversion and the number of units to be converted are as follows:

Riverview Terrace (6)	Cityview - Completed (5)	Pompano Circle - Under Construction (3)
Lori Sue - Completed (1)	Malden/Hollencamp - Completed (3)	

The units addressed have not yet been identified. The units will be identified as a part of the design phase for the project.

41) The 5 year plan set forth the goal of implementing the VAWA. GDPM has implemented the provision of VAWA and has made an effort to provide preference to victims of domestic violence in admissions and retention. Furthermore, GDPM is posting contact information about community resources that are designed to assist victims of domestic violence.

Update: GDPM continues to implement VAWA and is a preference in our admissions. GDPM posts and has available a listing of services relating to Domestic Violence to assist our clients.

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 – Continued

42) Apply for LIHTC with CountyCorp and Oberer Development to develop Dayton View Commons II.

Update: The tax credit was awarded in 2010 to construct 32 lease purchased homes. Construction started in January 2012.

43) Provide ongoing training and resources to ensure compliance with the Authority's Integrated Contingency Plan (ICP) and related safety initiatives.

Update: GDPM provided all required training per the Integrated Contingency Plan and related safety incentives.

44) Achieve at least 25 percent participation in areas of contracting to MBE and WBE organizations.

Update: GDPM submitted its HUD 2516-A, HA Contracts and MBE activity in September 2011 for the reporting period October 1 – September 30 for the FY2011 reporting period. The total minority participation is as follows:

July 1, 2011 – June 30, 2012

Construction Services Goal (25%)

24 % - 1st Quarter and 25% - 2nd Quarter

Professional Services Goal (15%)

26% - 1st Quarter and N/A – 2nd Quarter

45) Develop a plan to implement the Section 3 Plan required by HUD.

Update: GDPM has a working Section 3 plan and is in compliance.

46) Implement the Diversity and Inclusion Plan

Update: In April 2010, GDPM made revisions to its Diversity and Inclusion Plan and full implementation of this plan will start FY2012.

47) Submit an updated Designated Housing Plan to HUD to designate Madrid Estates, Wilmington Hi-Rise, Park Manor, Hall-Meridian, Grand Senior Living and The Metropolitan as senior sites.

Update: Designated Housing Plan was approved by HUD in 2010.

48) Position the agency to convert to paperless system systems.

Update: Greater Dayton Premier Management completed solicitation for the Agency Paperless Services to vendors in August 2011 to provide services in the following areas:

- a. **Agency Paperless – The intent of a paperless environment will be costs savings to the agency in the way of lowering the expense of buying paper, eliminating external paper storage fees, reducing the cost for ink and reducing the cost of office supplies.**
- b. **GDPM Website – Website to provide GDPM applicant/clients access to apply for housing or complete required recertification paperwork without physically coming into the office. The intent is to improve GDPM customer service and reduce the clients waiting and/or missing scheduled appointments. In addition the website design will decrease the volume of staff time.**
- c. **Automated Phone Line for Waitlist Eligibility – The automated waitlist line will provide GDPM applicant with the status of their application and any updates. The intent to improve GDPM customer service and decrease the volume of phone calls for staff by having an automated feature to answer general waitlist questions.**
- d. **Software for Real Estate Investment and Development department which administers the Capital Fund. This will enable the department to be more effective and efficient with all the monitoring and interaction with internal and external customers. (Includes: Document management, contract management, workflow management, project schedule backup and archive, software training)**
- e. **Automated Work Order System – This process will eliminate all paper work orders and allow maintenance staff to receive work orders automatically through a smart phone device. The maintenance staff will receive work orders as soon as they are called in from the clients or entered by site staff and will have tenants sign once work order has been completed and immediately close work order. This will reduce the costs of supplies, and the employees' time.**

(b) 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 – Continued

b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

Definition: Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Housing Commissioners.

Changes to the following will be considered substantial deviation or significant modification from the present Plan and will entail GDPM revising the plan through the standard public process:

- GDPM Mission Statement;
- Elective changes to rent;
- Admissions or Tenant Selection Policies;
- Additions or activities or revision to the demolition, disposition, designation, homeownership or conversion activities listed in the Plan.

Changes made to comply with new or revised HUD rules will not be considered substantial deviation or modification. Revisions made to work items and activities contained in the Annual Plan due to loss of subsidy or Capital Fund reductions will not be considered substantial deviation or significant modification from the present Plan.

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

N/A

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.

- (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.

Resident Advisory Board (RAB)

The Resident Advisory Board met on March 29, 2012 to discuss GDPM's Five Year/Annual Plan.

GDPM attendees:

Al Prude, Vice President of Operations
Wylie Boddie, Senior Manager of Asset Management
Jeff Rieck, Senior Manager of Real Estate Investment and Development
Ed Hirshouer, Chief Financial Officer
Stephen Landis, Planning and Development
Elaine Letton, Senior Manager of Housing Choice Voucher Program
Mary A. Kosik, Senior Administrator
LaVisa Lee, FSS Coordinator (Previous resident of Asset Management)

The Resident Advisory Board consists of and were all in attendance:

Greta Banks
Evelyn Tullock
Elaine Carter
Lola Smith

- Greater Dayton Premier Management staff introduced themselves and the meeting began at 8:40. (Ms. Banks and Ms. Tullock arrived at 9:00).
- Mr. Prude reviewed the Goals of GDPM and also provided an update to the existing goals.
- Mr. Landis reviewed the Capital Fund including any future demolition or disposition for our community sites. Also Mr. Landis reviewed the 2012 budget and the work items included within that budget.
- Mrs. Letton reviewed the Housing Choice Voucher program's waiting list and asked if there were any questions. Which there were no questions
- The following questions were asked by the Resident Advisory Board but mostly were related to their own building and issues they were currently having.
- Ms. Lola Smith asked about the RVPP. They would like in their building. Mr. Boddie explained they will be working this year to gather resident's interests and developing a policy and procedures for the RVPP. Also there will be training so everyone is on the same page regarding what they are allowed to do and what they cannot do.
- Ms. Smith wants new carpet for the laundry room on the fourth floor. Mr. Boddie stated that he would go and look at the issue.
- Ms. Carter asked what we consider emergencies or non emergencies as regards to work orders. Mr. Boddie stated that we have recognized emergencies that we have distributed in the past to our clients but will send out again.
- Ms. Tullock stated there were no lights outside their building. Mr. Boddie stated that they are aware of this issue and staff is working on correcting this problem.
- Ms. Banks stated that she felt that plan was very good and put together very nicely.

There were no other questions regarding the Five Year/Annual Plan.

- (g) Challenged Elements
- (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)

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Asset Management (PH) and Housing Choice Voucher Program units (HCV).

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

Asset Management and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support Asset Management or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for Asset Management and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the Asset Management agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to Asset Management projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only Asset Management).
8. **Safety and Crime Prevention.** For Asset Management only, describe the PHA's plan for safety and crime prevention to ensure the safety of the Asset Management residents. The statement must include: (i) A description of the need for measures to ensure the safety of Asset Management residents; (ii) A description of any crime

prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in Asset Management.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the Asset Management inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a Asset Management agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and
 - 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to Asset Management projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

- (c) **Conversion of Asset Management.** With respect to Asset Management owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the Asset Management agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling

basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

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

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

PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

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

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.