

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

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# PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007  
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHAName:** Dayton Metropolitan Housing Authority

**PHANumber:** OH005

**PHAFiscalYearBeginning:(07/2001)**

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2003 -2007**  
[24CFRPart903.5]

**A.Mission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
The mission of DMHA is to provide decent, safe, and affordable housing; to foster among the residents we serve, self -sufficiency, economic independence, upward mobility, and a sense of participation in the economic and political system.

**B.Goals**

1. Improve the efficiency and effectiveness of our public housing program in order to move from a standard performer to a high performer (90%+) under the Public Housing Assessment System (PHAS) by June 30, 2005.
  - 1.a. Continue a program of physical inspections of all sites, using the new HUD physical inspection protocol, a minimum of 180 days prior to REAC inspections, giving special attention to any failing item which resulted in a significant point deduction from the previous year's inspections.
  - 1.b. Lower the percentage of rents uncollected to less than 4% by the end of FY03, and to less than 2% by the end of FY04.
  - 1.c. Maintain the number of emergency service request completed within 24 hours at 99% or better.
2. Operate the Section 8 programs so as to achieve no less than high performer rating (90%+) under the Section 8 Management Assessment Program (SEMAP).
  - 2.a. Improve the Multifamily Tenant Characteristics System (MTCS) transmission rate to an average of 90% each month by the end of FY03, and maintain that percentage throughout the 5 -year plan.
  - 2.b. Continue the improvements to the rent reasonableness database made in fiscal years 01 and 02.

3. Successfully implement the Old Dayton View Hope VI Project for Edgewood Court and Metro Gardens and complete it no later than the end of FY05.
  - 3.a. Complete the following portion of the HUD approved Revitalization Plan during FY03:
    - ◆ Relocate all residents from Metro Gardens.
    - ◆ Complete the demolition and ground remediation at Edgewood Courts, Metro Gardens and Metro Annex.
    - ◆ Transfer land lease/ownership to tax credit partnership, and complete mixed finance closings for both 30 unit elderly and 50 unit family projects.
    - ◆ Acquisition strategy for 100 home ownership units approved and implemented by city of Dayton.
    - ◆ Area wide neighborhood urban design zoning plan approved by City of Dayton.
    - ◆ Construction start for both the 30 unit elderly project and 50 unit family project.
    - ◆ Initial sales and construction start for 100 home ownership properties.
    - ◆ HUD and DMHA Board approval of Family Life Ownership properties.
    - ◆ Neighborhood community reinvestment area (CRA) designation approved by City of Dayton.
    - ◆ Secure HUD approval for county public housing rental development plan.
  
4. Improve our public housing occupancy rate and eliminate our long-term vacancy problem by demolishing at least 550 units by June 30, 2005.
  - 4.a. In order to reduce the density of Arlington Court and to eliminate so many long-term vacancies at that location, apply for a HOPE VI demolition – only grant in the 2002 round in order to pay for the selective demolition of 114 units (demolition approval already received).
  - 4.b. In order to reduce the density of DeSoto Bass Courts and eliminate so many long-term vacancies at that location, demolish 128 units (approval and funding received) during FY03 and FY04.

- 4.c. In order to reduce the density of Dunbar Manor and to eliminate so many long term vacancies at that location, demolish 30 units (approval and funding received) during FY03 and FY04. -
- 4.d. In order to reduce the density of Parkside Homes, and eliminate so many long term vacancies at that location, demolish 154 units (approval and funding received) during FY03 and FY04. -
5. In order to keep our occupancy rate strong, in conjunction with the above demolition, comprehensively modernize and revitalize our older community sites to ensure their long-term viability.
- 5.a. Complete the site by site analysis of each individual housing project, during FY03, in order to determine its future viability and to size the agency's portfolio to match the future funding limitations of a significantly smaller public housing program.
- 5.b. Rightsize the agency, during FY03, to match the large growth of the Section 8 Programs and the corresponding loss of a significant portion of the public housing inventory.
- 5.c. Explore various avenues of leveraging available capital funds, either through borrowing, a bond issue, or through conversion of public housing to project based subsidy.
- 5.d. Modernize the various community sites in the order as outlined in the 5 year modernization plan, included as part of this overall Agency Plan.
6. Provide high quality and effective services to our resident population through a contract with Sankofa Corp, a 501(c)(3) nonprofit corporation established by DMHA for such purpose, in order to assist them in attaining self-sufficiency and to create homeownership opportunities.
- 6.a. Facilitate self-sufficiency through coordinated case management for 1,000 residents per year.
- 6.b. Assist 500 residents per year in obtaining employment offers in non-subsidized jobs providing benefits and paying at least \$6.75/hr.
- 6.c. Coordinate job skill training for at least 500 residents per year.
- 6.d. Prepare 100 residents for transitional housing and homeownership.
- 6.e. Create new homeownership opportunities for 20 families utilizing conversions of existing public housing units to section 5(h) homeownership units, or by development of new units through non-traditional/mixed-finance resources.

6.f. Sell 10 homes to participants in our lease/purchase programs.

6.g. Create 5 transitional housing opportunities for participants in the Family Self-Sufficiency Program through conversion of public housing units.

7. Seek to reach an agreement with the Red Cross, during FY03, to relocate the emergency housing program from Parkside Homes to Dunbar Manor. If such an agreement is reached, proceed with any further demolition/disposition/rehabilitation within Dunbar Manor that the agreement would require and seek to obtain any necessary HUD approvals, including the approval to transfer the subsidy of an equal number of units in Dunbar Manor to the deprogrammed units in Parkside Homes that currently house the emergency housing program.
8. Complete the sale, in FY03, of 12 units on Irving Ave. to the University of Dayton, pending HUD approval and the successful resolution of the outstanding project debt issue.

**AnnualPHAPlan**  
**PHAFiscalYear2002**  
 [24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

Providea briefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

-N/A

**iii. AnnualPlanTableofContents**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments availableforpublicinspection .

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration
- FY2001 Capital Fund Program Annual Statement( **oh005b01**)
- Most recent board -approved operating budget (Required Attachment for PHA s that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY2001 Capital Fund Program 5 Year Action Plan( **oh005c01**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)( **oh005k01**)
- Other (List below, providing each attachment name)

1. Progress on Five Year Goals( **oh005a01**)
2. Section 8 Project -Based Voucher Plan( **oh005d01**)
3. Section 8 Homeownership Program( **oh005e01**)
4. Deconcentration and Income Mixing( **oh005f01**)
5. Voluntary Conversion Assessment Status( **oh00g01**)
6. Pet Policy( **oh005h01**)
7. Resident Board Member Status( **oh005i01**)
8. Resident Advisory Board Members( **oh005j01**)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident Assessment Subsystem Follow -Up Plan	PHAs

## 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	17,350	2	1	3	2	4	5
Income > 30% but ≤ 50% of AMI	10,950	2	1	3	2	4	5
Income > 50% but < 80% of AMI	14,070	2	1	3	2	4	5
Elderly	4,080	2	1	5	2	4	5
Families with Disabilities	5,190	2	1	5	4	4	5
Race/Ethnicity White	19,920	2	1	3	2	4	5
Race/Ethnicity Black	15,170	2	1	3	2	4	5
Race/Ethnicity Asian	250	2	1	3	2	4	5
Race/Ethnicity Other	220	2	1	3	2	4	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000

- U.S.Censusdata:theComprehensive HousingAffordabilityStrategy(“CHAS”) dataset
- AmericanHousingSurveydata  
Indicateyear:
- Otherhousingmarketstudy  
Indicateyear:
- Othersources:(listandindicateyearofinformation)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-widewaiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	559		895
Extremely low income <= 30% AMI	503	90.0%	
Very low income (> 30% but <= 50% AMI)	49	8.8%	
Low income (> 50% but < 80% AMI)	7	1.3%	
Families with children	271	48.5%	
Elderly families	0	0%	
Families with Disabilities	128	22.9%	
Race/ethnicity W	193	34.5%	
Race/ethnicity B	348	62.3%	
Race/ethnicity NAM/AL	5	0.9%	
Race/ethnicity Other	13	2.3%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	274	49.0%	297
2BR	182	32.6%	343
3BR	89	15.9	209
4BR	10	1.8%	40
5BR	3	0.5%	5
5+BR	1	0.2%	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5064		771
Extremely low income <= 30% AMI	4363	86.2%	
Very low income (>30% but <=50% AMI)	550	10.9%	
Low income (>50% but <80% AMI)	55	1.1%	
Families with children	3065	60.5%	
Elderly families	18	0.4%	
Families with Disabilities	1020	20.1%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity W	1124	22.2%	
Race/ethnicity B	3732	73.7%	
Race/ethnicity NAM/AL	13	0.3%	
Race/ethnicity Other	195	3.9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	106	2.1%	77
2BR	1742	34.4%	233
3BR	1847	36.5%	308
4BR	1120	22.1%	115
5BR	222	4.4%	27
5+BR	27	0.5%	11
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing 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 **INTHE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

##### **Need: Shortage of affordable housing for all eligible populations**

##### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan and development processes to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy1: Targetavailableassistancetotheelderly:**

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtothee lderly,shouldtheybecome available
- Other:(listbelow)  
Continuetomarkettoelderly

**Need:SpecificFamilyTypes:FamilieswithDisabilities**

**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapp ly

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities,should theybecomeavailable
- Affirmativelymarkettoalnon -profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

**Need:SpecificFamily Types:Racesorethnicitieswithdisproportionatehousing needs**

**Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- Affirmativelymarkettoraces/et hnicitiesshowntohavedisproportionatehousing needs
- Other:(listbelow)

**Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing**

Selectallthatapply

- Counsektion8tenantsastolocationofunitso utsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)

**OtherHousingN eeds&Strategies:(listneedsandstrategiesbelow)**

**(2)ReasonsforSelectingStrategies**



Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24C FR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate their use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>FinancialResources: PlannedSourcesandUse s</b>		
<b>Sources</b>	<b>Planned\$</b>	<b>PlannedUses</b>
<b>1. FederalGrants(FY2000grants)</b>		
a) PublicHousingOperatingFund	8,000,000	
b) PublicHousingCapitalFund	6,910,000	
c) HOPEVIRevitalization	18,000,000	
d) HOPEVIDemolition	108,187	
e) AnnualContributionsforSection 8 Tenant-BasedAssistance	16,000,000	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	1,031,116	
g) ResidentOpportunityandSelf - SufficiencyGrants	193,808	
h) CommunityDevelopmentBlockGrant		
i) HOME		
OtherFederal Grants(listbelow)		
Sec8ContractAdmin	815,000	PHSuppSrvs
<b>2.PriorYearFederalGrants(unobligated fundsonly)(listbelow)</b>		
HOPEVIRevitalization	16,000,000	CapitalImprovement
PolicyResearchandDevelopment	1,454,842	PHSupp Srvs
ResidentOpportunityandSelfSufficiency	95,715	PHSuppSrvs
ResidentOpportunityandSelfSufficiency	150,000	PHSuppSrvs
ResidentOpportunityandSelfSufficiency	500,000	PHSuppSrvs
ComprehensiveGrantProgram	3,000,000	CapitalImprovement
<b>3.PublicHousingDwellingRental Income</b>	4,600,000	PHOperations
<b>4.Otherincome (listbelow)</b>		
Interest -Operating	100,000	PHOperations
Interest -Section8	15,000	Section8Program
<b>4.Non -federalsources (listbelow)</b>		
MontgomeryCo.HumanServices	250,000	PHSuppSrvs
OHDept.ofDevelopment	37,500	PHSuppSrvs
AffordableHousingFund	169,374	PHCap Improvement
TotalSources	77,430,542	

### **3.PHAPoliciesGoverningEligibility,Selection, andAdmissions**

## **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

### **(1)Eligibility**

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing? (selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(within30days)
- Other:(descri be)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug -relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c.  Yes  No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d.  Yes  No:DoesthePHArequ estcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e.  Yes  No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

### **(2)WaitingListOrganization**

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglistsNoneyet,butweareplanningforournewHOPEVI sites tobethisway(thoughtheywouldnotcomeonlineduringthisPlanyear).
- Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontop ublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)225W.FirstStreet  
9ManagementOffices,JobCenter,andSeniorCenter

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Incometargeting:

- Yes  No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan40%ofallnewadmissionstopublichousing tofamiliesatorbelow30%ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(list below)

- Emergencies
- Overhoused(mingledwithnewadmissionsifne cessarytomaximize occupancy)
- Underhoused(mingledwithnewadmissionsifnecessarytomaximize occupancy)
- Medicaljustification
- AdministrativereasonseterminedbythePHA(e.g.,topermitmodernizat ion work)
- Residentchoice:(statecircumstancesbelow)
- Other:(listbelow)

c. Preferences

1.  Yes  No: HasthePHAestablishedpreferencesforadmissiontopublic housing(othertan dateandtimeofapplication)?(If“no”is selected,skiptosubsection **(5)Occupancy** )
2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentsholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributomeetingincome goals(broadrangeofincomes)
- Householdsthatcontributomeetingincomerequirements(targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4. Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- 2  Working families and those unable to work because of age or disability
- Veterans and veterans' families (ranking within each preference)
- Residents who live and/or work in the jurisdiction
- 2  Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease

- ThePHA'sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list)

b. How often must residents notify the PHA of changes in family composition?  
(select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing ( See oh005f01 )**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and development targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other(list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

Criminal or drug -related activity only to the extent required by law or regulation

Criminal and drug -related activity, more extensively than required by law or regulation

More general screening than criminal and drug -related activity (list factors below)

Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug -related activity



Other(describ below)

**(2)WaitingListOrganization**

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged?(select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)  
County Home Program

b. Where may interested persons apply for admission to section 8 tenant -based assistance?(select all that apply)

- PHA main administrative office
- Other (list below)  
225 W. First Street

**(3)Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Medical; >4 bdrms; documented unsuccessful searches; reasonable accommodations.

**(4)Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance?(other than date and time of application)(if no, skip to subcomponent **(5)Special purpose section 8 assistance programs** )

2. Which of the following admission preferences does the PHA plan to employ in the coming year?(select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is >50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Elderly; Disabled/Handicap; All remaining who are not receiving rental assistance.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

5 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families (ranking within each preference)
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - 2 Elderly
  - 3 Handicap/Disabled
  - 4 All remaining families not receiving rental assistance

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) N/A

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- Through published notices in all forms of media
- Other (list below) Utilize current waiting list for those eligible.

## **4.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component  
4A.

#### **(1)IncomeBasedRentPolicies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: ( select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare re rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimumr ent hardship exemption policies?

3. If yes to question 2, list these policies below :  
N/A

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or per ce n tage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: N/A

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plant to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:  
The only optional lower rents apply only to the Jobs Plus site (DeSoto Bass) per that program's guidelines.
- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)  
85% of operating costs applied to older family sites and 100% of operating costs applied to elderly and newer family sites.

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 25%
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## (2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)  
Greater Dayton Apartment Association Study

## **B. Section 8 Tenant -Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to**

the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### **(1) Payment Standards**

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) N/A

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)  
Also have area exception rents (HUD approved) at 120%

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

### **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

b.  Yes  No : Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Executive Director, Roland L. Turpin, reports to a five (5) person Board of Housing Commissioners. His direct reports include administrative services, Edre-1 (a non-profit homeownership/development corporation), Sankofa (a non-profit residents services corporation), and housing operations. The division director of housing operations, Thomas R. Denardo (who is also general counsel), has the remaining departments as direct reports: human resources, organizational advancement, MIS, financial management, contracts and general services, housing and economic opportunities (which includes occupancy, section 8 and grantsmanship), housing management services (which includes site management, maintenance and security services), planning and development (which includes modernization), and central maintenance.

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	3391	900
Section 8 Vouchers	2557	771



Section 8 Mod Rehab	40	
Special Purpose Section 8 Certificates/Vouchers (list individually)	PBC22 FUP150 Mainstream175	
Public Housing Drug Elimination Program (PHDEP)	3391	
Other Federal Programs (list individually)		
Jobs Plus	510	
EDSS	510	

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

ACOP, PH Lease, Maintenance Plan, Procurement Policy, Fleet Operations Policy, Homeownership Plan, New Visions Homeownership Plan, Investment Policy, Petty Cash Policy, Financial Reporting Policy, Fixed Assets Capitalization Policy, Check Distribution Policy, Personnel Policy, Collective Bargaining Agreement, EEO Policy

(2) Section 8 Management: (list below)

Admin Policy

**6. PHA Grievance Procedures**

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants stop public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant -Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)  
225 W. First Street

**7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **oh005b01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a.  Yes  No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment **oh005c01**

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)**

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: Old Dayton View
2. Development (project) number: OH10URD005199
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?  
If yes, list developments or activities below: Old Dayton View

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

### **8. Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

#### 2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Edgewood Courts 1b. Development (project) number: OH10P00504
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" 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: 19/03/01
5. Number of units affected: 138
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:

a. Projected start date of activity: 19/03/01  
 b. Projected end date of activity: Redevelopment complete 30/06/04

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Metro Gardens 1b. Development (project) number: OH10P005007C
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: (09/02/01)
5. Number of units affected: 51
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: 15/03/02 b. Projected end date of activity: 30/04/03

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Metro Gardens 1b. Development (project) number: OH 10P005007C
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" 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: 19/03/01
5. Number of units affected: 51
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: 19/03/01

b.P rojectedendddateofactivity:Redevelopmentcomplete30/06/04

<b>Demolition/DispositionActivityDescription</b>	
1a.Developmentname:MetroGardensAnnex 1b.Development(project)number:OH10P005011	
2.Activitytype:Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved: (09/02/01)	
5.Numberofunitsaffected:2 4	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Projectestartdateofactivity:15/03/02 b.Projectendddateofactivity:30/04/03	

<b>Demolition/DispositionActivityDescription</b>	
1a.Developmentname:MetroGardensAnnex 1b.Development(project)number:OH10P005011	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved:19/02/01	
5.Numberofunitsaffected:24	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	

a. Projected start date of activity: 19/02/01  
 b. Projected end date of activity: Redevelopment complete 30/06/04

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Arlingt on Courts
1b. Development (project) number:	OH10P005006
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:	10/07/01
5. Number of units affected:	114
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: Dates subject to successful Hope V I Demo - Only application in 2002 round. b. Projected end date of activity: Same as above.

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH10P005001
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:	10/07/01
5. Number of units affected:	154
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	

a. Projected start date of activity: Date subject to ACC execution date  
 b. Projected end date of activity: 18 months from ACC execution.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: DeSoto Bass Courts 1b. Development (project) number: OH10P005002
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: 10/07/01
5. Number of units affected: 84
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: Date subject to ACC execution date b. Projected end date of activity: 18 months from ACC execution date.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: DeSoto Bass Courts 1b. Development (project) number: OH10P005005
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 10/07/01
5. Number of units affected: 44
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: Date subject to ACC execution date b. Projected end date of activity: 18 months from ACC execution date



<b>Demolition/DispositionActivityDescription</b>
1a. Development name: Dunbar Manor 1b. Development (project) number: OH10P005020
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 10/07/01
5. Number of units affected: 30 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: Dates subject to ACC execution date. b. Projected end date of activity: 18 months from ACC execution date.

<b>Demolition/DispositionActivityDescription</b>
1a. Development name: Scattered Sites 1b. Development (project) number: OH10P005013
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 planned for submission: <u>(15/05/02)</u>
5. Number of units affected: 1 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: 30/09/02... subject to approval.

b. Projected end date of activity: 31/12/02... subject to approval

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Scattered Sites	
1b. Development (project) number: OH10P005013	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application planned for submission: (26/11/02)	
5. Number of units affected: 16	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Projected start date of activity: 15/02/03... pending to approval b. Projected end date of activity: 28/06/03... pending to approval	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Scattered Sites	
1b. Development (project) number: OH10P005015	
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 planned for submission: (15/05/02)	
5. Number of units affected: 2	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity:	

a. Projected start date of activity: 30/09/02... pending approval.  
 b. Projected end date of activity: 31/12/02... pending approval

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites 1b. Development (project ) number: OH10P005015
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission: (26/11/02)
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: 15/02/03... pending approval b. Projected end date of activity: 28/06/03... pending approval

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the

U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Park Manor	
1b. Development (project) number: OH10P005007B	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/11/00)</u>	
5. If approved, will this designation constitute a (select one) N/A	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected: 185	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Central Avenue (The Metropolitan)	
1b. Development (project) number: OH10P005016	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/11/00)</u>	

5.If approved, will this designation constitute a (select one) N/A <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
7. Number of units affected: 75 7. Coverage of fact ion (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Grand Avenue	
1b. Development (project) number: OH10P005026	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/11/00)</u>	
5. If approved, will this designation constitute a (select one) N/A	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
8. Number of units affected: 95	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Hallmark -Meridian	
1b. Development (project) number: OH10P005014	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(02/11/00)</u>	
5. If approved, will this designation constitute a (select one) N/A	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
9. Number of units affected: 75	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Old Dayton View Hope VI Elderly	
1b. Development (project) number: not assigned yet	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input checked="" type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation planned for submission:	
5. If approved, will this designation constitute a (select one) N/A	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?	
10. Number of units affected: 30	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

## **10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked , proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

*See Attachment h005g01*

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24CFR Part 903.79(k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.



1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: Burkhardt & Cosler	
1b. Development (project) number: OH10P005025	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected: 1	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Little Richmond Rd. 1b. Development (project) number: OH10P005029
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (16/11/01)
6. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Scattered Sites 1b. Development (project) number: OH10P005033
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)
7. Number of units affected: 2 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	Encore Homes/Pro Homes
1b. Development (project) number:	None assigned (Converted Turn key III Units)
2. Federal Program authority:	<input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(29/02/1996) &amp; Modification approved 28/10/1997</u>
8. Number of units affected:	12
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	Hope VI County Homeownership Program
1b. Development (project) number:	None assigned
2. Federal Program authority:	<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(16/11/01)</u>
9. Number of units affected:	30 Scattered Sites
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: New Visions of Homeownership 1b. Development (project) number: None
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/06/1996)
10. Number of units affected: 9 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: New Visions II Homeownership Program 1b. Development (project) number: None
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/06/1998)
11. Number of units affected: 11 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes  No : Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26- 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA -established eligibility criteria

- Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below

See Attachment# oh005e01

## 12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

-Agreement negotiated and currently pending before the Commission for approval.

If yes, what was the date that agreement was signed? 13/04/00

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration programs
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH A main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Narcotics/Alcoholic Anonymous	25	First Come, First Serve	Sankofa Corp	Public Housing
Life Skills (Housekeeping Classes)	5	First Come, First Serve	DMHA	Public Housing
DMHA Community Choir	40	First Come, First Serve	DMHA	Public Housing
Crafts For Seniors	12	Specific Criteria	DMHA	Public Housing
Job Shadowing Program	7	Specific Criteria	DMHA	Public Housing
Tutoring Program	76	First Come, First Serve	DMHA	Public Housing
Job Plus	90	Specific Criteria	Sankofa Corp	Public Housing
Truancy Program	15	DPS Referrals	Sankofa Health Advocate	Public Housing
Management Referral System	11	DMHA Mgt. Referrals	Sankofa Case Managers	Public Housing
Senior Monthly Activity	75	First Come, First Serve	Sankofa Senior Coordinator	Public Housing
Substance Abuse Assistance	62	First Come, First Serve	Sankofa Corp.	Public Housing
Camp Fire Boys & Girls Program	80	First Come, First Serve	Camp Fire Boys & Girls	Public Housing
Multi-Computer Lab	30	First Come, First Serve	Sankofa Corp.	Public Housing
Pre-Admission	30	Random	Development Office	Public Housing
Women's Encouragement Group	15	None	Various Community	Both
Get Ahead Loan	64	Specific Criteria	Sankofa Corp.	Both
Transitional Housing Program	68	Specific Criteria	Sankofa Corp.	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/02/01)
Public Housing	0	98
Section 8	65	65

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address

the steps the PHA plan to take to achieve at least the minimum program size?  
 If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti



- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below )

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan

- Police provide crime data to housing authority staff for analysis and action
  - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
  - Police regularly testify in and otherwise support eviction cases
  - Police regularly meet with the PHA management and residents
  - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment **oh005d01**)

**14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

Included as attachment oh005g01.

**15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16.Fiscal Audit**

[24CFRPart903.79(p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? N/A  
If yes, how many unresolved findings remain? \_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? N/A  
If not, when are they due (state below)?

## **17.PHA Asset Management**

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)  
 Not applicable  
 Private management  
 Development-based accounting  
 Comprehensive stock assessment  
 Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18.Other Information**

**A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment **oh005k01**
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

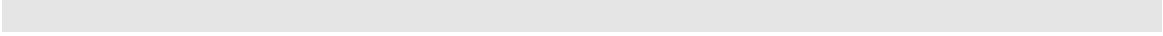
## **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

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 Commissioners.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.





## **SECTION 8 PROJECT BASED VOUCHERS**

The Dayton Metropolitan Housing Authority (DMHA) is planning to implement a Project Based Voucher Program during its fiscal year 2002. The size of the program will not exceed 20% of the Housing Choice Voucher Program within DMHA's jurisdiction. DMHA will exercise this option with the goal of supporting affordable housing units available to very low and extremely low income families that: 1) meet HUD's deconcentration criteria, and 2) will encourage property owners to convert existing housing units, construct new housing units, or upgrade existing rental housing units, consequently increasing the number of housing units available to very low and extremely low income families.

The total number of project based vouchers will not exceed 20% of the baseline number of DMHA's Housing Choice Voucher Program. DMHA will not allocate vouchers currently issued or under contract for this purpose. DMHA anticipates implementing this program with approximately 300 vouchers.

The general locations for project based subsidies will be consistent with HUD's directive to award them in eligible census tracts with poverty rates of less than 20%. This will be determined from the year 2000 census data, unless specific exceptions are identified that would require HUD approval and will result in a reasonable choice of buildings or projects to be provided project based subsidies when DMHA solicits applications.

DMHA believes that project based subsidies are needed in Montgomery County to increase the opportunities for affordable rental units made available to Section 8 participants in low poverty census tracts. The new provisions of the project based voucher program make it more feasible to expand assisted housing into "Opportunity Areas" for our tenants and assure their availability for a period of up to 10 years.

Project based voucher assistance provided by DMHA would be consistent with new HUD regulations which include some of the following provisions: project based assistance may now be used for existing housing units in addition to newly constructed or rehabilitated housing units; project based assistance is now capped at 25% of the dwelling units in any one building, with exceptions for single family properties and dwelling units specifically for the elderly families and disabled families receiving supportive services. Project based assistance may now be provided for a term of up to 10 years, subject to the future availability of appropriated funds; and other administrative issues concerning rents, tenant selection, family choice to move, vacant units, unit inspection and housing quality standards. DMHA will establish policies for public advertisement and competitive selection of the housing units to be subsidized with project based vouchers.

**CAPITAL FUND PROGRAM TABLES - CGP707**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CGP707</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>1998</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	0	734,292.00	734,292.00	734,292.00
3	1408 Management Improvements Soft Costs	1,468,585	782,034.93	782,034.93	782,034.93
	Management Improvements Hard Costs				
4	1410 Administration	514,005	501,931.63	501,931.63	501,931.63
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	518,812	501,167.34	501,167.34	501,167.34
8	1440 Site Acquisition				
9	1450 Site Improvement	545,000	20,544.21	20,544.21	20,544.21
10	1460 Dwelling Structures	3,178,486	4,557,383.28	4,557,383.28	4,557,383.28
11	1465.1 Dwelling Equipment — Nonexpendable	150,000	17,204.00	17,204.00	17,204.00
12	1470 Non Dwelling Structures	0	159,320.37	159,320.37	159,320.37
13	1475 Non Dwelling Equipment	330,603	62,040.31	62,040.31	62,040.31

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<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CGP707</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>1998</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition	0	3,596.43	3,596.43	3,596.43
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	3,409.50	3,409.50	3,409.50
18	1499 Development Activities -24				
19	1502 Contingency	587,433	0	0	0
	Amount of Annual Grant: (sum of lines.....)	<b>7,342,924</b>	<b>7,342,924</b>	<b>7,342,924</b>	<b>7,342,924</b>
	Amount of line XX Related to LBP Activities	70,000	0	0	0
	Amount of line XX Related to Section 504 compliance	352,000			
	Amount of line XX Related to Security -Soft Costs	125,000	180,000	180,000	163,073.87
	Amount of Line XX related to Security -Hard Costs	0	195,258.40	195,258.40	186,671.40
	Amount of line XX Related to Energy Conservation Measures	239,174			
	Collateralization Expenses or Debt Service				

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**Part II: Supporting Pages**

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP707</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	<b>Operating Expenses</b>		1406		0	734,292	734,292	734,292	
PHA-Wide	<b>Resident Management and Security</b>		1408						
	a. Resident Aides and Supervisors				333,950	87,977.05	87,977.05	87,977.05	
	'b/c. Maint./Mgmt. Training Program				200,000	13,215.24	13,215.24	13,215.24	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				754,635	489,022.61	489,022.61	489,022.61	
	e. Computer Software Expansion				25,000	2,110.00	2,110.00	2,110.00	
	f. Marketing Program				30,000	15,443.40	15,443.40	15,443.40	
	g. Security Services				125,000	174,266.63	174,266.63	174,266.63	
	<b>Program Administration</b>								
PHA-Wide	Non-Technical Salaries								

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		327,019	332,664.16	332,664.16	332,664.16	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		72,993	71,891.20	71,891.20	71,891.20	
PHA-Wide	Employee Benefits		1410.9		102,993	97,314.27	97,314.27	97,314.27	
PHA-Wide	Travel Related to CFP/RHF		1410.10		8,000	0	0	0	
PHA-Wide	Sundry Administration		1410.19		3,000	62.00	62.00	62.00	
PHA-Wide	<b>Fees and Costs</b>								
	Architectural and Engineering		1430.1		331,627	468,109.10	468,109.10	468,109.10	
	Planning Consultant		1430.2		25,000	0	0	0	
	Permit Fees		1430.6		80,000	0	0	0	
	Construction Inspection 8. Clerk of the Works 9. Construction Inspector		1430.7		79,685.00	32,589.32	32,589.32	32,589.32	
	Sundry Planning Costs		1430.19		2,500	468.92	468.92	468.92	
	<b>Dwelling Equipment Ranges and Refrigerators</b>		1465.1		150,000	17,204.00	17,204.00	17,204.00	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	<b>Non-Dwelling Equipment</b>								
	1. Office Equipment		1475.1		89,903	442.83	442.83	442.83	
	2. Marketing Equipment		1475.1		5,700	0	0	0	
	3. Telephone System		1475.1		30,000	9,716.92	9,716.92	9,716.92	
	4. Computer Hardware		1475.1		75,000	0	0	0	
	5. Maintenance Equipment		1475.2		80,000	27,086.56	27,086.56	27,086.56	
	6. Vehicle Replacement		1475.7		50,000	24,794.00	24,794.00	24,794.00	
PHA-Wide	Relocation		1495.1		50,000	3,409.50	3,409.50	3,409.50	
PHA-Wide	Contingency		1502		587,433	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-2, DeSoto Bass	Roof replacement (mansard roofs)	1	1460	3 bldg.	\$175,000.00	14,700.00	14,700.00	14,700.00	Work completed; this phase and next
OH5-6 Arlington Ct.	Building signage	2	1460	1	\$0.00	6,264.00	6,264.00	6,264.00	Work completed
OH5-7A Westdale Terr.	Site improvements, fencing	3	1450	100%	\$220,000.00	0.00	0.00	0.00	Moved to future phases
OH5-7A Westdale Terr.	Upgrade fire alarm system	4	1460	1 bldg.	\$0.00	10,056.35	10,056.35	10,056.35	Work completed
OH5-7A Westdale Terr.	Correct HVAC	5	1460	1 bldg.	\$0.00	41,621.00	41,621.00	41,621.00	Work completed
OH5-7B Park Manor	Upgrade fire alarm system	6	1460	1 bldg.	\$0.00	10,056.18	10,056.18	10,056.18	Work completed
OH5-7B Park Manor	Develop central security camera system	7	1460	1 bldg.	\$0.00	4,613.00	4,613.00	4,613.00	Work completed
OH5-8 Cliburn Manor	Comprehensive Modernization – Site Improvements	8	1450	100%	\$300,000.00	0.00	0.00	0.00	Design on hold
OH5-8 Cliburn Manor	Comprehensive Modernization – Dwelling Structure Improvements	9	1460	100%	\$1,200,000.00	0.00	0.00	0.00	Design on hold
OH5-10 Wilkinson Pl.	Interior work in hallways and lobby	10	1460	14 floors	\$170,000.00	0.00	0.00	0.00	Transferred to future phase

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-10 Wilkinson Pl	Upgrade fire alarm system	11	1460	1 bldg.	\$0.00	10,056.35	10,056.35	10,056.35	Work completed	
OH5-10 Wilkinson Pl	Develop central security camera system	12	1460	1	\$0.00	8,445.00	8,445.00	8,445.00	Work completed	
OH5-13G, Bruce	Comprehensive Dwelling Structure Improvements	13	1460	100%	\$0.00	71,342.35	71,342.35	71,342.35	Work completed	
OH5-13D Frederick	Drainage system	14	1460	1 loc	\$0.00	6,534.68	6,534.68	6,534.68	Work completed	
OH5-13F Irving	Repair retaining wall	15	1450	2 sites	0	16,002.21	16,002.21	16,002.21	Work completed	
OH5-13H	Replace exterior storm doors	16	1460	100%	0	5,000.00	5,000.00	5,000.00	Work completed	
OH5-13P Theodore	Exterior and storm doors	17	1460	8	0	3,200.00	3,200.00	3,200.00	Work completed	
OH5-13T Redwood	Exterior and storm doors	18	1460	10	0	3,000.00	3,000.00	3,000.00	Work completed	
OH5-14 Wentworth	Interior work in hallways and lobby	19	1460	100%	150,486.00	0	0	0	Work completed	
OH5-14 Wentworth	Install security camera system	20	1460	1 bldg.	0	15,872.00	15,872.00	15,872.00	Work completed	
OH5-14 Wentworth	Upgrade fire alarm system	21	1460	1 bldg.	0	10,056.35	10,056.35	10,056.35	Work completed	



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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-15A Huffman and Parnell	Replacesiding	22	1460	100%	0	23,247.16	23,247.16	23,247.16	Work completed	
OH5-15B Hickory Hills	Exterior and storm doors: Hickory Hills	23	1460	10	0	3,200.00	3,200.00	3,200.00	Work completed	
OH5-15H, Fitch and Hawthorne	Correct falling porch and gutters: Fitch and Hawthorne	24	1460	2 bldg.	0	30,695.90	30,695.90	30,695.90	Work completed	
OH5-16 Metropolitan	Upgrade fire alarm system	25	1460	1 bldg.	0	10,056.35	10,056.35	10,056.35	Work completed	
OH5-16 Metropolitan	Install security camera system	26	1460	1 bldg.	0	5,586.00	5,586.00	5,586.00	Work completed	
OH5-17 Wilmington	Install security camera system	27	1460	1 bldg.	0	10,460.00	10,460.00	10,460.00	Work completed	
OH5-18F, Scattered Sites	COMPREHENSIVE IMPROVEMENTS	28	1460		0	66,831.00	66,831.00	66,831.00	Work completed	
OH5-18A Revere	Exterior and storm doors	29	1460	8	0	3,000.00	3,000.00	3,000.00	Work completed	
OH5-19 Superba	Exterior and storm doors	30	1460	24	0	12,409.00	12,409.00	12,409.00	Work completed	
OH5-19 Superba	Flooring and kitchen cabinets	31	1460	2	0	11,549.00	11,549.00	11,549.00	Work completed	
OH5-24 Helena	Develop central security camera system	32	1460	1 bldg.	0	6,100.00	6,100.00	6,100.00	Work completed	

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PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP707</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-26 Grand Hi -Rise	Comprehensive Modernization	33	1460	1 bldg.	0	3,429,688.65	3,429,688.65	3,429,688.65	Work completed	
OH5-28 Pompano	Upgrade site to handicap accessible	34	1460	1 bldg.	0	16,122.94	16,122.94	16,122.94	Work completed	
OH5-32A Caliph Court	Replace furnace: Caliph Court	35	1460	36 units	48,000.00	0	0	0	Transferred to future phase	
OH5-40 Madrid	Repair drainage problem	36	1450	1 loc	0	4,542.00	4,542.00	4,542.00	Work completed	
OH5-45, Hallmark Meridian	Modernize passenger elevators	37	1460	2	65,000.00	0	0	0	Work not necessary	
OH5-45, Hallmark Meridian	Develop central security camera system	38	1460	1 bldg.	0	5,586.00	5,586.00	5,586.00	Work completed	
OH5-52, Bellefontaine	Repair drainage problem	39	1450	1 location	25,000.00	0	0	0	Work completed in separate phase	
Central Office	Upgrade fire alarm system	40	1460	1 bldg.	0	10,056.35	10,056.35	10,056.35	Work completed	
Central Office	Develop central security camera system	41	1460	1 bldg.	0	31,308.80	31,308.80	31,308.80	Work completed	
Central Office	Replace HVAC and repair roof	42	1470	1 bldg.	0	159,320.37	159,320.37	159,320.37	Work completed	
225 First St	Upgrade fire alarm system	43	1460	1 bldg.	0	10,056.35	10,056.35	10,056.35	Work completed	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP707</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
225 Fir st St	Develop central security camera system	44	1460	1 bldg.	0	59,433.00	59,433.00	59,433.00	Work completed
PHAWide	Vacancy Reduction Work Order Reduction	45	1460		1,300,000.00	591,179.52	591,179.52	591,179.52	
PHAWide	Lead Based Paint Abatement	46	1460		70,000.00	0	0	0	Transferred to future phase
OH5-13 Mercer	Demolition - City of Dayton Nuisance Abatement program	47	1485	1 bldg.	0.00	3,596.43	3,596.43	3,596.43	Work completed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CGP707</b> Replacement Housing Factor No:				Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/00		7/00	7/01			
OH5-2, DeSoto Bass	7/00		7/00	7/01		5/00	
OH5-6 Arlington Ct.	7/00		7/00	7/01		9/99	
OH5-7A Westdale Terr.	7/00		7/00	7/01		5/01	
OH5-7B Park Manor	7/00		7/00	7/01		5/01	
OH5-8 Cliburn Manor	7/00		7/00	7/01		N/A	
OH5-10 Wilkinson Pl.	7/00		7/00	7/01		5/01	
OH5-13G, Bruce	7/00		7/00	7/01		6/00	
OH5-13D Frederick	7/00		7/00	7/01		11/99	
OH5-13F Irving	7/00		7/00	7/01		7/00	
OH5-13H	7/00		7/00	7/01		11/99	
OH5-13P Theodore	7/00		7/00	7/01		11/99	
OH5-13T							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CGP707</b> Replacement Housing Factor No:			Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Redwood	7/00		7/00	7/01		11/99	
OH5-14 Wentworth	7/00		7/00	7/01		5/01	
OH5-15A Huffman and Parnell	7/00		7/00	7/01		6/00	
OH5-15B Hickory Hills	7/00		7/00	7/01		11/99	
OH5-15H, Fitch and Hawthorne	7/00		7/00	7/01		1/01	
OH5-16 Metropolitan	7/00		7/00	7/01		5/01	
OH5-17 Wilmington	7/00		7/00	7/01		1/01	
OH5-18F, Scattered Sites	7/00		7/00	7/01		2/01	
OH5-18A Revere	7/00		7/00	7/01		11/99	
OH5-19 Superba	7/00		7/00	7/01		2/01	
OH5-24 Helena	7/00		7/00	7/01		4/00	
OH5-26 Grand Hi -Rise	7/00		7/00	7/01		3/01	
OH5-28 Pompano	7/00		7/00	7/01		3/00	
OH5-32A							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CGP707</b> Replacement Housing Factor No:			Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Caliph Court	7/00		7/00	7/01		N/A	
OH5-40 Madrid	7/00		7/00	7/01		5/00	
OH5-45, Hallmark Meridian	7/00		7/00	7/01		4/01	
OH5-52, Bellefontaine Central Office	7/00		7/00	7/01		N/A	
225 First St	7/00		7/00	7/01		6/01	
PHAWide	7/00		7/00	7/01		5/01	
OH5-13 Mercer	7/00		7/00	7/01		6/01	

**CAPITAL FUND PROGRAM TABLES - CGP708**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>1999</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   )						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non -CFP Funds					
2	1406 Operations	0	887,321.00	887,321.00	887,321.00	
3	1408 Management Improvements Soft Costs	1,230,981	456,597.43	456,597.43	456,597.43	
	Management Improvements Hard Costs					
4	1410 Administration	887,322	240,839.96	240,839.96	240,839.96	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	521,698	232,495.49	232,495.49	232,495.49	
8	1440 Site Acquisition					
9	1450 Site Improvement	346,000.00	1,332,340.88	1,332,340.88	1,332,340.88	
10	1460 Dwelling Structures	4,713,253.00	5,422,383.11	5,422,383.11	5,422,383.11	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	63,500	89,382.92	89,382.92	89,382.92	
13	1475 Non dwelling Equipment	375,603	210,813.25	210,813.25	210,813.25	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>1999</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/01   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	1,037.96	1,037.96	1,037.96
18	1499 Development Activities -24				
19	1502 Contingency	709,855	0	0	0
	Amount of Annual Grant: (sum of lines.....)	<b>8,873,212</b>	<b>8,873,212</b>	<b>8,873,212</b>	<b>8,873,212</b>
	Amount of line XX Related to LBP Activities	70,000	0	0	0
	Amount of line XX Related to Section 504 compliance	352,000	0	0	0
	Amount of line XX Related to Security -Soft Costs	125,000	180,000	180,000	163,073.87
	Amount of Line XX related to Security -Hard Costs		195,258.40	195,258.40	186,671.40
	Amount of line XX Related to Energy Conservation Measures	239,174	58,752	58,752	58,752
	Collateralization Expenses or Debt Service				



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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	<b>Operating Expenses</b>		1406		0.00	887,321.00	887,321.00	887,321.00	
PHA-Wide	<b>Resident Management and Security</b>		1408						
	a. Resident Aides and Supervisors				279,000.00	12,660.03	12,660.03	12,660.03	
	'b/c. Maint./Mgmt. Training Program				100,000.00	50,078.08	50,078.08	50,078.08	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				721,981.00	264,312.43	264,312.43	264,312.43	
	e. Computer Software Expansion				25,000.00	24,441.00	24,441.00	24,441.00	
	f. Marketing Program				30,000.00	4,552.89	4,552.89	4,552.89	
	g. Security Services				75,000.00	100,553.00	100,553.00	100,553.00	
	<b>Program Administration</b>								

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		521,322.00	161,241.87	161,241.87	161,241.87	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		170,000.00	23,803.20	23,803.20	23,803.20	
PHA-Wide	Employee Benefits		1410.9		190,000.00	46,017.30	46,017.30	46,017.30	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	5,193.87	\$5,193.87	\$5,193.87	
PHA-Wide	Sundry Administration		1410.19		3,000.00	4,583.72	4,583.72	4,583.72	
PHA-Wide	<b>Fees and Costs</b>								
	Architectural and Engineering		1430.1		400,000.00	235,255.48	235,255.48	235,255.48	
	Planning Consultant		1430.2		24,950.00	0.00	0.00	0.00	
	Permit Fees		1430.6		25,000.00	63.35	63.35	63.35	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00	-3,018.12	-3,018.12	-3,018.12	
	Sundry Planning Costs		1430.19		2,063.00	194.78	194.78	194.78	
	<b>Dwelling Equipment</b>								

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<b>Ranges and Refrigerators</b>		1465.1		0	0	0	0	
PHA-Wide	<b>Non-Dwelling Equipment</b>								
	1. Office Equipment		1475.1		89,903.00	11,473.68	11,473.68	11,473.68	
	2. Marketing Equipment		1475.1		5,700.00	0.00	0.00	0.00	
	3. Telephone System		1475.1		30,000.00	19,562.58	19,562.58	19,562.58	
	4. Computer Hardware		1475.1		75,000.00	49,434.97	49,434.97	49,434.97	
	5. Maintenance Equipment		1475.2		75,000.00	22,452.13	22,452.13	22,452.13	
	6. Community Room Equipment		1475.3		0	1,179.99	1,179.99	1,179.99	
	6. Vehicle Replacement		1475.7		100,000.00	106,709.90	106,709.90	106,709.90	
PHA-Wide	Relocation		1495.1		25,000.00	1,037.96	1,037.96	1,037.96	
PHA-Wide	Contingency		1502		709,855.00	0.00	0.00	0.00	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-1, Parkside Homes	Replace traffic signs	1	1450	100%	3,000.00	0.00	0.00	0.00	Moved to 713	
OH5-1, Parkside Homes	Replace basketball court	2	1450	1	2,000.00	38,167.96	38,167.96	38,167.96	Work completed	
OH5-1, Parkside Homes	Replace gate with cellar doors	3	1460	1	1,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Replace exterior door on the Day Care	4	1470	1	2,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Install A/C for Day Care Center	5	1470	1 bldg	1,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Install new HVAC in Community Room	6	1470	1 bldg	0.00	16,130.00	16,130.00	16,130.00	Work completed	
OH5-2, DeSoto Bass	Replace damaged playground equipment	7	1450	3	20,000.00	70,405.91	70,405.91	70,405.91	Work completed	
OH5-2, DeSoto Bass	Repairs later roofs	8	1460	12	35,000.00	24,983.00	24,983.00	24,983.00	Work completed	
OH5-2, DeSoto Bass		9	1460	100	20,000.00	0.00	0.00	0.00	Work completed with roofs	

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHAN Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
	Cover electric meters and enclosures									
OH5-2, DeSoto Bass	Install CO detectors	10	1460	100%	5,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-2, DeSoto Bass	Replace mansard roofs	11	1460	5	352,753.00	413,156.32	413,156.32	413,156.32	Work completed	
OH5-6, Arlington Ct.	Install playground equipment	12	1450	2	30,000.00	76,288.91	76,288.91	76,288.91	Work completed	
OH5-6, Arlington Ct.	Replace roof, correct gutter deterioration	13	1460	1	3,000.00	0.00	0.00	0.00	Indesign stage	
OH5-6, Arlington Ct.	Install handicapped ramp and bathroom access in office and comm. Center	14	1470	1	5,000.00	0.00	0.00	0.00	Transferred to 713	
OH5-7B, Park Manor	Comprehensive Modernization	15	1460	1 bldg	0.00	\$56,667.38	\$56,667.38	\$56,667.38	Arbitration settlement from comp. Mod	
OH5-7B, Park Manor	Fire Alarm upgrade	19	1460	1 bldg.	0.00	2,366.16	2,366.16	2,366.16	Emergency; Work completed	
OH5-7A, Westdale Terr	Install emergency cord pull system for all elderly residents	16	1460	30	30,000.00	0.00	0.00	0.00	Work omitted to fund overages	
									From	

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PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-7A, Westdale Terr	Landscaping and major site improvements	17	1450	1 site	0.00	544,830.29	544,830.29	544,830.29	previous phase; work completed	
OH5-7A, Westdale Terr	HVAC	18	1460	1 bldg.	0.00	31,277.20	31,277.20	31,277.20	Work completed	
OH5-7A, Westdale Terr	Fire Alarm and Security System upgrade	19	1460	1 bldg.	0.00	3,416.03	3,416.03	3,416.03	Emergency; Work completed	
OH5-8, Cliburn Manor	Replace playground equipment	20	1450	2	25,000.00	42,812.90	42,812.90	42,812.90	Work completed	
OH5-8, Cliburn Manor	Replace trash containment walls	21	1450	2	20,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Repair and replace broken sidewalk	22	1450	200 l.f.	40,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Repair siding, gutters and downspouts	23	1460	4 bldg.	35,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Replace hand railing at steps	24	1460	1 loc	5,000.00	0.00	0.00	0.00	Work in discussion	
OH5-8, Cliburn Manor	Comprehensive Dwelling Structures	25	1460	100%	1,000,000.00	0.00	0.00	0.00	Work in discussion	

**Annual Statement/Performance and Evaluation Report**  
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PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-9, Hilltop Homes	Install playground equipment	26	1450	2	30,000.00	52,799.90	52,799.90	52,799.90	Work completed	
OH5-9, Hilltop Homes	Weatherize interior and exterior doors, front and back	27	1460	30	6,000.00	0.00	0.00	0.00	Insufficient funds – Work omitted to fund overages	
OH5-10 Wilkinson Plaza	Replace HVAC units	28	1460	100	125,000.00	0.00	0.00	0.00	Energy performance contract	
OH5-10 Wilkinson Plaza	Motorized door opening for handicapped egress	29	1460	1	5,000.00	0.00	0.00	0.00	Indesign stage – future phase	
OH5-10 Wilkinson Plaza	Install handicapped accessible door openers	30	1460	28	10,000.00	0.00	0.00	0.00	Indesign stage – future phase	
OH5-10 Wilkinson Plaza	Fire Alarm upgrade	19	1460	1 bldg.	0.00	2,744.20	2,744.20	2,744.20	Emergency; Work completed	
OH5-10 Wilkinson Plaza	Improve interior common areas, including entrance doors and front access system	31	1460	1 floor	0.00	4,900.00	4,900.00	4,900.00	From previous phase, also in future	

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PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									phase	
OH5-12A, Smithville	Install security/safety lighting	32	1450	1 site	2,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-12A, Smithville	Repair and replace sidewalks	33	1450	20%	2,500.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-12B, Rosemont	Install dryervents in utility rooms	34	1470	28	7,500.00	13,800.00	13,800.00	13,800.00	Work completed	
OH5-13A	Replace furnaces	35	1460	3	22,000.00	0.00	0.00	0.00	Energy Performance Contract	
OH5-13E, Gettysburg	Comprehensive Modernization	36	1460	8	0	19,157	19,157	19,157	From future phase, work completed	
OH5-13E, Gettysburg	Replace exterior doors with steel units	37	1460	8	5,000.00	0.00	0.00	0.00	Work completed in Comp. Mod.	
OH5-13T Redwood	Replace front door locks for security and repair intercom system	38	1460	8	5,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-13W									Work	



**Annual Statement/Performance and Evaluation Report**  
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**Part II: Supporting Pages**

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Watervliet	Replace jambs, doors, trim and storm Doors	39	1460	8	5,000.00	0.00	0.00	0.00	omitted to fund overages
OH5-14, Wentworth	Bring community kitchen up to fire code	40	1470	1 kitchen	15,000.00	0.00	0.00	0.00	Transferred to future phase
OH5-14, Wentworth	Improve interior common areas, including entry doors	41	1460	1 floor	0.00	2,366.20	2,366.20	2,366.20	From previous phase
OH5-15A Huffman and Parnell	Repair concrete foundation	42	1460	1 bldg	0	2,160.00	2,160.00	2,160.00	From previous phase, work completed
OH5-15F, Riverview	Provide outside benches	43	1450	12	2,000.00	0.00	0.00	0.00	Work omitted to fund overages
OH5-15F, Riverview	Security screens	44	1460		0.00	9,560.32	9,560.32	9,560.32	Emergency; work completed
OH5-15G, Woodview	Upgrade playground equipment	45	1450	2	20,000.00	42,847.90	42,847.90	42,847.90	Work in progress
OH5-15G, Woodview	Repair roofs	46	1460	6	16,000.00	0.00	0.00	0.00	Transferred to future 2002 phase

**Annual Statement/Performance and Evaluation Report**  
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**Part II: Supporting Pages**

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-15H, Fitch Hawthorne	Comprehensive Dwelling Structures	47	1460	8 units	0.00	266,447.66	266,447.66	266,447.66	Work completed
OH5-16 Metropolitan	Replace roof	49	1460	1	100,000.00	28,871.88	28,871.88	28,871.88	Work completed
OH5-17, Wilmington	Install exit door devices	51	1470	1	0	5,510.56	5,510.56	5,510.56	Work completed
OH5-17, Wilmington	Install ramps for handicapped access	52	1450	1	500.00	0.00	0.00	0.00	Work completed by HA staff
OH5-17, Wilmington	Paint common areas and remove asbestos floor tile	53	1460		0.00	182,929.00	182,929.00	182,929.00	Work in progress
OH5-18F Winters	Comprehensive Modernization	54	1460		0	8,189.00	8,189.00	8,189.00	From previous phase, work completed
OH5-19 Superba	Modernize kitchen and flooring	55	1460	14	40,000.00	56,200.88	56,200.88	56,200.88	Work completed
OH5-20 Dunbar Manor	Remove benches	56	1450	4	2,500.00	0.00	0.00	0.00	See next WI
OH5-20, Dunbar Manor	Install playground surface	57	1450	2	20,000.00	36,791.90	36,791.90	36,791.90	Work Completed
OH5-20, Dunbar Manor	Repair collapsing porches and siding	58	1460	100%	125,000.00	0.00	0.00	0.00	Moved to future phase
OH5-21A Mt. Crest	Install playground equipment	59	1450	3	30,000.00	65,238.91	65,238.91	65,238.91	Work completed

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-21A, Mt. Crest	Install siding on buildings	60	1460	100%	0.00	377,443.00	377,443.00	377,443.00	Work completed	
OH5-21B, Cornell Ridge	Replace playground equipment	61	1450	2	20,000.00	39,999.90	39,999.90	39,999.90	Work completed	
OH5-21B, Cornell Ridge	Upgrade electric meter panels	62	1460	100%	12,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-24, Helena	Vent the laundry room	63	1470	1	2,500.00	0.00	0.00	0.00	Work completed	
OH5-24, Helena	Bring community kitchen under fire code compliance	64	1470	1	30,000.00	0.00	0.00	0.00	Transferred to future phase	
OH5-24, Helena	Replace roof	65	1460	1	0.00	111,415.52	111,415.52	111,415.52	Work transferred from future phase	
OH5-26, Grand	Comprehensive Modernization: Dwelling Structures	66	1460		1,000,000.00	3,086,297.48	3,086,297.48	3,086,297.48	Work completed	
OH5-28, Pompano	Install playground equipment	67	1450	2	20,000.00	25,073.09	25,073.09	25,073.09	Work completed	
OH5-31, Malden	Replace roof: Malden	68	1460	1	5,000.00	0.00	0.00	0.00	Work transferred to future 2002	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									phase	
OH5-32A, Caliph Ct.	Replace unsafe porch awnings	69	1460	6	30,000.00	0.00	0.00	0.00	Transferred into future comp.mod.	
OH5-32A Caliph Ct.	Upgrade sewer system and repair basement floors	70	1460	18	30,000.00	0.00	0.00	0.00	Transferred into future comp.mod	
OH5-32A, Caliph Ct.	Replace playground equipment	71	1450	2	0.00	\$38,484.90	\$38,484.90	\$38,484.90	Work completed	
OH5-35, Channingway	Replace playground equipment	72	1450	2	0.00	\$26,734.90	\$26,734.90	\$26,734.90	Work completed	
OH5-36, Friden	Replace roofs	73	1460	20	80,000.00	0.00	0.00	0.00	Transferred to future 2001 phase	
OH5-40, Madrid	Complete installation of emergency switches	74	1460	100%	5,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-41, Olive Hills	Replace playground equipment	75	1450	2	2,500.00	46,329.90	46,329.90	46,329.90	Work completed	
OH5-41, Olive Hills	Improve safety of electric meters and panels	76	1460	100%	10,000.00	85,873.60	85,873.60	85,873.60	Work Completed	
OH5-44, Indian Trails	Replace playground and basketball equipment	77	1450	2	3,000.00	27,012.90	27,012.90	27,012.90	Work Completed	
OH5-44,									Work	

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Indian Trails	Weatherstrip exterior doors (seal)	78	1460	35	15,000.00	0.00	0.00	0.00	omitted to fund overages
OH5-44, Indian Trails	Replace wood siding on units	79	1460	15	30,000.00	133,189.83	133,189.83	133,189.83	Work completed
OH5-45, Hallmark Meridian	Replace lighting in garage	80	1450	1	4,500.00	0.00	0.00	0.00	Work omitted to fund overages
OH5-45, Hallmark Meridian	Install handicapped railing	81	1450	15ft	1,500.00	0.00	0.00	0.00	Work omitted to fund overages
OH5-47, Winston Woods	Improve unsafe storm drainage	82	1450	1	25,000.00	0.00	0.00	0.00	Work omitted to fund overages
OH5-47, Winston Woods	Replace playground equipment	83	1450	2	0.00	35,969.90	35,969.90	35,969.90	Work completed
OH5-48, Riverside	Install playground equipment	84	1450	2	10,000.00	23,195.90	23,195.90	23,195.90	Work in progress
OH5-48, Riverside	Replace breaker panels and equipment	85	1460	1	20,000.00	0.00	0.00	0.00	Work omitted to fund overages

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CGP708</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-52, Bellefontaine	Correct drainage problem -from previous phase	86	1450	1 loc.	0.00	48,573.00	48,573.00	48,573.00	Work completed	
OH5-53, WolfCreek	Relocated dumpster pads and other exterior work	87	1450	3	10,000.00	0.00	0.00	0.00	In design phase	
OH5-53 WolfCreek	Install barrier to protect vehicles from hitting structures	88	1460	7 units	25,000.00	0.00	0.00	0.00	Work omitted to fund overages	
OH5-53, WolfCreek	Install playground equipment	89	1450	2	0.00	50,781.91	50,781.91	50,781.91	Work completed	
PHAWide	Vacancy Reduction	90	1460		1,500,000.00	508,615.80	508,615.80	508,615.80		
225 W. First	Fire Alarm System Upgrade	91	1460	1 bldg	0.00	1,789.45	1,789.45	1,789.45	Work Completed	
Central Office	Fire Alarm System Upgrade	92	1460	1 bldg	0.00	2,366.20	2,366.20	2,366.20	Work Completed	
Central Office	Replace HVAC and roof	93	1470	1 bldg	0.00	53,942.36	53,942.36	53,942.36	Work completed	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CGP708</b> Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-1, Parkside Homes	7/01		7/00	7/02		6/01	
OH5-2, DeSoto Bass	7/01		7/00	7/02		6/01	
OH5-6, Arlington Ct.	7/01		7/00	7/02		8/01	
OH5-7B, Park Manor	7/01		9/00	7/02		8/01	
OH5-7A, Westdale Terr	7/01		3/01	7/02		6/01	
OH5-8, Cliburn Manor	7/01		7/00	7/02		6/01	
OH5-9, Hilltop Homes	7/01		7/00	7/02		6/01	
OH5-10 Wilkinson Plaza	7/01		7/01	7/02		9/01	
OH5-12A, Smithville	7/01		N/A	7/02		N/A	
OH5-12B, Rosemont	7/01		7/00	7/02		6/01	
OH5-13A	7/01		N/A	7/02		N/A	
OH5-13E, Gettysburg	7/01		5/99	7/02		2/01	
OH5-13T							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CGP708</b> Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Redwood	7/01		N/A	7/02		N/A	
OH5-13W Watervliet	7/01		N/A	7/02		N/A	
OH5-14, Wentworth	7/01		7/01	7/02		8/01	
OH5-15A Huffman and Parnell	7/01		5/01	7/02		7/01	
OH5-15F, Riverview	7/01		N/A	7/02		N/A	
OH5-15G, Woodview	7/01		7/00	7/02		6/01	
OH5-15H, Fitch Hawthorne	7/01		5/00	7/02		8/01	
OH5-16 Metropolitan	7/01		8/00	7/02		8/01	
OH5-17, Wilmington	7/01		9/00	7/02		4/01	
OH5-18F Winters	7/01		5/99	7/02		2/01	
OH5-19 Superba	7/01		3/00	7/02		4/01	
OH5-20 Dunbar Manor	7/01		7/00	7/02		6/01	
OH5-21A							



Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CGP708</b> Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Mt. Crest	7/01		3/00	7/02		8/01	
OH5-21B, Cornell Ridge	7/01		7/00	7/02		6/01	
OH5-24, Helena	7/01		8/00	7/02		3/01	
OH5-26, Grand	7/01		2/00	7/02		9/01	
OH5-28, Pompano	7/01		7/01	7/02		6/01	
OH5-31, Malden	7/01		N/A	7/02		N/A	
OH5-32A, Caliph Ct.	7/01		7/00	7/02		6/01	
OH5-35, Channingway	7/01		7/00	7/02		6/01	
OH5-36, Friden	7/01		N/A	7/02		N/A	
OH5-40, Madrid	7/01		N/A	7/02		N/A	
OH5-41, Olive Hills	7/01		3/01	7/02		8/01	
OH5-44, Indian Trails	7/01		4/01	7/02		8/01	
OH5-45, Hallmark Meridian	7/01		N/A	7/02		N/A	
OH5-47,							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CGP708</b> Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Winston Woods	7/01		7/00	7/02		6/01	
OH5-48, Riverside	7/01		7/00	7/02		6/01	
OH5-52, Bellefontaine	7/01		9/00	7/02		8/01	
OH5-53, WolfCreek	7/01		N/A	7/02		N/A	
PHAWide	7/01			7/02			
225W.First	7/01			7/02		8/01	
CentralOffice	7/01			7/02		8/01	

**CAPITAL FUND PROGRAM TABLES - CFP709**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund and Program Grant No : OH10P00550100[CFP709] Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds					
2	1406 Operations	810,806	810,806.00	810,806.00	810,806.00	
3	1408 Management Improvements Soft Costs	810,000.00	422,541.80	416,599.89	375,073.79	
	Management Improvements Hard Costs					
4	1410 Administration	656,000.00	255,467.04	255,467.04	197,010.32	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	521,698.00	545,446.68	543,383.68	210,963.72	
8	1440 Site Acquisition					
9	1450 Site Improvement	84,500.00	806,342.43	806,342.43	563,047.46	
10	1460 Dwelling Structures	4,119,768.00	4,971,196.96	4,915,168.96	4,101,564.68	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	6,000.00	15,500.00	15,500.00	13,500.00	
13	1475 Non dwelling Equipment	380,500.00	224,878.09	224,878.09	220,756.27	
14	1485 Demolition					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No : OH10P00550100[CFP709] Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no:    )

Performance and Evaluation Report for Period Ending: 12/31/01   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000.00	6,000.00	6,000.00	4,665.80
18	1499 Development Activities -24				
19	1502 Contingency	643,907.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	<b>8,058,179</b>	<b>8,058,179</b>	<b>7,994,146.09</b>	<b>6,497,388.04</b>
	Amount of line XX Related to LBP Activities	114,753	0	0	0
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs	75,000	100,000	100,000	94,061.95
	Amount of Line XX related to Security -Hard Costs	78,500	78,500	0	0
	Amount of line XX Related to Energy Conservation Measures		359,034.48	359,034.48	359,034.48
	Collateralization Expenses or Debt Service				

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	<b>Operating Expenses</b>		1406		810,806.00	810,806.00	810,806.00	810,806.00	
PHA-Wide	<b>Resident Management and Security</b>		1408						
	a. Resident Aides and Supervisors				75,000.00	0.00	0.00	0.00	
	b/c. Maint./Mgmt. Training Program				105,000.00	30,000.00	24,058.09	24,058.09	
	d. Resident Support Services 1. Mgmt. Improvement sCoord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				500,000.00	258,000.00	258,000.00	224,758.19	
	e. Computer Software expansion				25,000.00	32,041.80	32,041.80	30,795.40	
	f. Marketing program				30,000.00	2,500.00	2,500.00	1,400.16	
	g. Security Services				75,000.00	100,000.00	100,000.00	94,061.95	
	<b>Program Administration</b>								
PHA-Wide	Non-Technical Salaries								

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		300,000.00	148,467.04	148,467.04	117,197.03	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		200,000.00	40,000.00	40,000.00	24,248.00	
PHA-Wide	Employee Benefits		1410.9		150,000.00	64,000.00	64,000.00	53,652.65	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	1,000.00	1,000.00	815.17	
PHA-Wide	Sundry Administration		1410.19		3,000.00	2,000.00	2,000.00	1,097.47	
PHA-Wide	<b>Fees and Costs</b>								
	Architectural and Engineering		1430.1		400,000.00	518,048.68	518,048.68	192,306.74	
	Planning Consultant		1430.2		24,950.00	0.00	0.00	0.00	
	Permit Fees		1430.6		25,000.00	335.00	335.00	271.05	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00	25,000.00	25,000.00	18,385.93	
	Sundry Planning Costs		1430.19		2,063.00	2,063.00	0.00	0.00	
PHA-Wide	<b>Non-Dwelling Equipment</b>								
	1. Office Equipment		1475.1		85,000.00	24,699.16	24,699.16	24,477.34	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	2. Marketing Equipment		1475.1		5,500.00	548.00	548.00	548.00	
	3. Telephone System		1475.1		30,000.00	54,926.88	54,926.88	51,026.88	
	4. Computer Hardware		1475.1		75,000.00	87,290.80	87,290.80	87,290.80	
	5. Maintenance Equipment		1475.2		75,000.00	36,598.00	36,598.00	36,598.00	
	6. Vehicle Replacement		1475.7		110,000.00	20,815.25	20,815.25	20,815.25	
PHA-Wide	Relocation		1495.1		25,000.00	6,000.00	6,000.00	4,665.80	
PHA-Wide	Contingency		1502		643,907.00	0.00	0.00	0.00	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-1, Parkside Homes	Install site signage	1	1450	100%	0.00	0.00	0.00	0.00	Transferred from 706
OH5-1, Parkside Homes	Replace and install play areas for children; with CGP708	2	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-2 DeSoto Bass	Replace and install play areas for children; with CGP708	3	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-2 DeSoto Bass	Mansard roof replac.	4	1460	6	399,219.00	538,207.00	538,207.00	388,266.38	Work completed
OH5-2 DeSoto Bass	Slate roof repair	5	1460	11	0.00	176,955.00	176,955.00	176,955.00	Work completed
OH5-4, Edgewood Ct	Remove asbestos	6	1460	100%	0.00	34,485.00	34,485.00	34,485.00	Work completed
OH5-6, Arlington Ct	Replace and install play areas for children; with CGP708	7	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-7A Westdale Terr.	Site Improvements, in conjunction with past Comp. Mod., including landscaping, parking improvements and lighting	8	1450	Entire Site	0.00	497,200.68	497,200.68	325,706.31	Entire site
OH5-7A									Transferred



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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Westdale Terr.	Replace and install safe playgrounds; with CGP708	9	1450	1	0.00	3,882.15	3,882.15	3,882.15	from 708; Work completed	
OH5-7A Westdale Terr.	Install handicap rails	10	1460	1 corridor	15,000.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-7A Westdale Terr.	Upgrade fire alarm system to meet code	11	1460	1 bldg	0.00	1,774.65	1,774.65	1,774.65	Transferred from 708; Work completed	
OH5-7B Park Manor	Correct HVAC, from past Comp. Mod.	12	1460	1 bldg	0.00	2,500.00	2,500.00	2,405.57	Emergency; work completed	
OH5-7B Park Manor	Upgrade fire alarm system to meet code	13	1460	1 bldg	0.00	1,774.62	1,774.62	1,774.62	Transferred from 708; Work completed	
OH5-7B Park Manor	Ventilate kitchen and upgrade HVAC	14	1470	1 bldg	0.00	15,500.00	15,500.00	13,500.00	Emergency; work completed	
OH5-8 Cliburn Manor	Replace and install safe playgrounds; with CGP708	15	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-9 Hilltop Homes	Install security lighting	16	1450	6 loc	31,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-9 Hilltop Homes	Replace and install safe playgrounds; with CGP708	17	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-10 Wilkinson Plaza	Repair roof	18	1460	1 bldg.	30,000.00	0.00	0.00	0.00	Work omitted to cover overages
OH5-10 Wilkinson Plaza	Replace boilers	19	1460	2	125,000.00	0.00	0.00	0.00	Transferred to energy program
OH5-10 Wilkinson Plaza	Corridor, ceiling and wall improvements	20	1460	1 bldg	0.00	0.00	0.00	0.00	Transferred from past phase into CGP711
OH5-10 Wilkinson Plaza	Upgrade fire alarm system to meet code	21	1460	1 bldg	0.00	1,774.65	1,774.65	1,774.65	Transferred from 708; Work completed
OH5-10 Wilkinson Plaza	Interior Renovations, including common areas and office	22	1460	1 bldg	0.00	77,000.00	77,000.00	77,000.00	Transferred from past phases, construction

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									in progress	
OH5-10 Wilkinson Plaza	Upgrade alarm system	23	1460	1 bldg	0.00	11,206.00	11,206.00	0.00	Transferred from past phases, construction in progress	
OH5-12A Smithville	Sidewalk replacement	24	1450		6,000.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-13 Redwood, Frederick	Increase security lighting	25	1450	3 sites	12,500.00	0.00	0.00	0.00	In design	
OH5-13 Scattered Sites	Increase security lighting for garages	26	1450	1 bldg.	6,000.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-14, Wentworth Hi Rise	Install site signage	27	1450	1	0.00	0.00	0.00	0.00	Work omitted to cover overages	
OH5-14, Wentworth Hi Rise	Replace boilers	28	1460	2	190,000.00	279,034.48	279,034.48	279,034.48	Work completed	
OH5-14,									Transferred	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Wentworth Hi Rise	Replace piping throughout building	29	1460	1 bldg.	0.00	0.00	0.00	0.00	to future phase
OH5-14, Wentworth Hi Rise	Corridor, ceiling and wall improvements	30	1460	1 bldg	0.00	81,900.00	81,900.00	51,722.00	Transferred from past phases, construction in progress
OH5-14, Wentworth Hi Rise	Upgrade alarm system to meet Code	31	1460	1 bldg	0.00	1,774.65	1,774.65	1,774.65	Transferred from 708; Work completed
OH5-15A Huffman and Parnell	Repair concrete foundation -final payment of large contract in previous phase	32	1460	1 bldg	0.00	240.00	240.00	240.00	Final payment of past contract
OH5-15F Riverview Terr.	Repair damaged fence/gate	33	1450	1	0.00	0.00	0.00	0.00	Work omitted to cover overages
OH5-15G Woodview	Replace and install safe playgrounds; with CGP708	34	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed
OH5-15G Woodview	Repair flooring	35	1460	100%	50,000.00	0.00	0.00	0.00	In design
OH5-15H									Work

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Fitch and Hawthorne	Comp. Mod.	36	1460	2 bldg	0.00	72,274.39	72,274.39	72,274.39	completed	
OH5-16 Metropolitan	Upgrade fire alarm system to meet code	37	1460	1 bldg	0.00	1,774.65	1,774.65	1,774.65	Transferred from 708; Work completed	
OH5-17, Wilmington Ave.	Modernize elevator to meet code	38	1460	1	160,000.00	0.00	0.00	0.00	Indesign	
OH5-17, Wilmington Ave.	Replace entrance doors	39	1460	1	6,000.00	0.00	0.00	0.00	Indesign	
OH5-17, Wilmington Ave.	Upgrade fire alarm system to meet code	40	1460	1 bldg	0.00	8,281.68	8,281.68	0.00	Transferred from 708; Work completed	
OH5-20, Dunbar Manor	Replace and install safe playgrounds; with CGP708	41	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed	
OH5-20, Dunbar Manor	Siding replacement and exterior renovations	42	1460	100% of site, s. of Stewart	75,000.00	404,759.00	404,759.00	124,696.95	Construction completed	
OH5-20, Dunbar Manor	Replace baseboard heaters with furnaces	43	1460	3 bldg	0.00	0.00	0.00	0.00	Work omitted to	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									cover overages
OH5-21A, Mt. Crest Ct.	Install site signage	44	1450	1	0.00	6,424.13	6,424.13	0.00	Construction completed
OH5-21A, Mt. Crest Ct.	Replace and install safe playgrounds; with CGP708	45	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed
OH5-21B, Cornell Ridge	Replace and install safe playgrounds; with CGP708	46	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed
OH5-21B, C ornell Ridge	Modernize kitchens	47	1460	32	100,000.00	241,514.00	241,514.00	0.00	Construction in progress
OH5-23 Triangleview	Waterproof basements and correct drainage problem	48	1460	10 bldg	45,000.00	0.00	0.00	0.00	In design, transferred to future phase
OH5-24, Helena Hi -Rise	Replace roof	49	1460	1 bldg.	125,000.00	12,913.95	12,913.95	12,913.95	Work completed in other phase
OH5-26, Grand Avenue	Comp. Mod.	50	1460	1 bldg.	1,176,371.00	2,089,695.28	2,033,667.28	2,033,667.28	Work completed
OH5-28, Pompano Ct.	Replace and install safe playgrounds; with CGP708	51	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									completed
OH5-32A, Caliph Court	Replace and install safe play grounds; with CGP708	52	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed
OH5-32A, Caliph Court	Repair and clean out sewer drain -part of future comp. mod.	53	1460	100%	0.00	5,242.50	5,242.50	4,820.00	Work completed
OH5-35, Channingway	Correct drainage problems, repave parking lot	54	1450	32 unit	0.00	232,839.00	232,839.00	167,462.53	Construction in progress
OH5-35, Channingway	Replace and install safe playgrounds; with CGP708	55	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed
OH5-40, Madrid Estates	Replace gutters and downspouts	56	1460	100 units	20,000.00	161,165.25	161,165.25	161,165.25	Work completed
OH5-41, Olive Hills	Replace and install safe playgrounds; with CGP708	57	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-44, Indian Trails	Replace and install safe playgrounds; with CGP708	58	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-45, Hallmark Meridian	Upgrade security lighting	59	1450	1 bldg.	10,000.00	0.00	0.00	0.00	Work omitted to cover overages
OH5-45, Hallmark Meridian	Replace carpeting	60	1460	4 floors	60,000.00	0.0	0.00	0.00	Indesign
OH5-45, Hallmark Meridian	Replace roof	61	1460	1 bldg.	194,000.00	306,585.00	306,585.00	214,680.00	Work completed
OH5-47, Winston Woods	Increase lighting	62	1450		25,000.00	0.00	0.00	0.00	Work omitted to cover overages
OH5-47, Winston Woods	Replace and install safe playgrounds; with CGP708	63	1450	1	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-48, Riverside	Replace and install safe playgrounds; with CGP708	64	1450	40	0.00	3,882.15	3,882.15	3,882.15	Transferred from 708; Work completed
OH5-48, Riverside	Replace doors	65	1460	100%	30,000.00	0.00	0.00	0.00	Work omitted to cover



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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP709</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									overages
OH5-52, Bellefontaine	Replace and install safe playgrounds; with CGP708	66	1450	1	0.00	3,882.14	3,882.14	3,882.14	Transferred from 708; Work completed
Central Office	Upgrade fire alarm system to meet code	67	1460	1 bldg.	0.00	1,774.65	1,774.65	1,774.65	Transferred from 708; Work completed
225 First Street	Upgrade fire alarm system to meet code	68	1460	1 bldg.	0.00	1,197.90	1,197.90	1,197.90	Transferred from 708; Work completed
Authority-Wide	LBP Abatement	69	1460		114,753.00	0.00	0.00	0.00	
Authority-Wide	VACANCY REDUCTION	70	1460		1,204,425.00	455,392.66	455,392.66	455,392.66	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CFP709</b> Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/02			7/03			
OH5-1, Parkside Homes	7/02		10/01	7/03		10/01	
OH5-2 DeSoto Bass	7/02		10/01	7/03			
OH5-4, Edgewood Ct	7/02		9/01	7/03		10/01	
OH5-6, Arlington Ct	7/02		10/01	7/03		10/01	
OH5-7A Westdale Terr.	7/02		10/01	7/03			
OH5-7B Park Manor	7/02		9/01	7/03			
OH5-8 Cliburn Manor	7/02		10/01	7/03		10/01	
OH5-9 Hilltop Homes	7/02		10/01	7/03			
OH5-10 Wilkinson Plaza	7/02		6/01	7/03			
OH5-12A Smithville	7/02		9/00	7/03			
OH5-12B Rosemont	7/02		N/A	7/03			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: <b>CFP709</b> Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-13 Redwood, Frederick	7/02		N/A	7/03			
OH5-13 Scattered Sites	7/02		N/A	7/03			
OH5-13E Scattered Sites	7/02		N/A	7/03			
OH5-14, Wentworth Hi Rise	7/02		4/01	7/03			
OH5-15A Huffman and Parnell	7/02		9/00	7/03		10/01	
OH5-15F Riverview Terr.	7/02		N/A	7/03			
OH5-15G Woodview	7/02		10/01	7/03		10/01	
OH5-15H Fitch and Hawthorne	7/02		9/00	7/03		11/01	
OH5-16 Metropolitan	7/02		12/99	7/03		11/01	
OH5-17, Wilmington Ave.	7/02		12/99	7/03			
OH5-20,							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CFP709</b> Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Dunbar Manor	7/02		10/01	7/03			
OH5-21A, Mt. Crest Ct.	7/02		10/01	7/03			
OH5-21B, Cornell Ridge	7/02		10/01	7/03			
OH5-23 Triangleview	7/02		N/A	7/03			
OH5-24, Helena Hi -Rise	7/02		8/00	7/03		11/01	
OH5-26, Grand Avenue	7/02		9/00	7/03		11/01	
OH5-28, Pompano Ct.	7/02		10/01	7/03		10/01	
OH5-32A, Caliph Court	7/02		10/01	7/03			
OH5-35, Channingway	7/02		10/01	7/03			
OH5-40, Madrid Estates	7/02		3/01	7/03		12/01	
OH5-41, Olive Hills	7/02		10/01	7/03		10/01	
OH5-44, Indian Trails	7/02		10/01	7/03		10/01	
OH5-45, Hallmark Meridian	7/02		8/01	7/03			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CFP709</b> Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-47, Winston Woods	7/02		10/01	7/03		10/01	
OH5-48, Riverside	7/02		10/01	7/03		10/01	
OH5-52, Bellefontaine	7/02		10/01	7/03		10/01	
Central Office	7/02		12/99	7/03		11/01	
225 First Street	7/02		12/99	7/03		11/01	

**REPLACEMENTHOUSINGFACTOR -RHF710**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary</b>					
<b>PHAName: DaytonMetropolitan Housi ngAuthority</b>		<b>GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: OH510R00550100 [RHF710]</b>		<b>FederalFYofGrant: 2000</b>	
<input type="checkbox"/> <b>OriginalAnnualStatement</b> <input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b> <input type="checkbox"/> <b>RevisedAnnualStatement(revisionno: )</b> <input checked="" type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding:12/31/01</b> <input type="checkbox"/> <b>FinalPerformanceandEvaluationReport</b>					
<b>Lin e No.</b>	<b>SummarybyDevelopmentAcco unt</b>	<b>TotalEstimatedCost</b>		<b>TotalActualCost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	313,436			
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructu res				

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550100 [RHF710]		Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities -24			
19	1502 Contingency			
	Amount of Annual Grant: (sum of lines.....)	313,436		
	Amount of line XX Related to LBP Activities			
	Amount of line XX Related to Section 504 compliance			
	Amount of line XX Related to Security -Soft Costs			
	Amount of Line XX related to Security -Hard Costs			
	Amount of line XX Related to Energy Conservation Measures			
	Collateralization Expenses or Debt Service			

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

PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RHF710</b>				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-4	<p><b>Build 3 single family homes as part of 1999 HOPE VI community.</b></p> <p>The HOPE VI Program intend to demolish Edgewood Court and develop up to 50 new single-family and duplex family rental units throughout the neighborhood, including the Edgewood Court site.</p>	1	1460		313,436				



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>RHF710</b>				Federal FY of Grant: <b>2000</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-4, Edgewood Court	7/04			7/05			

**CAPITAL FUND PROGRAM TABLES – CFP711**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PH Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No : OH10P00550101 [CFP711] Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2001</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non -CFP Funds					
2	1406 Operations	805,800.00	805,800.00	805,800.00	0.00	
3	1408 Management Improvements Soft Costs	800,800.00	755,800.00	545,800.00	0.00	
	Management Improvements Hard Costs					
4	1410 Administration	564,060.00	594,060.00	583,060.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	501,698.00	392,685.00	219,685.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	360,000.00	456,000.00	425,000.00	0.00	
10	1460 Dwelling Structures	4,200,202.00	4,664,740.00	3,003,278.00	0.00	
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	175,000.00	374,820.00	324,820.00	0.00	
13	1475 Non dwelling Equipment	361,000.00	171,000.00	25,000.00	0.00	
14	1485 Demolition					

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No : OH10P00550101 [CFP711] Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2001</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/01   
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000.00	25,000.00	25,000.00	0.00
18	1499 Development Activities -24				
19	1502 Contingency	421,345.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	<b>8,239,905</b>	<b>8,239,905</b>	<b>5,957,443</b>	<b>0.0</b>
	Amount of line XX Related to LBP Activities	100,000	0.00	0.0	0
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs	75,000	75,000	0.00	0.00
	Amount of Line XX related to Security -Hard Costs				
	Amount of line eXX Related to Energy Conservation Measures	595,000	250,000	250,000	0.00
	Collateralization Expenses or Debt Service				

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	<b>Operating Expenses</b>		1406		805,800.00	805,800.00	805,800.00	0.00	
PHA-Wide	<b>Resident Management and Security</b>		1408						
	a. Resident Aides and Supervisors				75,000.00	50,000.00	50,000.00	0.00	
	'b/c. Maint./Mgmt. Training Program				100,000.00	80,000.00	0.00	0.00	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				495,800.00	495,800.00	495,800.00	0.00	
	e. Computer Software Expansion				25,000.00	25,000.00	0.00	0.00	
	f. Marketing Program				30,000.00	30,000.00	0.00	0.00	
	g. Security Services				75,000.00	75,000.00	0.00	0.00	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	<b>Program Administration</b>								
PHA-Wide	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		225,000.00	250,000.00	250,000.00	0.00	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		150,000.00	150,000.00	150,000.00	0.00	
PHA-Wide	Employee Benefits		1410.9		183,060.00	183,060.00	183,060.00	0.00	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	Sundry Administration		1410.19		3,000.00	8,000.00	0.00	0.00	
PHA-Wide	<b>Fees and Costs</b>								
	Architectural and Engineering		1430.1		404,013.00	300,000.00	150,000.00	0.00	
	Permit Fees		1430.6		25,000.00	20,000.00	0.00	0.00	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00	69,685.00	69,685.00	0.00	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Sundry Planning Costs		1430.19		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	<b>Non-Dwelling Equipment</b>								
	1. Office Equipment		1475.1		50,000.00	15,000.00	0.00	0.00	
	2. Marketing Equipment		1475.1		7,000.00	7,000.00	0.00	0.00	
	3. Telephone System		1475.1		25,000.00	25,000.00	25,000.00	0.00	
	4. Computer Hardware		1475.1		50,000.00	30,000.00	0.00	0.00	
	5. Maintenance Equipment		1475.2		50,000.00	30,000.00	0.00	0.00	
	6. Vehicle Replacement		1475.7		179,000.00	64,000.00	0.00	0.00	
PHA-Wide	Relocation		1495.1		50,000.00	25,000.00	25,000.00	0.00	
PHA-Wide	Contingency		1502		421,345.00	0.00	0.00	0.00	

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-1, Parkside Homes	Replace daycare entrance doors, maintenance roof, gutters and downspouts (1201 Brennan Dr.)	1	1470	1 bldg.	40,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-2 DeSto Bass	Replace mansard roofs PHIV	2	1460	4 bldgs.	440,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-6, Arlington Court	Install addresses on building	3	1450	100%	30,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-6, Arlington Court	Install downspouts	4	1460	100%	100,000.00	30,000.00	0.00	0.00	Indesign
OH5-6, Arlington Court	Repair roofs, gutters, downspouts	5	1460	30 bldgs.	40,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-7B, Park Manor	Provide insulation on chilled water pipes	6	1460		0.00	298,942.00	267,600.00	0.00	Emergency; Construction in progress
OH5-9, Hilltop Homes	Increase security lighting	7	1450	20 bldgs.	0.00	31,000.00	0.00	0.00	From previous phase
OH5-9, Hilltop Homes	Replace gutters & downspouts	8	1460	32 bldgs.	500,000.00	0.00	0.00	0.00	Transferred to next phase
OH5-13, Niagara	Replace Roofs: Niagara	9	1460	2 bldgs.	10,000.00	10,000.00	0.00	0.00	Indesign phase
OH5-14,	Paint and caulk stucco and metal	10	1460	1 bldg.	100,000.00	0.00	0.00	0.00	Transferred

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Wentworth Hi Rise -	building exterior								to next phase
OH5-14, Wentworth Hi Rise -	Replace windows	11	1460	521	325,000.00	0.00	0.00	0.00	Energy Program
OH5-14, Wentworth Hi Rise -	Replace piping through the building	12	1460	1 bldg.	0.00	630,000.00	0.00	0.00	Emergency
OH5-14, Wentworth Hi Rise -	Upgrade community kitchen to fire code	13	1470	1 bldg.	25,000.00	25,000.00	0.00	0.00	In design
OH5-15G, Woodview	Remove and replace flooring throughout units	14	1460	100%	0.00	25,180.00	0.00	0.00	From CGP 709; In Design
OH5-15G, Woodview	Install roof, gutters, downspouts	15	1460	50%	100,000.00	50,000.00	0.00	0.00	In design; with next phase
OH5-17, Wilmington Ave.	Upgrade elevator to code	16	1460	1 bldg.	0.00	450,000.00	0.00	0.00	In design
OH5-17, Wilmington Ave.	Efficiency Conversion	17	1460	1 bldg.	0.00	250,000.00	0.00	0.00	In design



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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP711</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-20, Dunbar Manor	Renovate community room	18	1470	1 bldg.	5,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-21A, Mt. Crest Ct.	Expand community room	19	1470	1 bldg.	100,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-21B, Cornell Ridge	Replace furnaces	20	1460	32	155,000.00	0.00	0.00	0.00	Energy Program	
OH5-23, Triangleview	Replace roof	21	1460	1 roof	10,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-23, Triangleview	Upgrade public restroom	22	1470	1 bldg.	5,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-24, Helena	Upgrade community kitchen to fire code	23	1470	1 bldg.	0.00	25,000.00	0.00	0.00	Transferred from previous phase	
OH5-26, Grand Avenue	Comprehensive Modernization	24	1460	1 bldg.	863,200.00	0.00	0.00	0.00	Work completed	
OH5-28, Pompano Circle	Replace roofs, gutters and downspouts	25	1460	9	45,000.00	45,000.00	0.00	0.00	In design	
OH5-31, Malden	Install roof, gutters, downspouts	26	1460	50%	100,000.00	50,000.00	0.00	0.00	In design; with next phase	
OH5-31	Foundation repair -521 Malden	27	1460	1 bldg.	5,000.00	0.00	0.00	0.00	Transferred	

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP711</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Malden									tonextphase	
OH5-32A, Caliph Court	Comprehensive Modernization	28	1450	36	0.00	425,000.00	425,000.00	0.00	Construction to start 3/02	
OH5-32A, Caliph Court	Comprehensive Modernization	29	1470	36	0.00	324,820.00	324,820.00	0.00	Construction to start 3/02	
OH5-32A, Caliph Court	Comprehensive Modernization	30	1460	36	746,002.00	2,335,678.00	2,335,678.00	0.00	Construction to start 3/02	
OH5-34, Scattered Sites	Replace roofs, 610/610 Ingram, 1024 Bunche	31	1460	2 bldg.	10,000.00	10,000.00	0.00	0.00	Indesign	
OH5-34, Scattered Sites	Repair and replace roof, gutters and downspouts, Second Street	32	1460	4 bldg.	36,000.00	29,940.00	0.00	0.00	Indesign	
OH5-35, Channingway Court	Parking repair, repave street and improved drainage	33	1450	100%	80,000.00	0.00	0.00	0.00	Transferred to 709	
OH5-35, Channingway Court	Replace windows	34	1460	36 units	80,000.00	0.00	0.00	0.00	Transferred to next phase	
OH5-36, Friden Court	Replace roofs	35	1460	100%	0.00	50,000.00	0.00	0.00	Indesign	
OH5-48, Riverside Estates	Replace electric panels	36	1460	100%	10,000.00	0.00	0.00	0.00	Transferred to next phase	

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

PHAName : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFP711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Authority-Wide	Concrete/Asphalt Work -Phase I	36	1450		200,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	Trim Trees to increase lighting	37	1450		50,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	LBP Abatement	38	1460		75,000.00	0.00	0.00	0.00	Transferred to next phase
Authority-Wide	VACANCY REDUCTION: Force Account	39	1460		375,000.00	400,000.00	400,000.00	0.00	
Authority-Wide	Hardwire smoke alarms	40	1460		75,000.00	0.00	0.00	0.00	Transferred to next phase

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CFP711</b> Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/03			7/04			
OH5-1, Parkside Homes	7/03			7/04			
OH5-2 DeSto Bass	7/03			7/04			
OH5-6, Arlington Court	7/03			7/04			
OH5-7B, Park Manor	7/03		10/01	7/04			
OH5-9, Hilltop Homes	7/03			7/04			
OH5-13, Niagara	7/03			7/04			
OH5-14, Wentworth Hill - Rise	7/03			7/04			
OH5-15G, Woodview	7/03			7/04			
OH5-17, Wilmington Ave.	7/03			7/04			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CFP711</b> Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-20, Dunbar Manor	7/03			7/04			
OH5-21A, Mt. Crest Ct.	7/03			7/04			
OH5-21B, Cornell Ridge	7/03			7/04			
OH5-23, Triangleview	7/03			7/04			
OH5-23, Triangleview	7/03			7/04			
OH5-24, Helena	7/03			7/04			
OH5-26, Grand Avenue	7/03			7/04			
OH5-28, Pompano Circle	7/03			7/04			
OH5-31, Malden	7/03			7/04			
OH5-31 Malden	7/03			7/04			
OH5-32A, Caliph Court	7/03		12/01	7/04			
OH5-34,							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>CFP711</b> Replacement Housing Factor No:	<b>Federal FY of Grant: 2001</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Scattered Sites	7/03			7/04			
OH5-35, Channingway Court	7/03			7/04			
OH5-36, Friden Court	7/03			7/04			
OH5-48, Riverside Estates	7/03			7/04			

**REPLACEMENTHOUSINGFACTOR –RHF712**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacement</b>			<b>HousingFactor(CFP/CFPRHF)Part1:Summary</b>		
PHAName: <b>DaytonMetropolitan HousingAuthority</b>		GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: <b>OH510R00550101 [RHF712]</b>		FederalFYofGrant : <b>2001</b>	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:    )					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:12/31/0 <b>1</b> <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operati ons				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteI mprovement				
10	1460DwellingStructures				
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550101 [RHF712]	<b>Federal FY of Grant : 2001</b>
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Original Annual Statement  
  Reserve for Disasters/Emergencies  
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/01  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities -24	320,518	
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines.....)	<b>320,518</b>	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security -Soft Costs		
	Amount of Line XX related to Security -Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		



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

PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RHF712</b>				Federal FY of Grant: <b>2001</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Purchase property and build new public housing	1	1499		320,518				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>RHF712</b>				Federal FY of Grant: <b>2001</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	7/05			7/06			

**CAPITAL FUND PROGRAM TABLES – CFP713**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>						
<b>PH Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No : OH10P00550102 [CFP713] Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2002</b>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non -CFP Funds					
2	1406 Operations	814,904.00				
3	1408 Management Improvements Soft Costs	800,800				
	Management Improvements Hard Costs					
4	1410 Administration	663,000.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	497,685.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	1,311,730.00				
10	1460 Dwelling Structures	2,755,000.00				
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non dwelling Structures	155,000.00				
13	1475 Non dwelling Equipment	469,000.00				
14	1485 Demolition					

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No : OH10P00550102 [CFP713] Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
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**Original Annual Statement**     **Reserve for Disasters/Emergencies**     **Revised Annual Statement (revision no: )**  
 **Performance and Evaluation Report for Period Ending:**     **Final Performance and Evaluation Report**

Lin e No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	50,000.00	
18	1499 Development Activities -24		
19	1502 Contingency	631,923.00	
	Amount of Annual Grant: (sum of lines.....)	<b>8,149,042</b>	
	Amount of line XX Related to LBP Activities	125,000	
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security -Soft Costs	75,000	
	Amount of Line XX related to Security -Hard Costs		
	Amount of line XX Related to Energy Conservation Measures	595,000	
	Collateralization Expenses of Debt Service		

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
PHA-Wide	<b>Operating Expenses</b>		1406		<b>814,904.00</b>			
PHA-Wide	<b>Resident Management and Security</b>		1408					
	a. Resident Aides and Supervisors				75,000			
	'b/c. Maint./Mgmt. Training Program				100,000			
	e. Resident Support Services 11. Mgmt. Improvements Coord. 12. Training Services Coord. 13. Resident Activity Coord. 14. Safety Program Coord. 15. Clerical Support 16. Computer Programmer/Analyst 17. Software Specialist 18. Marketing and Communication Specialist 19. Communication Specialist 20. Maintenance Specialist				495,800			
	e. Computer Software Expansion				25,000			
	f. Marketing Program				30,000			
	g. Security Services				75,000			

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
	<b>Program Administration</b>							
PHA-Wide	Non-Technical Salaries 6. Clerical/Secretary 7. Bookkeeper 8. Fiscal Program Accountant 9. Contract Administrator 10. Contract Compliance Officer 8. Modernization Program Mgr. 9. Accounting Administrator		1410.1		250,000			
PHA-Wide	Technical Salaries 6. Development Director 7. Planner/Architect 8. Specification Technicians		1410.2		175,000			
PHA-Wide	Employee Benefits		1410.9		225,000			
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000			
PHA-Wide	Sundry Administration		1410.19		10,000			
PHA-Wide	<b>Fees and Costs</b>							
	Architectural and Engineering		1430.1		400,000			
	Permit Fees		1430.6		25,000			
	Construction Inspection 9. Clerk of the Works 10. Construction Inspector		1430.7		69,685			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name : Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	Sundry Planning Costs		1430.19		3,000			
PHA-Wide	<b>Non-Dwelling Equipment</b>							
	1. Office Equipment		1475.1		75,000			
	2. Marketing Equipment		1475.1		15,000			
	3. Telephone System		1475.1		50,000			
	4. Computer Hardware		1475.1		75,000			
	5. Maintenance Equipment		1475.2		75,000			
	6. Vehicle Replacement		1475.7		179,000			
PHA-Wide	Relocation		1495.1		50,000			
PHA-Wide	Contingency		1502		631,923			

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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
OH5-1, Parkside Homes	Install signa gethroughoutsite	1	1450	100%	25,000.00			
OH5-1, Parkside Homes	Replaced daycare, center doors	2	1470	1 bldg	40,000.00			
OH5-2, Desoto Bass	Replacemansard roofs Phase IV	3	1460	7 buildings	550,000.00			
OH5-6, Arlington Court	Install addresses on buildings	4	1450	65 bldgs	30,000.00			
OH5-6, Arlington Court	Repair roofs, gutters, downspouts as needed	5	1460	6 bldgs	25,000.00			
OH5-8, Cliburn Manor	Site Improvements, including remediation investigation	6	1450	80 units	1,000,000.00			
OH5-9, Hilltop Homes	Replace gutters & downspouts; building exteriors and trash enclosures	7	1460	1/2 of site	500,000.00			
OH5-10, Wilkinson	Repair roof	8	1460	1	30,000.00			
OH5-13, Scattered Sites	Increase security in garages	9	1470	1	5,000.00			
OH5-14, Wentworth	Paint and caulk building exterior	10	1460	1 bldg	130,000.00			



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

PHA Name : Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-15F, Riverview Terrace	Remove and replace fencing/gate	11	1450	100%	15,000.00				
OH5-15G, Woodview	Upgrade roof, gutters, downspouts	12	1460	10 bldgs.	50,000.00				
OH5-15G, Woodview	Repair flooring	13	1460	57 units	75,000.00				
OH5-17, Wilmington	Efficiency Conversion into 1 bedroom units	14	1460	54 eff.	254,000.00				
OH5-17, Wilmington	Replace entry doors	15	1460	1 bldg.	6,000.00				
OH5-20, Dunbar Manor	Replace furnaces with high efficiency	16	1460		40,000.00				
OH-20, Dunbar Manor	Replace electric meter panels	17	1460		20,000.00				
OH5-20, Dunbar Manor	Renovate community room	18	1470	1 bldg.	5,000.00				
OH5-21A, Mt. Crest Court	Expand community room	19	1470	1 bldg	100,000.00				

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-23, Triangleview w	Repair roofs	20	1460	7 bldgs	10,000.00				
OH5-23, Triangleview	Waterproof basements; repair drainage problem	21	1460	50 units	150,000.00				
OH5-23, Triangleview	Upgrade public restroom (Embury Park)	22	1470	1	5,000.00				
OH5-28, Pompano Court	Remove and reinstall roofs, gutters, downspouts as needed	23	1460	5 bldgs	15,000.00				
OH5-31, Malden	Remove and reinstall roof, gutters, downspouts	24	1460	10 bldg	50,000.00				
OH5-31, Malden	Foundation repair -521 Malden	25	1460	1 bldg	5,000.00				
OH5-35, Channingway	Install dryervents through roof	26	1460	32 units	20,000.00				
OH5-35, Channingway	Replace windows	27	1460	32 units	80,000.00				
OH5-45, Hallmark Meridian	Increase security lighting	28	1450	2 bldg	10,000.00				
OH5-45, Hallmark Meridian	Replace carpeting throughout building	29	1460	100%	80,000.00				
OH5-47,									

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

PHA Name : <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>CFP713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
Winston Woods	Increase security lighting throughout site	30	1450	1 site	25,000.00			
OH5-48, Riverside Estates	Replace entrance doors	31	1460	100%	30,000.00			
OH5-48, Riverside Estates	Replace electric meter panels	32	1460	100%	10,000.00			
Authority-Wide	Concrete/Asphalt Work -Phase I	33	1450		156,730.00			
Authority-Wide	Trim Trees to increase lighting	34	1450		50,000.00			
Authority-Wide 1	LBP Abatement	35	1460		125,000.00			
Authority-Wide	VACANCY REDUCTION, including site lighting improvements	36	1460		400,000.00			
Authority-Wide	Hardwire smoke alarms	37	1460		100,000.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>CFP713</b> Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/04			7/05			
OH5-1, Parkside Homes	7/04			7/05			
OH5-2, Desoto Bass	7/04			7/05			
OH5-6, Arlington Court	7/04			7/05			
OH5-8, Cliburn Manor	7/04			7/05			
OH5-9, Hilltop Homes	7/04			7/05			
OH5-10, Wilkinson	7/04			7/05			
OH5-13, Scattered Sites	7/04			7/05			
OH5-14, Wentworth	7/04			7/05			
OH5-15F, Riverview Terrace	7/04			7/05			
OH5-15G,							

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

<b>PHAName: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>CFP713</b> Replacement Housing Factor No:	<b>Federal FY of Grant: 2002</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Woodview	7/04			7/05			
OH5-17, Wilmington	7/04			7/05			
OH5-20, Dunbar Manor	7/04			7/05			
OH5-21A, Mt. Crest Court	7/04			7/05			
OH5-23, Triangleview w	7/04			7/05			
OH5-28, Pompano Court	7/04			7/05			
OH5-31, Malden	7/04			7/05			
OH5-34, Ingram	7/04			7/05			
OH5-34, Bunche	7/04			7/05			
OH5-35, Channingway	7/04			7/05			
OH5-45, Hallmark Meridian	7/04			7/05			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHAName: <b>Dayton Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program No: <b>CFP713</b> Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-47, Winston Woods	7/04			7/05			
OH5-48, Riverside Estates	7/04			7/05			

## REPLACEMENTHOUSINGFACTOR –RHF71 4

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName: <b>DaytonMetropolitan HousingAuthority</b>		GrantTypeandNumber CapitalFundProgramGrantNo: ReplacementHousingFactorGrantNo: OH510R00550102 [RHF714]		FederalFYofGrant: <b>2002</b>	
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement( revisionno:    ) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts				
	ManagementImprovementsHardCosts				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures				
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEqui pment				

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHAName: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: OH510R00550102 [RHF714]			<b>Federal FY of Grant:</b> <b>2002</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement ( revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities -24		300,000		
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)		<b>300,000</b>		
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security -Soft Costs				
	Amount of Line XX related to Security -Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				



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

PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>RHF714</b>				Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Purchase property and build new public housing	1	1499		300,000				

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHAName: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>RHF714</b>				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
	7/06			7/07			

## Capital Fund Program Five - Year Action Plan

### Part I: Summary

PHAName <b>Dayton Metropolitan Housing Authority</b>						<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 1
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2006	
OH5-1, Parkside Homes	Annual Statement	100,000				
OH5-2, DeSoto Bass		430,000	20,000		156,000	
OH5-5, DeSoto Bass		1,220,000	1,100,000	1,025,000		
OH5-6, Arlington Ct.					1,549,900	
OH5-7A, Westdale Terrace		25,000			40,500	
OH5-7B, Park Manor		25,000		20,000		
OH5-8, Cliburn Manor		1,400,000	1,200,000			
OH5-9, Hilltop Homes		500,000		800,000	30,000	
OH5-10, Wilkinson					279,000	
OH5-12B, Rosemont					8,000	
OH5-13C, Citiview			65,000			
OH5-13D, Frederick			9,100			
OH5-13I, Irving			4,000			
OH5-13K, Niagara			1,800			
OH5-13P, Theodore			20,250			
OH5-13R, Hudson/Cherry			21,200			
OH5-13T, Redwood			14,100			
OH5-14, Wentworth		200,000	160,000		72,000	
OH5-15A, Huffman Parnell			15,000			
OH5-15G, Woodview				50,000		
OH5-15K, Lori Sue			20,000			

## Capital Fund Program Five - Year Action Plan

### Part I: Summary

PHAName <b>Dayton Metropolitan Housing Authority</b>						<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 1
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2006	
OH5-16, Metropolitan		25,000	40,000			
OH5-17, Wilmington		225,000	855,000	424,000		54,000
OH5-20, Dunbar			500,000			10,000
OH5-21A, Mt. Crest			400,000			2,509,000
OH5-21B, Cornell Ridge						
OH5-23, Triangleview						5,000
OH5-24, Helena		25,000				43,500
OH5-28, Pompano				180,000		10,000
OH5-32B, Gettysburg and Germantown				100,000		
OH5-34, 1114 Randolph			20,000			
OH5-35, Channingway						20,000
OH5-40, Madrid		150,000		190,000		70,000
OH5-41, Olive Hills			42,000			5,000
OH5-44, Indian Trails				120,000		
OH5-45, Hallmark Meridian		25,000	25,000	300,000		80,000
OH5-47, Winston Woods				365,000		44,000
OH5-48, Riverside			40,000			10,000
OH5-52,			60,000	90,000		

## Capital Fund Program Five - Year Action Plan

### Part I: Summary

PHAName <b>Dayton Metropolitan Housing Authority</b>					
		<input type="checkbox"/> Original 5 - Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2006
Bellefontaine					
OH5-53, WolfCreek			12,000		
Authority Wide Physical Improvements		1,200,000	950,000	1,950,000	620,000
Authority-Wide Admin. And Other		2,550,000	2,505,550	2,506,000	2,484,100
Total CFP Funds (Est.)		<b>8,100,000</b>	<b>8,100,000</b>	<b>8,100,000</b>	<b>8,100,000</b>
Total Replacement Housing Factor Funds					

**Capital Fund Program Five - Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <b>3</b> FFY Grant: 2004 PHAFY: 2004		
See	OH5-1, Parkside Homes	Replaces later roofs: Phase II	100,000	OH5-2A, DeSoto Bass	Replace boilers: Carver, Robeson, Hughes	20,000
Table	OH5-2, DeSoto Bass	Replace mansard roofs: Phase V	400,000	OH5-5, DeSoto Bass	Comprehensive Modernization	1,100,000
One	OH5-2, DeSoto Bass	Replace boilers system and controls: 811 Oldfield	30,000	OH5-8, Cliburn Manor	Comprehensive Modernization	1,200,000
	OH5-5, DeSoto Bass	Comprehensive Modernization	1,220,000	OH5-13C, Citiview	Replace roof, gutters and downspouts	65,000
	OH5-7A, Westdale Terrace	Interior upgrades of common areas	25,000	OH5-13D, Frederick	Install windows and security screens	6,600
	OH5-7B, Park Manor	Interior upgrades of common areas	25,000	OH5-13D, Frederick	Upgrade exterior lighting	2,500
	OH5-8, Cliburn Manor	Comprehensive Modernization	1,400,000	OH5-13I, Norman	Replace entry doors/screens	2,000
	OH5-9, Hilltop Homes	Replace gutters and downspouts: Phase II	500,000	OH5-13I, Norman	Improve security lighting	2,000
	OH5-14, Wentworth	Replace windows	175,000	OH5-13K, Niagara	Install security screens	800
	OH5-14, Wentworth	Interior upgrades of common areas	25,000	OH5-13K, Niagara	Upgrade exterior lighting	1,000
	OH5-16, Metropolitan	Interior upgrades of common areas	25,000	OH5-13P, Theodore	Replace entry doors	2,000
	OH5-17, Wilmington	Modernize HVAC	200,000	OH5-13P, Theodore	Repair window seals/sashes	4,500
	OH5-17, Wilmington	Interior upgrades of common areas	25,000	OH5-13P, Theodore	Upgrade interior and exterior lighting	2,250
	OH5-24, Helena Hi -Rise	Interior upgrades of common areas	25,000	OH5-13P, Theodore	Replace all plumbing	10,000
	OH5-40, Madrid Estates	Roof replacement and correction of structural defects	150,000	OH5-13P, Theodore	Resurface stairs/hallways	1,500
	OH5-45	Interior upgrades of common areas	25,000	OH5-13R, Hudson/Cherry	Repair/secure garaged doors	7,000

**Capital Fund Program Five - Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <b>3</b> FFY Grant: 2004 PHAFY: 2004		
Auth. Wide	Concrete Work –Phase II	250,000	OH5-13R, Hudson/Cherry	Resurface floors in hallways	6,000	
Auth. Wide	Lead Based Paint Abatement	200,000	OH5-13R, Hudson/Cherry	Install security screens	3,200	
Auth. Wide	Vacancy Reduction	750,000	OH5-13R, Hudson/Cherry	Replace gutters and downspouts:	5,000	
Auth. Wide	Mgmt. Improvement and Administration	1,500,000	OH5-13T, Redwood	Install lighting	2,500	
Auth. Wide	Equipment, Fees and Costs, Relocation	1,050,000	OH5-13T, Redwood	Repair intercom	5,500	
			OH5-13T, Redwood	Install security screens	3,000	
	<b>TOTAL</b>	<b>8,100,000</b>	OH5-13T, Redwood	Replace mailboxes	600	
			OH5-13T, Redwood	Replace HW tanks	2,500	
			OH5-14, Wentworth	Enlarge parking lot	60,000	
			Oh5-14, Wentworth	Install intercom system	100,000	
			OH5-15A, Huffman Parnell	Replace roofs	15,000	
			OH5-15K, Lori Sue	Replace soffits, gutters and downspouts	20,000	
			OH5-16, Metropolitan	Install ADA automatic doors at front and back	40,000	
			OH5-17, Wilmington	Repair, reseal and restrip parking lot	10,000	
			OH5-20, Dunbar	Replace kitchen cabinets	300,000	
			OH5-20, Dunbar	Replace all furnaces	200,000	
			OH5-21A, Mt. Crest	Replace roofs	100,000	
			OH5-21A, Mt. Crest	Replace windows	300,000	
			OH5-17, Wilmington Avenue	Comprehensive Modernization	845,000	

**Capital Fund Program Five - Year Action Plan  
Part II: Supporting Pages — Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <b>3</b> FFY Grant: 2004 PHAFY: 2004		
				OH5-34, 1114 Randolph	Comp. Mod.: 1114 Randolph	20,000
				OH5-41, Olive Hills	Install fencing system	42,000
				OH5-45, Hallmark Meridian	Replace carpet with tile in halls, add handrails	25,000
				OH5-48, Riverside	Replace entry doors/screens	40,000
				OH5-52, Bellefontaine	Repair exterior siding and soffits	60,000
				OH5-53, Wolf Creek	Install speed bump and barrier	12,000
				Auth. Wide	Concrete Work — Phase III	250,000
				Auth. Wide	Lead Based Paint Abatement	200,000
				Auth. Wide	Vacancy Reduction	500,000
				Auth. Wide	Mgmt. Improvement and Administration	1,500,000
				Auth. Wide	Equipment, Fees and Costs, Relocation	1,005,550
					<b>Total</b>	<b>8,100,000</b>

**Capital Fund Program Five - Year Action Plan  
Part II: Supporting Pages — Work Activities**



**Capital Fund Program Five - Year Action Plan  
Part II: Supporting Pages — Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <b>3</b> FFY Grant: 2004 PHAFY: 2004		
Activities for Year 1	Activities for Year: <b>4</b> FFY Grant: 2005 PHAFY: 2005			Activities for Year: <b>5</b> FFY Grant: 2006 PHAFY: 2006		
See Table One	OH5-5, DeSoto Bass	Comprehensive Modernization	1,025,000	OH5-2/2A, DeSoto Bass	Install gutters and downspouts	105,000
		Replace flooring	20,000	OH5-2, DeSoto Bass	Install 100 amp service	4,000
	OH5-8, Cliburn Manor	Comprehensive Modernization	0	OH5-2, DeSoto Bass	Replace carpet in offices	5,000
	OH5-9, Hilltop Homes	Replace windows	800,000	OH5-2, DeSoto Bass	Replace windows	40,000
	OH5-15G, Woodview	Improve security lighting	50,000	OH5-2, DeSoto Bass	Remove and trim trees	2,000
	OH5-17, Wilmington	Install fencing	24,000	OH5-6, Arlington Court	Breaker box, fume vent and exhaust fan in maintenance area	32,400
	OH5-17, Wilmington	Replace all windows	400,000	OH5-6, Arlington Court	Replace kitchen cabinets	1,500,000
	OH5-28, Pompano	Upgrade furnaces	90,000	OH5-6, Arlington Court	Increase security lighting	7,500
	OH5-28, Pompano	Remodel kitchens	90,000	OH5-6, Arlington Court	Replace damaged fencing	10,000
	OH5-32B, Gettysburg	Landscaping hillside	20,000	OH5-7A, Westdale Terr	Install handrails	16,500
	OH5-32B, Gettysburg	Replace floor tile in all units	80,000	OH5-7A, Westdale Terr	Install new heating system	10,000
	OH5-40, Madrid Estates	Replace kitchen cabinets and countertops	160,000	OH5-7A, Westdale Terr	Upgrade A/C in community room	10,000
	OH5-40, Madrid Estates	Repair approaches	30,000	OH5-7A, Westdale Terr	Replace carpet in offices	4,000
	OH5-44, Indian Trails	Replace roofs, siding and shingles	120,000	OH5-9, Hilltop Homes	Replace handrails	30,000
	OH5-45, Hallmark Meridian	Replace windows	300,000	OH5-10, Wilkinson Plaza	Replace kitchen cabinets	279,000
	OH5-47, Winston Woods	Stucco all surfaces and install maint. Free trim	245,000	OH5-12B, Rosemont	Replace roofs	8,000
	OH5-47, Winston Woods	Replace furnaces	120,000	OH5-14, Wentworth	Install restroom in maint. Shop	12,000
	OH5-52, Bellefontaine	Resurface drive and parking area	70,000	OH5-14, Wentworth	Build 4 bay garage	60,000
	OH5-52, Bellefontaine	Paint exterior surface	20,000	OH5-17, Wilmington	Replace 12' exterior storage	4,000

**Capital Fund Program Five - Year Action Plan**  
**Part II: Supporting Pages — Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: 2003 PHAFY: 2003			Activities for Year: <b>3</b> FFY Grant: 2004 PHAFY: 2004		
					shed	
Auth. Wide	Vacancy Reduction	500,000	OH5-17, Wilmington	Replace ceiling tile throughout first floor	50,000	
Auth. Wide	Lead Based Paint Abatement	200,000	OH5-20, Dunbar Manor	Remove wall to enlarge community room	10,000	
Auth. Wide	Resurface parking lots	500,000	OH5-21A, Mt. Crest	Upgrade fencing	9,000	
Auth. Wide	Exterior surface preparations: caulking, painting	750,000	OH5-21A, Mt. Crest	Comprehensive Modernization	2,500,000	
Auth. Wide	Mgmt. Improvement and Administration	1,500,000	OH5-23, Triangleview	Install door locks	5,000	
Auth. Wide	Equipment, Fees and Costs, Relocation	1,006,000	OH5-24, Helena	Upgrade fire alarm system	10,500	
			OH5-24, Helena	Upgrade security system	24,000	
			OH5-24, Helena	Replace mailboxes	6,000	
			OH5-24, Helena	Upgrade security lighting	3,000	
			OH5-28, Pompano	Replace entry doors	10,000	
			OH5-35, Channingway	Replace entry doors	20,000	
			Oh5-40, Madrid	Replace patio doors	70,000	
			OH5-41, Olive Hills	Upgrade security lighting	5,000	
			OH5-45, Hallmark Meridian	Upgrading wiring	20,000	
			OH5-45, Hallmark Meridian	Design and install defensible fencing and lighting system	60,000	
			OH5-47, Winston Woods	Upgrade security lighting	44,000	
			OH5-48, Riverside	Replace mailboxes	2,500	
			OH5-48, Riverside	Improve plumbing in storage area	7,500	
			Auth. Wide	Vacancy Reduction	500,000	
		<b>TOTAL</b>	<b>8,100,000</b>			

**CapitalFundProgramFive -YearActionPlan**  
**PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: <b>2</b> FFYGrant:2003 PHAFY:2003			ActivitiesforYear: <b>3</b> FFYGrant:2004 PHAFY:2004		
				Auth.Wide	LeadBasedPaintAbatement	120,000
				Auth.Wide	Mgmt.Improvementand Administration	1,500,000
				Auth.Wide	Equipment,FeesandCosts, Relocation	984,100
					<b>TOTAL</b>	<b>8,100,000</b>

## **Progress on 5 Year Goals**

1. The goal of obtaining high performer status by the end of FY05 is well on schedule and should be reached well in advance of that date. Once the demounts are vacated during FY03, all of the long term vacancies should be backfilled, allowing us to reach high performer status a full year in advance.
2. We anticipate reaching high performer status in our Section 8 Program at the end of this fiscal year.
3. The HOPE VI project is moving forward well and the milestones we expect to reach in the coming year are detailed in this year's goals.
4. We will easily reach our goal of demolishing at least 550 units by June 30, 2005. Edgewood Court is demolished and all four sites with selective demolition have been approved. Three of the four sites have also received demolition funding. Finally, we have removed Helena Hill from consideration at this time.
5. We have moved forward with our modernization plans, but the idea of refinancing the Grand Avenue renovation did not prove feasible. The phases of modernization we propose to complete in the coming year are detailed in additional attachments to this plan.
6. Sankofa Corp remains on target with the various residents services goals and additional ones are enumerated in the plan for this year.

# Dayton Metropolitan Housing Authority Homeownership Assistance Program

## Addendum I to Section 8 Administrative Plan

The Dayton Metropolitan Housing Authority (DMHA) hereby establishes a Section 8 tenant-based Housing Choice Voucher Homeownership option in Dayton, Ohio, pursuant to the U.S. Department of Housing and Urban Development's (HUD) final rule dated October 12, 2000 and by Section 555 of the Quality Housing and Work Responsibility Act of 1998 under Section 8(y), Homeownership Option.

### Participant Qualification

24CFR 982.626, 982.627

Any Section 8 eligible applicant or program participant who has been issued a Section 8 Housing Choice Voucher may utilize the subsidy to purchase rather than rent a home, subject to the following:

- 1) A family must meet the requirements for admission to or continued participation in the DMHA tenant-based program.
- 2) The homeownership option will be included in all Briefing and Recertification classes as well as media and community announcements. Current Section 8 participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
- 3) The head of household or co-head that has previously defaulted on a mortgage obtained through the homeownership option is barred from participation.
- 4) Participant families must be "first-time" homeowners, where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership option. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 5) Participants in the Section 8 homeownership option must enroll in a DMHA/EDRE.I approved pre and post-purchase homeownership training and counseling services and be deemed to be "mortgage ready" before a homeownership voucher will be issued. At a minimum, the program will cover the following:
  - Home maintenance
  - Budgeting and money management
  - Credit counseling
  - Negotiating the purchase price
  - Financing/Refinancing/Predatory Lending Practices

- Locating the home
- De-Concentration issues
- Family must purchase only a home that passes HQS inspection

- 6) The head of household or co-head must be employed full-time and have been continuously employed during the year before commencement of homeownership assistance. Families in which the head of household or co-head is disabled or elderly are exempted from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation.
- 7) The family's income must be equal to or exceed two times the payment standard for the family's unit size. Public assistance income may not be used for meeting this requirement, except for households in which the head or co-head is elderly or disabled and household that include a disabled person other than head or co-head. (Public Assistance includes federal housing assistance or the housing component of a welfare grant; OWF assistance; SSI that is subject to an income eligibility test; food stamps; general assistance or other assistance provided under a Federal, state or local program that provides assistance available to meet family living or housing expenses.)
- 8) Applicants must enroll in the Family Self-Sufficiency Program. Applicants for the homeownership option must be a Section 8 tenant for a minimum of one year. Funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program.

**Time Frame for Utilization**

24CFR982.626(b), CFR982.629(a)

An applicant will have a maximum of 90 days from the date of issuance of a voucher to find a home and enter into a Purchase Agreement.

If an applicant is unable to enter into a Purchase Agreement before the end of the 90-day deadline, the applicant will be provided an additional 90 days to enter into a Purchase Agreement and schedule a closing date or to utilize the voucher in a rental situation.

Any extension will be at the discretion of the DMHAEDRE.I Corporation.

**Portability**

24CFR982.636

Families that are determined eligible for homeownership assistance may exercise the homeownership option outside of DMHA's jurisdiction if the receiving public housing authority is administering a Section 8(y) homeownership program and is accepting new families into its Section 8(y) homeownership program.

## **Permitted Ownership Arrangements**

The home ownership option may be utilized in two types of housing:

- 1) A unit owned by the family, where one or more family members hold title to the home or a home previously occupied under a lease - purchase agreement.
- 2) A cooperative unit, where one or more family members hold membership shares in the cooperative.

## **Contract for Sale and Inspection**

24CFR982.631

Participants in the home ownership option program must initially complete a Purchase Agreement with the owner of the property to be purchased.

The Purchase Agreement must include the home's price and terms of sale, the DMHA pre-purchase HQS inspection requirements, and an agreement that the purchaser is not obligated to pay for any necessary repairs.

The participant must obtain an independent professional home inspection of the unit's major systems at the participant's expense. An ASHI member, candidate with logo privileges, or a NAHIRE regular member must conduct the independent inspection. (Ohio HB345 may require all inspectors to be certified by a regulated licensing board.) In all cases, the inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical and heating systems.

DMHA will conduct a Housing Quality Standards (HQS) inspection and will review an independent professional inspection of the unit's major systems. DMHA retains the right to disqualify the unit for inclusion in the home ownership program based on either the HQS inspection or the professional inspection report.

## **Financing**

24CFR982.632

The household is solely responsible for obtaining financing. All loans must meet FHA mortgage insurance credit underwriting requirements. DMHA will review lender qualifications, loan terms, or other debt to determine that the debt is affordable.

DMHA establishes a minimum homeowner down payment requirement of at least 3 percent of the purchase price for participation in its Section 8(y) home ownership program, and requires that at least one percent of the purchase price come from the family's personal resources.

There is no prohibition against using local or State Community Development Block Grant (CDBG) or other subsidized financing in conjunction with the homeownership program.

DMHA prohibits owner financing.

In the event of appeal, a review panel will be appointed by DMHA's Section 8 department and the EDRE. Incorporation.

### **Length and Continuation of Assistance** **24CFR982.634**

Section 8 assistance will only be provided for the month the family is in residence in the home. The maximum length of time a family may receive homeownership assistance is fifteen years if the initial mortgage incurred is 20 years or longer. In all other cases, the maximum length of time is ten years. Elderly and disabled families are exempt from this time limit.

### **Family Obligations** **24CFR982.633**

In addition to completing the Pre-Counseling program, the family must complete a contract of homeowner obligations prior to the issuance of the homeownership voucher to include:

- 1) The family must comply with the terms of any mortgage securing debt incurred to purchase the home and any refinancing of such debt.
- 2) At any time the family is receiving homeownership assistance, the family may not sell or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
- 3) A home equity loan may not be acquired without the prior written consent of DMHA.
- 4) The family must provide required information regarding income and family composition in order to calculate correctly total tenant payment and homeownership assistance, consistent with Section 8 requirements.
- 5) While receiving homeownership assistance, the family must notify DMHA if the family defaults on a mortgage securing any debt incurred to purchase the home.
- 6) While receiving homeownership assistance, the family must notify DMHA before the family moves out of the home.



- 7) The family must, at an annual recertification, document that the or she is current on mortgage, insurance and utility payments.
- 8) The family is prohibited from moving more than one time in a one-year period. The family may be required to participate in pre- or post-counseling prior to rehousing.

### **Assistance Payment**

24CFR982.635

The family's Section 8 monthly housing assistance payment will be the lower of (1) the Section 8 voucher payment standard minus the Total Tenant Payment or (2) the monthly homeowner expenses minus the Total Tenant Payment.

Homeownership expenses include principal and interest on mortgage debt, refinancing charges of mortgage debt, taxes and public assessments, insurance, maintenance allowance for expenses, major repairs and replacements will be based on recommended allowance provided by its designees.

Housing assistance payments will be made directly to the lender.

If a family's income increases to a level that they are no longer eligible to receive a housing assistance payment, eligibility for such payments will continue for 180 calendar days. At the end of a continuous period of 180 days without any assistance payments, eligibility for Section 8 assistance will automatically terminate.

### **Lease-to-Purchase**

Lease-to-Purchase agreements are considered rental property and subject to the normal tenant-based Section 8 rental rules. All regulations of the homeownership program will be in effect at the time that the family opts to exercise the purchase.

### **Default**

If the family defaults on the home mortgage loan, the participant will not be able to use the Homeownership Voucher for rental housing but may reapply for the Section 8 waiting list.

### **Recapture**

24CFR982.639

DMHA will recapture a percentage of the homeownership assistance upon the sale or refinancing of the home. Proceeds invested in the purchase of another home are exempt from recapture. At the time of purchase the family must execute documentation that secures DMHA's right to recapture the homeownership assistance. The lien securing the recapture may be subordinated to a refinanced mortgage. The amount of homeownership

assistance subject to recapture shall automatically be reduced over a 10-year period, in annual increments of 10 percent.

**Denial or Termination of Assistance**  
24CFR982.638

DMHA reserves the right to deny or terminate assistance for the family, and will deny voucher rental assistance for the family, in accordance with HUD regulations governing any failure to comply with family obligations, mortgage default, or failure to demonstrate that the family has conveyed title to the home as required, or if the family has moved from the home within the period established or approved.

**Informal Hearings**  
24CFR982.555

DMHA will provide the opportunity, for an informal hearing to program participants who are being terminated from the program because of the family's action failure to act. DMHA will send written notice to the reason(s) for the proposed action, and that the participant may request an informal hearing, in writing, within 14 days of the notice. If the participant requests a hearing, the assistance will not be terminated until the final decision is made.

When a participant requests a hearing, DMHA will schedule the hearing promptly and notify the participant of the date and time of the hearing. Prior to the hearing the participant will be given an opportunity to examine and copy the documents pertinent to the family's termination. DMHA must be given the same opportunity to examine any family documents that are directly related to the hearing, and to copy them at its own expense.

A hearing officer designated by the DMHA Section 8 and EDRE, IC Corporation will conduct the hearing. This person will be someone other than the person whomay have approved the decision or as subordinate of this person. A lawyer or other representative, at the family's own expense may represent the family. The family will be given the opportunity to present evidence, and to question any witnesses. The hearing officer will issue a written decision within 30 days, stating the reasons for the decision.

**Component 3,(6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. **\*\***  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

**\*\* DMHA is choosing not to make any changes in its policies/ procedures because our analysis showed the authority -wide average household income was just below 14% of median and our newest and highest income development is still only at 24% of median.**

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2©(1)(IV)]	Deconcentration policy (if no explanation) [see step 5 at §903.2©(1)(v)]

**Component 10(B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **All but one elderly hi -rises.**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **Only one elderly hi -rises.**
- c. How many Assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

<b>Development Name</b>	<b>Number of Units</b>

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **We will have the assessments completed on all required developments within the first half of this plan year .**

## Pet Policy

*If you choose to own a pet, it should be noted that pets are a serious responsibility both personally and financially. Any animal brought into your home is to be treated in a human manner at least as defined by law.*

*The below listed rules and regulations will become a part of the existing lease between the tenant and the Dayton Metropolitan Housing Authority if you have chosen to own a pet: Animals that assist the handicapped are excluded from the height provision of this addendum as well as the non-refundable fee provision.*

*Only one dog or cat is permitted per unit. Only common, household pets will be permitted, such as dogs, cats, birds, turtles and fish. No exotic animals, mammals, reptiles, rodents or insects are allowed.*

*There will be a one-time, non-refundable fee of \$50.00 per dog and \$50.00 per cat in addition to the \$100.00 Security deposit, assessed as a general fee for any dog or cat and all pet-related purposes which is payable to the Housing Authority. This fee is not a limit on the resident's liability for property damage, cleaning, deodorization, defleaing, replacements and/or personal injuries. Any and all members of legal age of the household are liable if they are listed on the lease.*

*The resident must advise the Manager in writing of their desire to own a pet and submit a required \$100.00 Security Deposit. Permission to keep a pet is conditional during the term of tenancy, provided that all rules and regulations are adhered to, whether they be DMHA rules and regulations or applicable laws or ordinances.*

*The pet must not exceed 35 pounds at maturity. DMHA automatically excludes Pit Bull Terriers, Rotweilers or any animals used for fighting purposes or any animals deemed vicious, dangerous or a nuisance by law under the City of Dayton Revised Code of General Ordinances, Chapter 91.*

*The resident must provide proof of licensing each year, which is payable to Montgomery County by January 31st, of each year. Failure to provide this information to DMHA management is considered a violation of the lease agreement and could result in eviction.*

*A statement is required from a veterinarian that the animal has been spayed or neutered prior to occupancy in the unit and proof that all required vaccinations have been administered as required by law, is required to be given to the manager prior to the animal's occupancy of the unit. Owners must maintain current inoculations of pets as defined by the Montgomery County Humane Society and such records are to be made available upon request by management.*

***Animals must be kept on a leash when outside their unit and under the control of their handler. Management has the right to arrange for pick up of unleashed pets and report them to the proper authorities and any or all fines imposed by authorities are the tenant's responsibility.***

***It is the tenant's responsibility for clean up and to properly dispose of animal waste and residents shall comply with local ordinances regarding pet defecation.***

***Excessive barking, whining or howling by an animal is considered to be a violation of other tenant's peaceful enjoyment and will be considered a lease violation if not immediately corrected. Residents agree to immediately and permanently remove the pet from the premises if DMHA receives complaints from neighbors or other residents or if the pet has disturbed the rights, comforts or conveniences of neighbors or other residents. Any physical and or personal injury suffered as a result of a pet may be cause for immediate removal of the pet. Tenant's refusal to remove the pet under such circumstances shall be cause for lease termination and eviction from the unit.***

***Guests are not permitted to bring pets into tenant's units.***

***Residents are not permitted to house sit any pets belonging to others for any reason.***

***Pets are not to be tied to any fixed object outside their dwelling unit.***

***Pets are to be fed and watered inside the resident's unit. No food or water is allowed to be stored outside of unit or in common areas.***

***Pets must be secured (i.e. caged or placed in a room) when the resident is not at home or when a DMHA employee enters the unit for any reason.***

***Resident must inform management who will be responsible for the care of their pet in the event the resident travels out of town without the pet, they become ill for an extended period of time, or in the event of their death or any emergency situation.***

***Each adult resident who executed the lease agreement shall also sign the Pet Ownership Lease Addendum. Residents shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.***

***Each resident shall pay for cleaning, defleaing, and deodorizing their unit as directed by the Site Manager and or prior to move out. This service will be secured by management and paid by the tenant prior to any refund of the housing deposit.***

***Location Of Pets in Hi -Rise Buildings***

*There is no restriction on the total number of pets in any building. There will be no restriction on the location of fish, small birds and small caged animals in the buildings. DMHA, however may attempt to require that dogs and cats be confined to the lower floors of the buildings. This effort will be made so as to insure that other residents, whose health may be affected by the presence of a fur-bearing animal, will be able to live on a floor of the building where no pets are present. Pets will not be permitted in public meeting or community meeting rooms, dining areas, laundry rooms or other public gathering places. When dogs and cats are moved through building, they must be leashed. Pets should be moved through common hallways and areas inside the buildings as quickly as possible.*

#### *Sizes*

*Cats and dogs in High-Rise buildings shall not be larger than reasonable considering unit size, unit density in the development or building, and the resident's ability to control and care for the pet.*

*If any rule or provision of this Pet Addendum is violated by residents or resident's guests, resident shall immediately and permanently remove the pet from the premises upon written notice from management or their representative; and, management shall have all other rights and remedies set forth in the standard lease agreement regarding eviction including relief for damages, court costs and attorney's fees.*

## Resident Membership on the Board of Housing Commissioners

Date of Next Term Expiration: May 31, 2002

Name/Title of Appointing Official: Montgomery County Court of Common Pleas

Judge Mary E. Donovan  
Judge Jeffrey E. Froelich  
Judge Barbara P. Gorman  
Judge David A. Gowdown  
Judge Michael T. Hall  
Judge Mary Kate Huffman  
Judge John W. Kessler  
Judge Dennis J. Langer  
Judge David G. Sunderland  
Judge Mike Tucker  
Judge A. J. Wagner

As described in last year's Annual Plan, the Dayton Metropolitan Housing Authority, through its Executive Director and each of its five board members, met with each separate appointing authority to convey this federal requirement and seek agreement as to which appointing authority will appoint the resident. Ohio is quite different from the vast majority of states in that the PHAs are separate political subdivisions whose boards are appointed by four different appointing authorities: Probate Court (1), Common Pleas Court (1), County Commission (1), Mayor of the largest city (2).

Also as stated in last year's Annual Plan, it was the consensus of all the other appointing authorities that the City of Dayton should devote one of their two appointments to the resident commissioner requirement, since it was the only appointing authority with more than one appointment.

The Mayor of Dayton has just changed as a result of a recent election and we expect to resolve this situation by reaching agreement with the new Mayor to appoint a resident to our Board at the first available opportunity.



**RESIDENT ADVISORY BOARD MEMBERS**

1. Ms. Mary Walker  
220 Park Manor Dr., Apt. 3x  
Dayton, Ohio 45410
2. Ms. Shirley Martin  
1265 Staley Ave.  
Dayton, Ohio 45408
3. Ms. Bettie Randle  
2016 Cornell Ridge  
Dayton, Ohio 45406
4. Ms. Barbara Riley  
1182 Staley Ave.  
Dayton, Ohio 45408
5. Ms. JoAnn Dunn  
3340 Valerie Arms Dr., Apt. 412  
Dayton, Ohio 45405
6. Ms. Anna Jones  
512 Westwood Ave.  
Dayton, Ohio 45417
7. Ms. Paula Moore  
10304 Teeluride Ln.  
Miamisburg, Ohio 45342

## **RESIDENT ADVISORY BOARD COMMENTS**

There were no RAB comments submitted on the Draft Plan or at the Public Hearing.