

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

PHA Plans

**CINCINNATI METROPOLITAN HOUSING AUTHORITY
(CMHA)**

Five-Year/Annual Plan Update
Annual Plan for Federal Fiscal Year 2003
(CMHA Fiscal Year 2004: July 1, 2003 through June 30, 2004)

Final Version

Approved By CMHA Board of Commissioners - April 15, 2003
Technical Revisions Completed - July 25, 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: Cincinnati Metropolitan Housing Authority

PHANumber: OH -004

PHAFiscalYearBeginning: 07/2003

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
- 1635 Western Avenue, Cincinnati, OH 45214

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
16 West Central Parkway, Cincinnati, OH 45210
- 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
16 West Central Parkway, Cincinnati, OH 45210
- PHA development management offices
The Admissions and Continued Occupancy Policy and Public Housing Lease are available for review at the following development management offices:
Beechwood, 330 Forest Avenue, Cincinnati, OH 45229
English Woods, 1990 Sutter Avenue, Cincinnati, OH 45225

MarquetteManor ,1999SutterAvenue,Cincinnati,OH45225
Evanston ,1820RutlandAvenue,Cincinnati,OH45207
FindlaterGardens ,595StrandLane,Cincinnati,OH45232
MapleTower ,601MapleAvenue,Cincinnati,OH45229
Millvale,3357BeekmanStreet,Cincinnati,OH4 5223
ParkEden ,2610ParkAvenue,Cincinnati,OH45206
Pinecrest,3951West8thStreet,Cincinnati,OH45205
President,784Greenwood,Cincinnati,OH45229
Redding,3700ReadingRoad,Cincinnati,OH45229
RiverviewHouse ,2538HackberryStreet,Cincinnati,OH45206
SanMarco ,1601MadisonRoad,Cincinnati,OH45206
StanleyRowe ,1609LinnStreet,Cincinnati,OH45214
WintonTerrace ,4848WinnesteAvenue,Cincinnati,OH45232
 Other(listbelow)
TheSection8AdministrativePlanisalsoavailableat:
Section8Department , 1635WesternAvenue,Cincinnati,OH45214

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
(CMHAF ISCAL YEARS 2001 -2005)
 [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)
 CMHA will provide a quality, affordable living environment that recognizes our diverse socioeconomic population through responsible collaboration with the greater Hamilton County community.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers: Offered from relocation foreclosures and owner opt out of the contract.
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 CMHA is targeting the Grandview (Seminary Ridge) site for a small -scale mixed-finance and mixed -income development. CMHA will also explore other opportunities for development.
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score)
 Each year, CMHA will aim to obtain high -performer designation under the PHAS ratings system.
 - Improve voucher management: (SEMAP score)

Each year, CMHA will aim to obtain high -performer designation under the SEMA Pratings system.

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

The Lincoln Court and Laurel Homes HOPEVI developments will be privately managed upon completion of the redevelopment.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: ROC Program
- Conduct outreach efforts to potential voucher landlords: Owners Assoc. Meetings/Better Housing League/Greater Cinti/KY APT Owner Assoc.
- Increase voucher payment standard equal to FMR
- Implement voucher homeownership program: Housing Choice (FSS)
- Implement public housing or other homeownership programs:
- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
As of July 1, 2000, CMHA had 12 buildings designated for the seniors and disabled. Some of these buildings are scheduled to be designated for senior only. The remaining buildings will continue to be senior/disabled buildings. In the first year of the plan, CMHA may designate Park Eden for senior only. In the second year, CMHA may designate Maple Tower and a new 54 -unit senior building at Lincoln Court (City West). In the third year, CMHA plan to designate the Pinecrest. In the fourth year, CMHA plan to designate the Redding. In the fifth year, CMHA intends to designate a new building in the Springdale, Ohio. The Evanston is projected for the first year on the next five year plan. Upon on -going review of the housing needs in the local community, CMHA may consider designating other senior buildings.

Other:(listbelow)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other:(listbelow)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other:(listbelow)

Other PHA Goals and Objectives:(listbelow)

AnnualPHAPlan
PHAFiscalYear2004

[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA
CMHAScored91onitsmostrecentPublicHousingAssessmentSystem evaluation.

SmallAgency(<250PublicHousingUnits)

AdministeringSection 8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePH AhasincludedintheAnnualPlan.

CMHA is working to rebuild our city center and adjacent neighborhoods. CMHA celebrates past victories and invites communities and other organizations to partner with us as we look toward the future to the renaissance of our great city and precious neighborhoods. Outlined clearly in CMHA's mission is the goal of responding to the affordable housing needs of people throughout Hamilton County. Until the early 1980s, CMHA's jurisdiction included only the city of Cincinnati and the city of Lincoln Heights. Since CMHA's reach was broadened to all of Hamilton County, great efforts have been made to increase affordable housing options where historically they have not been available. Below is a summary of goals and strategies for providing quality affordable housing throughout the City of Cincinnati and Hamilton County, Ohio in the coming year.

1. DEVELOPMENT OF A NEW SENIOR COMMUNITY

CMHA is developing a new senior apartment building in the City of Springdale, Ohio in northern Hamilton County. Occupancy is expected to take place during calendar year 2004. In 2002, CMHA signed a cooperation agreement with the city of Springdale to build a 100 -unit elderly building on Springfield Pike. With this agreement, CMHA can better serve the affordable housing needs of the elderly in Northern Hamilton County. Planned development for the site also includes a 40 -unit cottage -style community.

2. REDEVELOPMENT/MODERNIZATION OF OBSOLETE HOUSING

Capital funds will be utilized to modernize housing developments such as Findlater Gardens and Millvale. Due to the non-viability of the original English Woods development, CMHA will pursue its

demolition. If funds become available, CMHA will work to redevelop the site into a mixed-income community.

3. NEWSCATTEREDSITEPUBLICHOUSING

One-hundred (100) units of housing will be purchased or transferred from the Affordable Housing Program under the scattered site public housing program, which primarily serves areas of Hamilton County outside the City of Cincinnati.

4. ADMISSION AND OCCUPANCY ISSUES

Some admission and occupancy issues under consideration include moving the minimum rent for public housing to \$50 per month effective July 1, 2003 and designation of additional housing for the elderly only including:

Redding - July 1, 2003

New Springdale, Ohio Senior Building - July 1, 2004

Evanston - July 1, 2005

Another Community - July 1, 2006

5. ADJUSTING TO THE LOSS OF THE PUBLIC HOUSING DRUG ELIMINATION GRANT

In 2002, the United States Congress voted to eliminate the Public Housing Drug Elimination Program. The Drug Elimination Program provided federal funding to support enhanced security, community crime prevention, and youth diversion programs. As a result of the loss of the funds, some programs will be cut unless alternative resources can be identified.

6. STRENGTHENING HOUSING PROGRAMS

CMHA recently signed an agreement with the City of Cincinnati that will bring nearly \$10 million to City West, downtown's new neighborhood. The agreement establishes a partnership in which the City and CMHA will work together on comprehensive housing policies that will strengthen neighborhoods, while protecting every citizen's right to choose where they want to live.

Among other items, the agreement will establish a Housing advisory Council, which will help form successful, inclusive local housing policies. The Council will ideally include representatives from the City of Cincinnati, Hamilton County, community councils, housing advocacy organizations, and the Greater Cincinnati/Northern Kentucky Apartment Association.

Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary	4
ii. Table of Contents	6
1. Housing Needs	10
2. Financial Resources	17
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	28
5. Operations and Management Policies	32
6. Grievance Procedures	34
7. Capital Improvement Needs	35
8. Demolition and Disposition	38
9. Designation of Housing	41
10. Conversions of Public Housing	46
11. Homeownership	48
12. Community Service Programs	50
13. Crime and Safety	53
14. Pets	55
15. Civil Rights Certifications (included with PHA Plan Certifications)	56
16. Audit	57
17. Asset Management	58
18. Other Information	59
19. Attachments	62

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 Plan file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration:
(Attachment G)
- FY2003 Capital Fund Program Annual Statement (Attachment A, Part I)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) - **Not Applicable**
- Analysis of Demographic Changes on Site -Based Waiting Lists (Attachment B)
- Implementation of Community Service Requirements (Attachment C)
- PHA Policy on Pet Ownership (Attachment D)
- Progress in Meeting 5 -Year Plan Mission and Goals (Attachment E)
- Resident Membership of the PHA Governing Board (Attachment F)
- Membership of the Resident Advisory Boards (Attachment G)
- Performance & Evaluation Report (Attachment J)

Optional Attachments:

- PHA Management Organizational Chart - **Not Applicable**

- FY2003CapitalFundProgram5 -YearActionPlan(AttachmentA,PartII)
- PublicHousingDrugEliminationProgram(PHDEP)Plan: (NotApplicable - Congresshaseliminatedthe program.)
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)
 - ResidentAssessmentSub -SystemCustomerSatisfactionFollo w-UpPlans (AttachmentH)
 - PublicParticipationProcess:(AttachmentI)
- ReplacementHousingFactorPlan

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
4	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
4	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
4	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisorworkingwith localjurisdictionstoimplementanyofthejurisdictions’ initiatives toaffirmativelyfurtherfairhousingthatrequire thePHA’sinvolvement.	5YearandAnnualPlans
4	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair HousingChoice(AI))andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds
4	Mostrecentboard -approvedoperatingbudgetforthe public housingprogram	AnnualPlan: FinancialResources;
4	PublicHousingAdmissionsand(Continued)Occupancy Policy(A&O),whichincludestheTenantSelectionand AssignmentPlan[TSAP]	AnnualPlan:Eligibility, Selection,andAdmissions Policies
4	Section8AdministrativePlan	AnnualPlan:Eligibility, Selection,andAdmissions Policies
4	PublicHousingDeconcentrationandIncomeMixing Documentation: <ol style="list-style-type: none"> 1. PHAboardcertificationsofcompliancewith deconcentrationrequirements(section16(a)oftheUS HousingActof1937,asimplementedinthe2/18/ 99 QualityHousingandWorkResponsibilityActInitial Guidance;NoticeandanyfurtherHUDguidance)and 2. Documentationoftherequireddeconcentrationand incomemixinganalysis 	AnnualPlan:Eligibility, Selection,andAdmissions Policies
4	Publichousingrentdeterminationpolicies,includingthe methodofsettingpublichousingrents	AnnualPlan:Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Determination
4	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
4	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
4	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
4	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
4	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
4	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
4	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
4	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
4	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
4	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
4	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
4	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
4	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
4	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
4	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
4	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
4	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
4	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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	32,331	5	5	2	5	4	5
Income > 30% but <= 50% of AMI	15,506	5	5	2	5	4	5
Income > 50% but < 80% of AMI	18,110	5	5	2	5	4	5
Elderly	18,574	5	5	2	5	4	5
Families with Disabilities	25,182	5	5	2	5	4	5
Race/Black (<= 80 AMI)	32,318	5	5	2	5	4	5
Race/White (<= 80 AMI)	32,134	5	3	2	3	3	1
Race/Asian P.I. (<= 80 AMI)	432	5	5	2	5	4	5
Race/American Indian (<= 80 AMI)	219	5	5	2	5	4	5
Hispanic (<= 80 AMI)	427	5	5	2	5	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. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: 1998
- Other housing market study: (Greater Cincinnati/Northern Kentucky Apartment Association Market Study)
Indicate year: 2002
- Other sources: (list and indicate year of information)

B. Housing Need 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-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Need 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	414		1,894
Extremely low income <= 30% AMI	285	68.84%	
Very low income (> 30% but <= 50% AMI)	99	23.91%	
Low income (> 50% but < 80% AMI)	26	6.28%	
Families with children	190	45.89%	
Elderly families	19	4.59%	
Families with Disabilities	145	35.02%	
White	38	9.18%	
Black	371	89.61%	
Native American	1	0.24%	
Asian	3	0.72%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	209	50.48%	517
2BR	435	32.13%	426
3BR	426	13.29%	372
4BR	372	3.62%	104
5BR	104	0.48%	13
5+BR	13	0.00%	9

Housing Needs of Families on the Waiting List	
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	
Not Applicable	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" 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/sub -jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2889		1,169
Extremely low income <= 30% AMI	2402	83.14%	
Very low income (>30% but <=50% AMI)	305	10.56%	
Low income (>50% but <80% AMI)	91	3.15%	
Families with children	1688	58.43%	
Elderly families	119	4.12%	
Families with Disabilities	250	8.65%	
White	298	10.31%	
Black	2507	86.78%	
Native American	0	0.00%	
Asian	5	0.17%	
Hawaiian/Pacific	4	0.14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			

Housing Needs of Families on the Waiting List			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 1 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input checked="" 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 alleligible 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 -up rates 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 -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process 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)

The Cincinnati Metropolitan Housing Authority (CMHA) intends to attach Project Based Section 8 voucher assistance to a group of rental housing units. Specifically, we intend to solicit proposals for housing projects to be subsidized through the use of project -based vouchers, all of which shall be drawn from our existing portfolio of Housing Choice Vouchers.

As of November 1, 2002, there were 7,279 budgeted vouchers in CMHA's Housing Choice Voucher program, 6,884 of which are being utilized. If appropriate proposals are received, we will attach project based vouchers subsidy to a minimum of 395 units of rental housing, approximately 5.4% of our total number of Housing Choice Vouchers. However, we will also reserve the right to increase the number of project -based units to up to 20% of our total budgeted vouchers, as availability allows. Our project -basing will be used to provide new housing choices in neighborhoods where the number of assisted housing units is below the average County -wide rate of 1.8% of available housing.

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

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 income

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

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

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)

Community planning sessions with resident council officers and members of various public and community agencies.

2. Statement of Financial Resources

[24CFR 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 the 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$21,783,439	
b) Public Housing Capital Fund	\$21,030,568	
c) HOPEVI Revitalization	\$0	
d) HOPEVI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$37,737,844	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$436,849	
h) Community Development Block Grant	\$0	N/A
i) HOME	\$0	N/A
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	\$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	\$198,124	Section 8 Supportive Services
c) Resident Opportunity and Self-Sufficiency Grants	\$21,000	Public Housing Supportive Services
d) HOPEVI Revitalization	\$20,998,000	Public Housing Capital Improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
a) Rental Income	\$12,683,997	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities	\$179,455	Public Housing Operations
b) Non -dwelling Rental	\$34,320	Other
c) Interest & Other Income	\$613,467	Other
5. Non -federal sources (list below)		
Total resources	\$115,717,063	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)
- Whenfamiliesarewithinacertain timeofbeingofferedaunit:(statetime)
- Other:(describe)
Assoonaspossibleafterthefilingofapplication.

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

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

c. Yes No:DoesthePHArequestcriminal recordsfromlocallawenforcement agenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?Whennecessary.

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

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantouse to organizeitspublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-basedwaitinglists
- Other(describe)

b. Wheremayinterestedpersons applyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

CMHACrosleyCommonsII,1635WesternAvenue,Cincinnati,OH45214

c. IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthecomingyear, answereachofthefollowingquestions;ifnot,skiptosubsection **(3)Assignment**

1. Howmanysite -basedwaitinglists willthePHAoperateinthecomingyear? 13

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 approved site-based waiting list plan)?
If yes, how many lists? 1

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

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): CMHA Leasing Department
1635 Western Avenue, Cincinnati, OH 45214

(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. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)

- Other:**(listbelow)
1. CMHA will have an incentive transfer program whereby residents at non-scattered sites have an opportunity to transfer to a scattered site.
 2. If a family is overhoused or underhoused but not outside the minimum or maximum occupancy standards for the unit, then the transfer will be processed at a rate of 1 transfer for every 4 new admissions.
 3. A transfer to avoid concentrations of the most economically and socially deprived residents will be processed at a rate of 1 transfer for every 4 new admissions.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
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 below)

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

3. If the PHA will employ admission 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.

- 2 Working Family
- 3 Date and Time
- 1 Income Tier

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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal 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
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (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

- 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.

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(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
OH4 -2 English Woods	704	CMHA intends to apply for HOPE VI/demolition.	
OH4 -5 Millvale South	273		Use of deconcentration policies (See Attachment F)
OH4 -8 Laurel Homes	236	HOPE VI development.	
OH4 -17 Stanley Rowe	64		Use of deconcentration policies (See Attachment F)
OH4 -23 N/C-City/67	26		Use of deconcentration policies (See Attachment F)
OH4 -28 Webman Court/Dixie	12		Use of deconcentration policies (See Attachment F)
OH4 -29 Quebec Road/Clinton	76		Use of deconcentration policies (See Attachment F)
OH4 -30 A/R-City/68	53		Use of deconcentration policies (See Attachment F)
OH4 -36 Horizon Hills	32		Use of deconcentration policies (See Attachment F)
OH4 -38 NC-City/79	39		Use of deconcentration policies (See Attachment F)
OH4 -40 APTA/R -City/79	184		Use of deconcentration policies (See Attachment F)
OH4 -42 A/R-County/86	39		Use of deconcentration policies (See Attachment F)
OH4 -43 A/R-City/86	47		Use of deconcentration policies (See Attachment F)
OH4 -44 A/R-County/88	49		Use of deconcentration policies (See Attachment F)
OH4 -45 A/R-City/88	43		Use of deconcentration policies (See Attachment F)
OH4 -46 A/R-County 2/88	47		Use of deconcentration policies (See Attachment F)

B. Section 8

Exemptions: PHAs 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? (When necessary)
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source) (When necessary)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug -related activity
 - Other (describe below) Upon Request by Landlord as described in conforming rule #3

(2) Waiting List Organization

- 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) **Waiting list processing pre - application cards.**
- 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)
Section 8 Department, 1635 Western Avenue, Cincinnati, OH 45214

(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: As Requested by applicant

(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 admissionsto 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 contribute to meeting income goals (broad range of incomes)
- Household that contribute 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)

3. If the PHA will employ admission 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.

Date and Time

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

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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of pretexts or hate crimes
- Other preference(s) (list below)

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)

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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 program to the public?

- Through published notices
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(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 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 minimum rent hardship exemption policies?

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

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 percentage less than 30% of adjusted income?

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan 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:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
20% of income from employment is disregarded from the rent calculation
- 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)
Residents paying child support may receive a deduction of up to \$480 in their adjusted income for purposes of calculating rent.

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)
- 95th 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)
The ceiling rents were determined after reviewing a number of the above factors.

f. Rent re-determinations:

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) _____
- Other (list below)
Anytime there is a change in income source.

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.)

- Thesection 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)
A variety of factors were considered in establishing flat rents, including examining the Fair Market Rents, the quality of the unit, and the quality of the housing.

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 (exception rents up to 110% of FMR allowed in certain low property neighborhoods)
- Above 100% but at or below 110% of FMR

- Above 110% of FMR (if HUD approved; describe circumstances below)
Exception rental allowed in certain low property neighborhoods.

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

- 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)

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)

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

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:

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.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Resident Service Delivery Model - Elderly/Disabled Services		
Resident Service Delivery Model - Service Coordinator		
Congregate Housing Services Program		

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)

(2) Section 8 Management: (list below)

6.PHAGrievanceProcedures

[24 CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6..Section 8-OnlyPHAsareexemptfromsub -component6A.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

A. PublicHousing

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 addition to federal requirements below:

2. Which PHA offices should residents or applicants to 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 24 CFR 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):

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: PHA 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 Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

(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 Form 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 (state name: Attachment A)

-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 there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

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

X 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: Laurel Homes

2. Development (project) number: OH4 -8

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
- X** Activities pursuant to an approved Revitalization Plan underway

1. Development name: Lincoln Court

2. Development (project) number: OH4 -4

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
- X** Activities pursuant to an approved Revitalization Plan underway

X Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

OH4 -4 English Woods - Revitalization/Demolition Grant

X 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:

Springdale - 100 units Elderly Building, plans submitted waiting for approval.

Seminary Ridge (old Grandview Site) - OH4 -39/4-40

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:

Scattered Sites 100 units – new development – plan approved.

8.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Sec tion8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof1937 (42U.S.C.1437p))intheplanFiscalYear?(If“No”,skipto component9;if“yes”,completeoneactivitydescriptionforeach development.)

2. ActivityDescription

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe **optional**PublicHousingAssetManagementTable?(If“yes”,skipto component9.If“No”,completetheActivityDescriptiontable below.)

Demolition/DispositionActivityDescription	
1a. Developmentname:	Pinecrest
1b. Development(project)number:	OH4 -26
2. Activitytype:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Applicationstatus(selectone)	Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4. Dateapplicationapproved,submitted,orplannedforsubmission:	<u>(12/01/03)</u>
5. Numberofunitsaffected:	18
6. Coverageofaction(selectone)	<input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
Explanation:Conversionof18one -bedroomunitsinto9two -bedroomunits.Estimated cost\$15,000perunit.	
7. Timelineforactivity:	a. Actualorprojectedstartdateofactivity:4/1/04 b. Projectedenddateofactivity:9/30/04

Demolition/DispositionActivityDescription
1a.Developmentname:EnglishWoodsAddition 1b.Development(project)num ber:OH4 -14
2.Activitytype:DemolitionX Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> PlannedapplicationX
4.Dateapplicationapproved,submitted,or plannedforsubmission: <u>Unknown</u>
5.Numberofunitsaffected:12 6.Coverageofaction(selectone) XPartofthedevelopment <input type="checkbox"/> Totaldevelopment Explanation:Hillsidedeterioration.Estimatedcost\$58,000
7.Timelineforactivity : a.Actualorprojectedstartdateofactivity:Unknown b.Projectendeddateofactivity:Unknown

Demolition/DispositionActivityDescription
1a.Developmentname:EnglishWoods 1b.Development(project)number:OH4 -2
2.Activitytype:Dem olitionX Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapprovalX Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved,submitted,orplannedforsubmission: <u>(3/1/03)</u>
5.Numberofunitsaffected:700 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment XTotaldevelopment Explanation:Demolitioncostofentiresitewillbe\$6,326,143.Relocationcost \$1,140,000
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:4/1/04 b.Projectendeddateofactivity:11/1/06

Demolition/DispositionActivityDescription	
1a. Development name:	Quebec Court
1b. Development (project) number:	OH4 -29
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>Unknown</u>
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
Explanation: Hillsidedeterioration. Estimated cost \$22,000	
7. Timeline for activity:	a. Actual or projected start date of activity: Unknown b. Projected end date of activity: Unknown

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.

Designation of Public Housing Activity Description	
1a. Development name:	Linc oln Court
1b. Development (project) number:	OH4 -04
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 - Effective July 2001 <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:	(01/04/01)
5. If approved, will this designation constitute a (select one) Not applicable	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:	54
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Maple Tower 1b. Development (project) number: OH4 -19
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"/> -Effective July 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
5. If approved, will this designation constitute a (select one) Not Applicable <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
7. Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Park Eden 1b. Development (project) number: OH4 -22
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"/> -Effective January 2001 Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (01/04/01)
5. If approved, will this designation constitute a (select one) Not Applicable <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
8. Number of units affected: 177 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: (Unnamed Building in Springdale, Ohio)	
1b. Development (project) number: (unassigned as of April 2002)	
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"/>	
-Effective January 2001	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission : (05/01/02)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
8. Number of units affected: 140	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Pinecrest	
1b. Development (project) number: OH4 -26	
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 type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (05/01/03)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
9. Number of units affected: 200	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Redding	
1b. Development (project) number: OH4 -20	
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 type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (05/01/03)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
10. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Evanston	
1b. Development (project) number: OH04 -41	
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 type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (05/01/03)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
11. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Another Building (to be named)	
1b. Development (project) number: OH04 -41	
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 type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(05/01/03)
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?	
12. Number of units affected: 100	
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 FY 1996 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 a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
(English Woods, OH 4 -02, has been identified as non-viable.)

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THE REST OF THIS SECTION BELOW (STREAMLINED SUBMISSION).

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.

Conversion of Public Housing Activity Description	
1a. Development name:	English Woods
1b. Development (project) number:	OH 4 -02
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 Plans 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: _____)

Units addressed in a pending or approved HOPEVI Revitalization Plan

(date submitted or approved: _____)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

CMHA is working on a future HOPEVI application projected to be submitted during the fiscal year.

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

Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
- 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)?
- 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:

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

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

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhast hePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmayskip tocomponent11B.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescriptioninformation forthiscomponentinthe **optional**PublicHousingAsset ManagementTable?(If“yes”,skiptocomponent12.If“no”, completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B.Section8TenantBasedAssistance

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 24 CFR 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 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:

1. Must be a Section 8 participant for at least one year
2. Tenant must be current on rent and utilities
3. Enrolled in Family Self-Sufficiency (FSS) for at least one year or a former participant who completed the FSS program and continues to receive rental subsidy.

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(l)]

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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

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)?

If yes, what was the date that agreement was signed? DD/MM/YY

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 program
- 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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self-Sufficiency Program/s

a. Participation Description

Family Self-Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8		

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 plans 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.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(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.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

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 anticrime/antidrug 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 without side and/or resident organizations for the provision of crime and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky 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 Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

This section is reserved for the Pet Policy information requested by HUD for the Annual Plan. As of April 2003, HUD has not updated this section of the Annual Plan template. However, relevant information concerning CMHA's Pet Policy is contained in Attachment E: PHA Policy on Pet Ownership. CMHA also has a more detailed Pet Policy that is available for local review.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications will be 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?
If yes, how many unresolved findings remain? 3
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAsarenotrequiredtocompletethiscomponent.High performingandsmallPHAsarenotrequiredtocompletethiscomponent.

CMHA IS A HIGH PERFORMING HOUSING AUTHORITY AND IS NOT REQUIRED TO COMPLETE THIS SECTION.

1. Yes No: IsthePHAengaginginanyactivitiesthatwillcontr butetothe long - termassetmanagementofitspublichousingstock,includinghow theAgencywillplanforlong -termoperating,capitalinvestment, rehabilitation,modernization,disposition,andotherneedsthathave **not**beenaddressedelsewhereinthis PHAPlan?

2. WhattypesofassetmanagementactivitieswillthePHAundertake?(selectallthat apply)
 - Notapplicable
 - Privatemanagement
 - Development-basedaccounting
 - Comprehensivestock assessment
 - Other:(listbelow)

3. Yes No: HasthePHAincludeddescriptions ofassetmanagementactivitiesin the **optional**PublicHousingAssetManagementTable?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

As of April 13, 2003, no written comments were received regarding the PHA Plan from the Advisory Board's.

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

- Attached as Attachment (Filename)
 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 change 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 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.)

The resident who serves on CMHA's Board of Commissioners is appointed by the Mayor of the City of Cincinnati with the advice and consent of the Cincinnati City Council.

3. Description of Resident Election Process

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

- 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) N/A

- 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)N/A

All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based

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)

City of Cincinnati, Ohio

Hamilton County, Ohio

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)

Modernizing obsolete housing

Promote income deconcentration

Providing support for self-sufficiency and supportive services programs

HOPE VI redevelopment

Other:(list below)

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

Both the City of Cincinnati and Hamilton County are providing support for CMHA's HOPE VI redevelopments. The City of Cincinnati's participation in the redesign of the streets, parks, and other amenities will allow the transformation of the West End neighborhood where the Lincoln Court and Laurel Homes HOPE VI developments are located. Hamilton County is supporting the HOPE VI redevelopment by providing funding for affordable housing in areas of the county outside the City of Cincinnati, which will provide housing opportunities for residents leaving the HOPE VI properties. CMHA is looking forward to expanding its relationship with the City and Cincinnati and Hamilton County to other areas as well. In March 2003, CMHA and the City of Cincinnati established a housing advisory committee to strengthen local housing programs.

D. Other Information Required by HUD

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

DEFINITIONS OF SUBSTANTIAL DEVIATION TO THE FIVE -YEAR PLAN AND SIGNIFICANT MODIFICATION TO THE ANNUAL PLAN

In accordance with 24 CFR §903.7@ (2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation to the Five-Year Plan and Annual Plan, the following definitions are offered:

Substantial Deviation

A substantial deviation is a change in a goal identified in the Five -Year Plan. This would involve checking or un-checking a goal identified in CMHA's current Five -Year Plan.

A "substantial deviation" does not relate to meeting identified objectives or delays in implementation of an objective due to major changes in funding sources, emergencies, or other circumstances beyond CMHA's control.

Significant Amendment

A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.

Attachments

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

ATTACHMENT A: CAPITAL FUND PROGRAM ANNUAL STATEMENT

PHA Plan

Table Library

Component 7

Capital Fund Program Annual Statement

Parts I, II, and III

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAN Name: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004503 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	670,000			
3	1408 Management Improvements Soft Costs	12,511,068			
	Management Improvements Hard Costs	0			
4	1410 Administration	927,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	985,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	2,606,500			
10	1460 Dwelling Structures	11,480,959			

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OH10P004503 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
11	1465.1 Dwelling Equipment — Nonexpendable	0		
12	1470 Nondwelling Structures	0		
13	1475 Nondwelling Equipment	0		
14	1485 Demolition	1,600,000		
15	1490 Replacement Reserve	0		
16	1492 Moving to Work Demonstration	0		
17	1495.1 Relocation Costs	0		
18	1499 Development Activities	2,080,109		
19	1502 Contingency	0		
	Amount of Annual Grant: (sum of lines.....)	20,842,568		
	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	190,000		
	Amount of Line XX related to Security — Hard Costs			
	Amount of line XX Related to Energy Conservation Measures	190,000		
	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:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH4 -1 WINTON TERRACE	Boiler replacement Interior wall repairs		1460 1460		190,000 80,000			
OH4 -2/14 ENGLISH WOODS	Sitework Siding & gutter repairs Hillside stabilization Demolition (OH4 -2) Relocation (OH4 -2)		1450 1460 1450 1450 1460		27,500 16,000 471,000 1,600,000 370,000			
OH4 -3/8 LAUREL HOMES	HOPEVI				0			
OH4 -4 LINCOLN CT.	HOPEVI (709-\$2.2 Million, 710 - \$400,000 contingency)				319,891			
OH4 -5/6 MILLVALE	Comp. Mod.		1460		3,500,000			
OH4 -7 THE BEECHWOOD	Paint exterior/caulk & seal		1460		211,000			
OH4 -10/13 FINDLATER GARDENS	Comp. Mod.		1460		5,000,000			
OH4 -17 STANLEY ROWE	Structure Upgrade - elevators (Bldg. A) Exterior repairs		1460 1460		140,000 80,000			

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH4 -18 MARIANNA TERRACE	Interior repairs (baths/floor) Tuckpointing		1460 1460		50,000 38,000				
OH4 -22 PARK EDEN	Wall repairs/painting Replace glass with thermo (Resident area basement)		1460 1460		173,000 51,000				
OH 4-23 SCATTERED SITES	Interior/exterior		1460		220,000				
OH4 -25 THE RIVERVIEW	Hillside Stabilization		1450		368,000				
OH4 -26 THE PINCREST	Unit Conversions		1460		156,000				
OH4 -29 QUEBEC/ CLINTON SPRINGS	Hillside Stabilization		1450		310,000				
OH4 -30 SCATTERED SITES	Site Work		1450		30,000				
OH4 -36 HORIZON HILLS	Site work (parking lot)		1450		40,000				

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH4 -38 SCATTERED SITES	Interior/exterior repairs Roof Replacement		1460 1460		71,000 45,000				
OH4 -39 MANVILLE PAT.GARDENS BEACONGLEN, LEDGWOOD	Interior/exterior repairs Rebuild decks(Beacon Glen)		1460 1460		390,000 180,000				
OH4 -40 EDEN BUILDING/ WASHINGTON TERRACE	Interior/exterior		1460		280,000				
OH4 -41 THE EVANSTON	Retaining wall structure		1450		70,000				
OH4 -42/46 SCATTERED SITES	Comp.Mod Roof replacement		1460 1460		100,000 85,000				

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
AGENCYWIDE	Computer Technical Upgrade		1406		380,000			
	Maintenance/Management Equipment		1406		90,000			
	Vehicles		1406		200,000			
	Res. Initiative & Economical Dev .		1408		200,000			
	Security Guards at Hi -Rise		1408		190,000			
	Training for Staff & Resident		1408		25,000			
	One Accountant		1408		46,000			
	Relocation/Transfer Specialist		1408		42,000			
	Non Technical Salaries		1410.1		422,000			
	Travel		1410.1		15,000			
	Telephone Expense CGP		1410.16		10,000			
	Advertising		1410.19		50,000			
	Fringe Benefits		1410.9		420,000			
	Technical Salaries		1430		475,000			
	Consultant Fees		1430.1		450,000			
	Hazard Material Consultant		1430.2		60,000			
	Site Acquisition		1440		0			
	Hazard Material Abatement		1460		300,000			
	Impact maintenance		1460		400,000			
	Life Safety Systems		1460		135,000			
Energy		1460		190,000				
Development		1499		2,400,000				

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

PHAName:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	Contingency		1502		0			

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

PHAName:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:	
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		
OH4 -1 WINTON TERRACE	9/30/05							
OH4 -2/14 ENGLISH WOODS	9/30/05							
OH4 -5/6 MILLVALE	9/30/05							
OH4 -7 THE BEECHWOOD	9/30/05							
OH4 -10/13 FINDLATER GARDENS	9/30/05							
OH4 -17 STANLEY ROWE	9/30/05							
OH4 -18 MARIANNA TERRACE	9/30/05							
OH4 -22 PARKEDEN	9/30/05							
OH4 -23 SCATTERED SITES	9/30/05							
OH4 -25 THE RIVERVIEW	9/30/05							
OH4 -26 THE PINECREST	9/30/05							
OH4 -29 QUEBEC/CLINTON								

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

PHAName:		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:
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	
SPRINGS	9/30/05						
OH4 -30 SCATTERED SITES	9/30/05						
OH4 -36 HORIZON HILLS	9/30/05						
OH4 -37 SAN MARCO	9/30/05						
OH4 -38 SCATTERED SITES	9/30/05						
OH4 -39 MANVILLE, PATRICIA BEACON GLEN, LEDGEWOOD	9/30/05						
OH4 -40 EDEN BLDG./WASHINGTON TERRACE	9/30/05						
OH4 -41 THE EVANSTON	9/30/05						
OH4 -42/46 SCATTERED SITE S	9/30/05						

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName: CINCINNATI METROPOLITAN HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: PHAFY:	Work Statement for Year 3 FFY Grant: PHAFY:	Work Statement for Year 4 FFY Grant: PHAFY:	Work Statement for Year 5 FFY Grant: PHAFY:
	Annual Statement				
OH4 -1 WINTON TERRACE		586,000	390,000	398,000	293,000
OH4 -2/14 ENGLISH WOODS		127,000	1,780,000	190,000	0
OH4 -3/8 LAUREL HOMES		260,000	0	19,000	0
OH4 -4 LINCOLN COURT		0	0	0	0
OH4 -5/6 MILLVALE		4,000,000	4,000,000	4,000,000	4,000,000
OH4 -7 THE BEECHWOOD		128,000	30,000	0	918,000
OH4 -10/13 FINDLATER GARDENS		5,000,000	5,000,000	4,000,000	6,900,000
OH4/11 MARQUETTE MANOR		189,000	0	0	680,000
OH4 -16 SETTY KUHN		0	200,000	0	1,900,000
OH4 -17 STANLEY ROWE		162,000	327,000	521,000	0
OH4 -18 MARIANNA TERRACE		30,000	61,000	0	0

OH4 -19MAPLE TOWER		142,000	0	0
OH4 -20THE REDDING	0	172,000	0	0
OH4 -21THE PRESIDENT	167,000	0	0	67,000
OH4 -22PARK EDEN	188,000	0	936,000	499,000
OH4 -23 SCATTEREDSITES	29,000	260,000	480,000	200,000
OH4 -25THE RIVERVIEW	0	368,000	239,000	342,000
OH4 -26THE PINECREST	188,000	216,000	231,000	0
OH4 -28WEBMAN COURT	91,000	0	97,000	300,000
OH4 -29 QUEBEC/CLINTON SPRINGS	0	391,000	771,000	0
OH4 -30 SCATTEREDSITES	0	210,000	396,000	0
OH4 -36HORZION HILLS	0	0	0	492,000
OH4 -37SAN MARCO	110,000	126,000	280,000	0
OH4 -38 SCATTEREDSITES	0	184,068	610,000	0
OH4-39MANVILLE PAT.GARDENS, BEACONGLEN, LEDGEWOOD	201,000	180,000	500,000	500,000
OH4 -40EDEN BLDG, WASHINGTON TERRACE	512,000	1,206,000	656,000	410,000
OH4 -41THE	160,000	0	41,000	162,000

EVANSTON		42,000	192,000	0	726,000
OH4 -42-46 SCATTEREDSITES		160,000	192,000	0	726,000
PhysicalImprovement Subtotal		13,531,000	14,795,068	14,365,000	19,599,000
Management Improvements		503,000	503,000	503,000	503,000
HAWideNon - DwellingStructures andEquipment		748,000	1,148,000	1,156,568	645,000
Administration		932,000	956,000	992,000	999,000
Other		1,012,000	1,374,000	1,670,000	2,470,000
Demolition		0	1,400,000	91,000	0
ModUsefor Development		2,300,000	2,100,000	1,900,000	1,900,000
TotalCFPFunds(Est.)		19,026,000	22,276,068	21,876,568	26,116,000
TotalReplacement HousingFactorFunds					

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

Activities for Year 1	Activities for Year: 2004 FFY Grant: PHAFY:		Activities for Year: 2005 FFY Grant: PHAFY:	
OH4 -1 Winton Terrace Wall repairs/painting Boilers Demolition		396,000 190,000 2,100,000	OH4 -1 Winton Terrace Site (walkway/steps) Interior (painting)	210,000 180,000
OH4 -2/14 English Woods Wall repair/painting		127,000	OH4 -2/14 English Woods Hillside Stabilization Demolition	380,000 1,400,000
OH4 -3/8 Laurel Homes A-D Area (wall repair/painting)		260,000	OH4 -3/8 Laurel Homes	0
OH4 -4 Lincoln Court Hope VI		0	OH4 -4 Lincoln Court Hope VI	0
OH4 -5/6 Millvale Comp. Mod.		4,000,000	OH4 -5/6 Millvale Comp. Mod.	4,000,000
OH4 -7 The Beechwood Interior (walls repair/painting)		128,000	OH4 -7 The Beechwood Site Work	30,000
OH4 -10/13 Findlater Gardens Comp. Mod.		5,000,000	OH4 -10/13 Findlater Gardens Comp. Mod.	5,000,000
OH4 -11 Marquette Manor Interior repairs (walls/ceiling)		189,000	OH4 -11 Marquette Manor	0
OH4 -16 Setty Kuhn		0	OH4 -16 Setty Kuhn Interior (repair/painting)	112,000

OH4 -17StanleyRow Site(concrete)	162,000	FloorLeveling OH4 -17StanleyRow Bldg.A/Binterior(repair/paint)	327,000
OH4 -18MariannaTerrace Interior(wallrepairs/painting)	30,000	OH4 -18MariannaTerrace Sitework(concretework)	61,000
OH4 -19MapleTower	0	OH4 -19MapleTower Interior(wallsrepair/paint)	142,000
OH4 -20TheRedding Interior(wallsrepair/paint) Sealparkingstructure(above)	139,000 28,000	OH4 -20TheRedding Sealparkingstructure(underground)	172,000
OH4 -21ThePresident Interior(wallrepairs/painting)	188,000	OH4 -21ThePresident	0
OH4 -22ParkEden Parkinglotrepairs	29,000	OH4 -22ParkEden	0
OH4 -23ScatteredSites	0	OH4 -23ScatteredSites Roofreplacement Siteimprovement	160,000 100,000
OH4 -25TheRiverview Wallrepair/painting	188,000	OH4 -25TheRiverview HillsideStabilization	368,000
OH4 -26ThePinecrest RetainingWall/Structure	91,000	OH4 -26ThePinecrest HillsideStabilization	216,000
OH4 -28WebmanCourt	0	OH4 -23WebmanCourt	0
<i>OH4 -29Quebec/ClintonSprings</i>	0	OH4 -29Quebec/ClintonSprings HillsideStabilization	310,000

		ClintonSpring(repairwal ls/paint)	81,000
OH4 -30ScatteredSites	0	OH4 -30ScatteredSites	
		Interior/exterior	210,000
OH4 -36HorizonHills		OH4 -36HorizonHills	
Interiorrepairs	110,000		0
OH4 -37SanMarco		OH4 -37SanMarco	
	0	Exteriorstructuralrepairs	126,000
OH4 -38ScatteredSites		OH4 -38ScatteredSites	
Sewer/sanitarylines	71,000	Roofreplacement	184,068
Interior/exterior	130,000		
OH4 -39Manville,Pat.Gardens , BeaconGlen,Ledgewood		OH4 -39Manville,Pat.Gardens , BeaconGlen,Ledgewood	
Comp.Mod –BeaconGlen	512,000	Parkinglotrepairs(allsites)	
		Wallrepair/painting	84,000
<i>OH4 -40EdenBldg./Washington Terrace</i>		OH4 -40EdenBldg./Washington Terrace	96,000
Interiorfloorsstructural	60,000	Comp.Mod –Rockdale	
Interior(wallrepairs/painting)	100,000	CWFFpropertiesstructural	526,000
OH4 -41TheEvanston			680,000
Sitework(parkinglot)	42,000	OH4 -41TheEvanston	
OH4 -42-46ScatteredSites			0
Comp.Mod	160,000	OH4 -42-46ScatteredSites	
		Roofreplacement	192,000

AGENCYWIDE	
ResidentInitiative &EconomicDev.	200,000
SecurityguardsatHi -Rises	190,000
TrainingforStaff&Resident	25,000
OneAccountant	46,000
Relocation/TransferSpecialist	42,000
NonTechnicalSalary	435,000
Travel	15,000
TelephoneExpenseforCGP	10,000
Advertising	25,000
FringeBenefits	447,000
TechnicalSalaries	482,000
ConsultantFees	450,000
HazardMaterialCon sultant	80,000
SiteAcquisition	0
HazardMaterialAbatement	450,000
ImpactMaintenance	400,000
LifeSafetySystems	135,000
Energy	216,000
Computer&TechUpgrade	378,000
Maintenance/ManagementEquipment	100,000
Vehicles	270,000
Development	2,300,000
Contingency	0

AGENCYWIDE	
ResidentInitiative&EconomicDev.	200,000
SecurityguardsatHi -Rises	190,000
TrainingforStaff&Resident	25,000
OneAccountant	46,000
Relocation/TransferSpecialist	42,000
NonTechnicalSalary	448,000
Travel	20,000
TelephoneExpenseforCGP	16,000
Advertising	16,000
FringeBenefits	456,000
TechnicalSalaries	494,000
ConsultantFees	450,000
HazardMaterialConsultant	30,000
SiteAcquisition	400,000
HazardMateria lAbatement	100,000
ImpactMaintenance	400,000
LifeSafetySystems	100,000
Energy	160,000
Computer&TechUpgrade	518,000
Maintenance/ManagementEquipment	200,000
Vehicles	370,000
Development	2,100,000
Contingency	0

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

Activities for Year 1	Activities for Year: 2006 FFY Grant: PHAFY:			Activities for Year: 2007 FFY Grant: PHAFY:		
	OH4 -1 Winton Terrace Wall repair/painting Site Work (landscaping/sidewalks)		208,000 190,000	OH4 -1 Winton Terrace Range/Ref. Replacement		293,000
	OH4 -2 English Woods Parking lots (new additions)		190,000	OH4 -2 English Woods		0
	OH4 -3/8 Laurel Homes A-Dare seal parking lot		19,000	OH4 -3/8 Laurel Homes		0
	OH4 -4 Lincoln Court Hope VI		0	OH4 -4 Lincoln Court Hope VI		0
	OH4 -5/6 Millvale Comp. Mod.		4,000,000	OH4 -5/6 Millvale Comp. Mod.		4,000,000
	OH4 -7 The Beechwood		0	OH4 -7 The Beechwood Interior Rehab (kitchen/baths)		918,000
	OH4 -10/13 Findlater Gardens Comp. Mod.		4,000,000	OH4 -10/13 Findlater Gardens Comp. Mod.		6,900,000
	OH4 -11 Marquette Manor		0	OH4 -11 Marquette Manor Hillside stabilization		680,000
	OH4 -16 Setty Kuhn		0	OH4 -16 Setty Kuhn Comp. Mod.		1,900,000

OH4 -17StanleyRowe			OH4 -17StanleyRowe	
A&Bbldg. –Roofreplacement	211,000			0
Seal&Expansion –exteriorof“A”	310,000			
OH4 -18Marianna Terrace		0	OH4 -18MariannaTerrace	0
OH4 -19MapleTower		0	OH4 -19MapleT ower	0
OH4 -20TheRedding		0	OH4 -20TheRedding	0
OH4 -21ThePresident		0	OH4 -21ThePresident	0
OH4 -22ParkEden			OH4 -22ParkEden	
Sitework(landscaping)	120,000		Interior(wallrepair/painting)	311,000
Removefloortile(asbestos)	816,000		Stove/ref.(changeout)	188,000
OH4 -23ScatteredSites			OH4 -23ScatteredSites	
Comp.Mod	480,000		Interior(wallrepair/painting)	200,000
OH4 -25TheRiverview			OH4 -25TheRiverview	
Parkinglot(repair/sealing)	28,000		Stove/ref(changeout)	116,000
Exteriorrepair(se alallwalls)	211,000		Re-carpet(entirebuilding)	226,000
OH4 -26ThePincrest			OH4 -26ThePincrest	
Interior(wallrepair/painting)	231,000			0
OH4 -28WebmanCourt			OH4 -28WebmanCourt	
Roofreplacement	61,000		Comp.Mod	300,000
Interior(wallrepairs/painting)	36,000			

OH4 -29Quebec/ClintonSprings		OH4 -29Quebec/ClintonSprings	
Demolition	91,000		0
Comp.Mod	680,000		
OH4 -30ScatteredSites		OH4 -30ScatteredSites	
Comp.Mod	396,000		0
OH4 -36HorizonHills		OH4 -36HorizonHills	
	0	Comp.Mod.	492,000
OH4 -37SanMarco		OH4 -37SanMarco	
Interior(wallrepair/painting)	30,000		0
ExteriorStructure	250,000		
OH4 -38ScatteredSites		OH4 -38ScatteredSites	
Comp.Mod	610,000		0
OH4 -39Manville,Pat.Gardens, BeaconGlen,Ledgewood		OH4 -39Manville,Pat.Gardens, BeaconGlen,Ledgewood	
Comp.Mod(Manville)	500,000	Comp.Mod	500,000
OH4 -40EdenBldg/Washington Terrace/Rockdale		OH4 -40EdenBldg/Washington Terrace/Rockdale	
A/C&Boilerreplacement	96,000	Scatteredsites -Comp.Mod.	410,000
Scatteredsitesrehab	560,000		
OH4 -41TheEvanston		OH4 -41TheEvanston	
Roof(re -seam)	41,000	Interior(wallrepairs/painting)	162,000
OH4 -42/46ScatteredSites		OH4 -42/46ScatteredSites	
	0	Comp.Mod.	726,000

AGENCYWIDE	
ResidentInitiative&EconomicDev.	200,000
SecurityguardsatHi -Rises	190,000
Trainingfo rStaff&Resident	25,000
OneAccountant	46,000
Relocation/TransferSpecialist	42,000
NonTechnicalSalary	461,000
Travel	20,000
TelephoneExpenseforCGP	16,000
Advertising	26,000
FringeBenefits	449,000
TechnicalSalaries	414,000
ConsultantFees	250,000
HazardMaterialConsultant	20,000
SiteAcquisition	700,000
HazardMaterialAbatement	300,000
ImpactMaintenance	300,000
LifeSafetySystems	400,000
Energy	190,000
Computer&TechUpgrade	460,000
Maintenance/ManagementEquipment	200,000
Vehicles	396,568
Development	1,900,000
Contingency	0

AGENCYWIDE	
ResidentInitiative&EconomicDev.	200,000
SecurityguardsatHi -Rises	190,000
TrainingforStaff&Resident	25,000
OneAccountant	46,000
Relocation/TransferSpecialist	42,000
NonTechnicalSalary	461,000
Travel	20,000
TelephoneExpen seforCGP	16,000
Advertising	33,000
FringeBenefits	449,000
TechnicalSalaries	414,000
ConsultantFees	250,000
HazardMaterialConsultant	20,000
SiteAcquisition	700,000
HazardMaterialAbatement	400,000
ImpactMaintenance	280,000
LifeSafetySystems	180,000
Energy	230,000
Computer&TechUpgrade	496,000
Maintenance/ManagementEquipment	88,000
Vehicles	61,000
Development	1,900,000
Contingency	1,000,000

ATTACHMENT B: ANALYSIS OF DEMOGRAPHIC CHANGES IN SITE-BASED WAITING LIST DEVELOPMENTS

Below is an analysis of demographic changes at the sites included under CMHA's site-based waiting lists using data that is consistent with that supplied for the Multi-Family Tenant Characteristics System (MTC S) from June 2000 - February 2003. Most site-based waiting lists contain several developments. For the most part, there have not been significant demographic changes in the waiting list areas. Some areas may appear to have significant changes in percentage increases or decreases. However, a closer examination will show that these noticeable changes are misleading, due to the fact that changes in groups with low populations to begin with may appear to swing greatly with just a few move-ins or move-outs. Below is an explanation of some significant changes observed:

- 1. LINCOLN COURT**
Lincoln Court is under a HOPE VI revitalization plan and is losing population as units are demolished. Re-built units will be part of a new development called City West.
- 2. ELDERLY COMMUNITIES**
A slight decrease in the population of elderly communities has occurred due to on-going modernization, primarily at the Pinecrest apartment community.
- 3. LAUREL HOMES**
Most of Laurel Homes is under a HOPE VI revitalization plan and is losing population as units are demolished. Re-built units will be part of a new development called City West.
- 4. WINTON TERRACE/FINDAL TER GARDENS**
A significant percentage increase in the Asian/Pacific Islander population occurred as the result of an influx of refugees from the Middle East.

5. ENGLISHWOODS/MILLVALE

Due to modernization work at Millvale and the non-viability of housing units at English Woods, there has been a decline in population. Millvale units will come back as modernization is completed. English Woods is being targeted for long-term redevelopment.

General Information		Resident Population	Racial Characteristics								Disability Status*	
Waiting List Development Groups	Period	All Family Members	White	%White	Black	%Black	Native American	%Native American	Asian/Pacific Islander	%Asian/Pacific Islander	Disabled	% Disabled
104 -LincolnCourt	#asof6/30/2000	781	3	0.40%	778	99.60%	0	0.00%	0	0.00%	104	0.00%
104 -LincolnCourt	#asof02/28/2003	67	2	2.99%	65	97.01%	0	0.00%	0	0.00%	4	5.97%
104 -LincolnCourt	%change	-91.42%	-33.33%	646.27%	-91.65%	-2.60%	NA	NA	NA	NA	NA	NA
107-ElderlyProgram	#asof6/30/2000	1639	238	14.50%	1396	85.20%	0	0.00%	5	0.30%	678	41.40%
107-ElderlyProgram/ Pinecrest/MapleTower	#asof02/28/2003	1577	217	13.76%	1349	85.54%	1	0.06%	10	0.63%	609	38.62%
107-ElderlyProgram/ Pinecrest/MapleTower	%change	-3.78%	-8.82%	-5.10%	-3.37%	0.40%	NA	NA	100.00%	111.37%	-10.18%	-6.72%
108 -LaurelHomes	#asof6/30/2000	977	5	0.50%	972	99.50%	0	0.00%	0	0.00%	140	14.30%
108 -LaurelHomes	#asof02/28/2003	540	1	0.19%	539	99.81%	0	0.00%	0	0.00%	80	14.81%
108 -LaurelHomes	%change	-44.73%	-80.00%	-62.96%	-44.55%	0.32%	NA	NA	NA	NA	-42.86%	3.60%
113 -WintonTerrace/Findlater	#asof6/30/2000	3680	80	2.20%	3581	97.30%	1	0.00%	18	0.50%	262	7.10%
113 -WintonTerrace/Findlater	#asof02/28/2003	3204	82	2.56%	3080	96.13%	0	0.00%	42	1.31%	260	8.11%
113 -WintonTerrace/Findlater	%change	-12.93%	2.50%	16.33%	-13.99%	-1.20%	-100.00%	NA	133.33%	162.17%	-0.76%	14.29%

General Information		Resident Population	Racial Characteristics								Disability Status	
Waiting List Development Groups	Period	All Family Members	White	%White	Black	%Black	Native American	%Native American	Asian/Pacific Islander	%Asian/Pacific Islander	Disabled	% Disabled
115 -English Woods/Millvale	#asof6/30/2000	3143	108	3.40%	3024	96.20%	2	0.10%	9	0.30%	289	9.20%
115 -English Woods/Millvale	#asof02/28/2003	2530	104	4.11%	2417	95.53%	4	0.16%	5	0.20%	191	7.55%
115 -English Woods/Mill vale	%change	-10.12%	-52.78%	-46.90%	-64.65%	-60.66%	-50.00%	-64.60%	-66.67%	-64.60%	-17.30%	-8.04%
122 -Park Eden Senior Building	#asof6/30/2000	180	6	3.30%	173	96.10%	0	0.00%	0	0.00%	79	43.90%
122 -Park Eden Senior Building	#asof02/28/2003	173	4	2.31%	168	97.11%	0	0.00%	1	0.58%	88	50.87%
122 -Park Eden Senior Building	%change	-3.89%	-33.33%	-29.94%	-2.89%	1.05%	NA	NA	NA	NA	11.39%	15.87%
130 -Scattered Sites East	#asof6/30/2000	427	34	8.00%	393	92.00%	0	0.00%	0	0.00%	67	15.70%
130 -Scattered Sites East	#asof02/28/2003	418	42	10.05%	370	88.52%	0	0.00%	6	1.44%	52	12.44%
130 -Scattered Sites East	%change	-2.11%	23.53%	25.60%	-5.85%	-3.79%	NA	NA	NA	NA	-22.39%	-20.76%
139 -Scattered Sites North	#asof6/30/2000	726	36	5.00%	683	94.10%	0	0.00%	7	1.00%	73	10.10%
139 -Scattered Sites North	#asof02/28/2003	706	48	6.80%	658	93.20%	0	0.00%	0	0.00%	62	8.78%
139 -Scattered Sites North	%change	-2.75%	33.33%	35.98%	-3.66%	-0.96%	NA	NA	-100.00%	-100.00%	-15.07%	-13.05%
143 -Scattered Sites Central	#asof6/30/2000	1252	34	2.70%	1202	96.00%	0	0.00%	12	1.00%	101	8.10%
143 -Scattered Sites Central	#asof02/28/2003	1271	29	2.28%	1231	96.85%	6	0.47%	5	0.39%	93	7.32%
143 -Scattered Sites Central	%change	1.52%	-14.71%	-15.49%	2.41%	0.89%	NA	NA	-58.33%	-60.66%	-7.92%	-9.67%
146 -Scattered Sites West	#asof6/30/2000	374	26	7.00%	347	92.80%	0	0.00%	1	0.30%	47	12.60%
146 -Scattered Sites West	#asof02/28/2003	361	32	8.86%	326	90.30%	3	0.83%	0	0.00%	34	9.42%
146 -Scattered Sites West	%change	-3.48%	23.08%	26.63%	-6.05%	-2.69%	NA	NA	-100.00%	-100.00%	-27.66%	-25.25%

*Based on residents reporting receipt of Supplemental Security Income (SSI).

ATTACHMENT C: IMPLEMENTATION OF THE COMMUNITY SERVICE REQUIREMENT

The Quality Housing and Work Responsibility Act of 1998 requires that all non -exempt public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the CMHA's Public Housing Lease that was implemented effective July 1, 2000. However, pursuant to HUD guidance, CMHA delayed enforcement of the Community Service Requirement until July 1, 2001.

CMHA reminded residents of the Community Service Requirement in a resident newsletter in Late April 2001. Those residents who were required to complete the community service requirement will be informed on an individual basis as they are certified (new move -ins) or are re -certified (current residents) effective on or after July 1, 2001. CMHA will provide residents with lists of agencies that are willing to accept volunteers who are working to meet the community service requirement. CMHA will implement procedures to review resident compliance with the community service requirement and provide notices to residents who are not on schedule to meet the requirement before their next annual re -certification.

In December 2001, HUD issued a notice via Internet that explained that the Federal Fiscal Year 2002 Congressional Appropriations Bill for HUD that was signed by the President contained language that forbade enforcement of the Community Service Requirement during the next fiscal year, except for HOPE VI developments. Therefore, CMHA has only enforced the requirement at developments that are part of the HOPE VI revitalization program. However, recent Congress action indicates that CMHA will be required to enforce the community service requirement in the upcoming fiscal year. Therefore, in consistence with its local Community Self -Sufficiency Policy, CMHA will begin notifying residents who are affected by the Congressional action.

ATTACHMENTD: PHAPOLICYONPETOWNERSHIP

SUMMARYOF THEPETPOLICYADOPTEDBYTHE CINCINNATIMETROPOLITANHOUSINGAUTHORITY

CMHA's Pet Policy has been adopted as an addendum to the Public Housing Admissions and Continued Occupancy Plan and Public Housing Lease. All residents must obtain CMHA approval to have a pet reside in their unit. The pet policy shall include all City and County ordinances concerning pets. A pet is defined as a domesticated animal of a species that is commonly kept as a household pet in the community, which, in this policy, shall be limited to a cat, dog, caged bird, hamster, gerbil, mice and fish. The policy is related to the legitimate interest of CMHA in providing a safe and sanitary living environment for all residents, protecting and preserving the physical condition of the property, and the financial interest of CMHA.

The policy does not apply to service or companion animals owned by and necessary for persons with disabilities that reside in public housing or that visit CMHA properties. It does not limit or impair the rights of persons with disabilities, or affect any authority CMHA has to regulate service and companion animals that assist persons with disabilities.

Individual developments may designate no-pet areas, provided that the applicable rules are reasonable and do not conflict with any applicable Federal, State or local law or regulation governing the owning and keeping of pets in dwelling accommodations and the essential terms of this policy.

A resident who desires to have a pet must apply in writing at the resident management office. All pets must be registered with CMHA before they are brought onto the premises and a nominal pet deposit must be paid. Residents needing a pet due to a disability will not be required to pay a deposit. A resident who claims to have a disability requiring a pet as a reasonable accommodation must provide CMHA with appropriate documentation. CMHA may refuse to register a pet if the procedures outlined in the Pet Policy are not followed.

ATTACHMENTE: PROGRESS IN MEETING 5 -YEAR PLAN MISSION AND GOALS

Repositioning neighborhoods. Empowering people. These are not just words at CMHA — they are mottos. Each year we say it's been an exciting one, and each year the results we see and the transformations that happen make the years increasingly more exciting. During 2002, CMHA and its residents have been successful in many things. Our success this year ranges from diversifying our portfolio in both housing type and location to building a vibrant, new downtown destination. We have increased opportunities for people to live affordably in neighborhoods of their choice, close to their families, friends, churches, schools and cultural centers. Our portfolio fits the needs of today's working families and elderly population while serving as an asset to communities.

2002 has introduced CMHA to new associations and collaborations with many organizations throughout the county. A new relationship with the city of Springdale will bring CMHA its first elderly building outside the city of Cincinnati by 2004. CMHA also worked with the Board of Hamilton County Commissioners to successfully secure authorization to purchase 450 additional units in the county, outside the city of Cincinnati, adding to the choices people have to live affordably in low-poverty neighborhoods.

Changes we have envisioned for many years have become vivid realities this year. People are moving into new homes, while breathing in fresh hope for dreams of self-sufficiency and homeownership. Old, obsolete buildings, which at one time were home to a diverse, mixed-income population, have been transformed into a new neighborhood with real promises of boundless opportunities for its residents, as well as the entire community. Step by step, neighborhood by neighborhood, together we are repositioning communities and strengthening lives.

Other CMHA communities are going through major renovations to become stronger than ever. As this transformation takes place, residents are developing a new sense of pride in their neighborhoods. The promise held by rebuilding vibrant and booming communities is immeasurable as residents take back their neighborhoods and the quality of life they deserve. Below are some examples of CMHA's progress in meeting the mission and goals of the five-year plan:

- 1. Increasing the Availability of Safety, Decent, and Affordable Housing**
 - A. CMHA is modernizing properties to make them more attractive to prospective renters and reduce vacancies. Lincoln Court and Laurel Homes are being revitalized under a HOPE VI grant. Major renovations are completed or in progress at Findlater Gardens and Millvale, as well as several other properties. CMHA continues to study the possibility of applying for a HOPE VI grant for the English Woods development.
 - B. CMHA has implemented the following public housing security improvements:

- (1) Enhanced lighting
 - (2) Improved fencing and fencing layout
 - (3) Additional cameras and digital recorders in high-rise buildings
 - (4) Additional cameras and relocation of cameras in family developments
 - (5) Identification of fire lanes and no parking areas
 - (6) Improved communication with local police agencies
- C. CMHA has increased assisted housing choices by:
- (1) Applying for additional Section 8 vouchers
 - (2) Implementing site-based waiting lists to provide prospective residents an opportunity to select more specific geographical areas where they wish to live.
 - (3) Implementing an "Incentive Transfer" program to give current residents an opportunity to live in some of the scattered site homes that are high in market demand.
 - (4) CMHA has obtained high performer status on the overall Public Housing Assessment System or Management Assessment Sub System every year since CMHA's official evaluation was based on the systems in 2000.

2. Improving the Quality of Life and Economic Vitality

- A. CMHA has implemented an optional Earned Income Disregard that promotes income deconcentration in public housing. Twenty percent (20%) of earned income is disregarded for purposes of calculating rent.
- B. Submitting, gaining approval, and implementing a designated housing allocation plan to provide senior only housing at Park Eden, Maple Tower, and a new senior building to be constructed at the Lincoln Court HOPE VI site.

3. Promoting Self-Sufficiency and Asset Development of Families and Individuals

- A. CMHA has opened up homeownership opportunities to public housing residents under the HOPE VI sites.
- B. In September 2000, CMHA was awarded a \$150,000 grant under the Resident Opportunities and Self-Sufficiency Program in the category Resident Service Delivery Models for the Elderly and Persons with Disabilities. The funding has been used to attract supportive services to senior high-rise buildings. Once again, in January 2003, CMHA was awarded a \$300,000 to implement new programs to maintain existing programs and enhance the delivery of supportive services in several of the senior apartment communities.

4. Ensuring Equal Opportunity in Housing

- A. CMHA implemented revised Public Housing Admissions & Occupancy Policy and Section 8 Administrative Plan that have stronger language regarding affirmative marketing and income deconcentration.
- B. CMHA continues to adhere to Section 504 and Americans with Disabilities Act guidelines regarding reasonable accommodations for persons with disabilities.

CMHA is excited to be an instrumental part of the rebirth of Cincinnati's urban areas. CMHA has come a long way over the years to develop services and programs to meet the needs of customers, the residents of Cincinnati and Hamilton County. CMHA looks forward to future opportunities to uphold and build upon this model of quality service. Thanks to the hard work of CMHA residents, staff, and community and government partners, CMHA's dreams become plans and, ultimately, results for the citizens of Cincinnati.

ATTACHMENT F: ADMISSIONS POLICY FOR DECONCENTRATION

CMHA adheres to federal guidelines regarding income deconcentration. CMHA's public housing program will work to attract higher income families to lower income developments by improving the marketability of properties and provide self-sufficiency program to help increase the income of current residents in lower income developments, in addition to taking necessary steps to address admissions issues. The Section 8 program has implemented the requirement that 75% of new program participants must be at or below 30% of the area median income. This means that more households with extremely low incomes will be able to move to higher income areas in the Cincinnati and Hamilton County area.

Specific guidelines have been adopted in CMHA's Public Housing Admissions & Continued Occupancy Policy and the Section 8 Administrative Plan to further income deconcentration in the area of admissions of applicants and the transfer of current occupants including the following:

Public Housing Admissions and Occupancy Policy

(1) Admissions Policy (Section II, Part E6)

CMHA has a local preference based on income. Applicants with incomes at or below 30% of the area median income are placed in Tier 1, while those above 30% of the area median income are placed in Tier 2.

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

(2) Transfer Policy (ACOP, Section V, Part B3)

CMH has five categories of transfers. Category 3 transfers addresses income deconcentration.

"Category 3 Administrative Transfers are mandatory transfers within sites or between sites may be made to: correct and avoid concentration of the most economically and socially deprived families; correct occupancy standards (Voluntary if the family is between the minimum and maximum occupancy standard but the family requests a transfer, e.g. to permit older children of opposite sex to have separate bedrooms)."

Section 8 Administrative Plan

Since Section 8 program participants can choose housing in a variety of area neighborhoods, implementing the targeting requirement that 75% of new program participants must be at or below 30% of the area median income means that more extremely low -income households will have an opportunity to live in higher income neighborhoods thus contributing to income deconcentration. The targeting requirement was implemented in the Section 8 Administrative Plan (Section III, Part C).

"...CMHA is required to ensure that at least 75% of the applicants admitted to the Section 8 program during each fiscal year are Extremely Low Income (ELI) households, with incomes below 30% of the median income for the Hamilton County Metropolitan Area.

This targeting requirement does not apply to low -income households that are continuously assisted under the 1937 Act or to low -income or moderate income households that are displaced from eligible low -income housing as a result of the prepayment of a mortgage or voluntary termination of an insurance contract.

CMHA will monitor the number of Extremely Low Income Households, and the number of Low and Very -Low Income Households admitted monthly, and will make any necessary adjustments to the selection process described above to ensure that this targeting requirement is met."

ATTACHMENT G: RESIDENT MEMBERSHIP ON THE PHA GOVERNING BOARD

Members of CMHA's Board of Commissioners are appointed by the following authorities: Hamilton County Board of Commissioners (1 position), Hamilton County Municipal Court (1 position), Hamilton County Probate Court (1 position), and the City of Cincinnati (2 positions). One of the two positions appointed by the City of Cincinnati is reserved exclusively for a resident assisted by CMHA. Ms. Doris Hill is the resident member of CMHA's five-person Board of Commissioners. She was appointed in December 1999 by Mayor Charlie Luken of the City of Cincinnati with the advice and consent of the Cincinnati City Council. Her five-year term will expire in December 2004.

ATTACHMENTH:MEMBERSHIPOFRESIDENTADVISORY BOARDS

Resident representatives were invited to participate in the annual planning process. The Cincinnati Metropolitan Resident Authority Advisory Board (CMRAAB) is the Resident Advisory Board representing public housing residents. Section 8 residents are scattered throughout CMHA's jurisdiction and had not had resident organizations traditionally. The Section 8 department will assemble a group of interested residents to serve as an advisory board on Section 8 programs.

Public Housing Resident Advisory Board (Organizations Represented)

1. Beacon Glen Resident Council
2. Beechwood Resident Council
3. English Woods Resident Council
4. Evanston Resident Council
5. Findlater Gardens Resident Council
6. Laurel Homes Resident Council
7. Lincoln Court Resident Council
8. Maple Tower Resident Council
9. Millvale Resident Council
10. Park Eden Resident Council
11. Pinecrest Resident Council
12. President Resident Council
13. Redding Resident Council
14. Riverview Resident Council
15. San Marco Resident Council
16. Stanley Rowe Tower A Resident Council
17. Stanley Rowe Tower B Resident Council
18. Winton Terrace Resident Council

Section 8 Resident Advisory Board (Resident Representatives)

1. Kavanda Casey
2. Renee Chatman
3. Marsha Lymons
4. Tanisha Luke
5. Brenda Hopewell Rucker

ATTACHMENTH:RESIDENTASSESSMENTSUB -SYSTEM CUSTOMERSATISFACTIONFOLLOW -UPPLANS

OVERVIEW

CMHA is required to complete a Follow -Up Plan for all indicators on HUD's Customer Satisfaction Survey that were rated below 75%. The following sections outline actions CMHA may take to increase the resident satisfaction score based on their results from the Resident Service and Satisfaction Survey including (1) Communication, (2) Safety, (3) Services, and (4) Neighborhood Appearance.

COMMUNICATION*

Clear communication of services, procedures, other neighborhood -related issues and activities is a critical component in the success of a development. This section measures the level of that communication in the area of events, activities, and programs available to residents, and the ability of residents to communicate with management regarding problems and issues. The following are possible steps CMHA may take for making improvements in this area:

1. It is important that CMHA arrange to communicate with residents (hold a resident meeting, meet with the RAB or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should improve.
2. Train PHA staff to effectively and politely communicate with residents. Conduct role playing exercises and demonstrate the appropriate manner to interact with residents.
3. Ensure there are adequate internal PHA communications.
4. Make sure there are written policies and procedures, that residents have copies of them and that they have input and are in agreement with them. Avoid dictating policy and encourage residents to participate in policy development.
5. Have frequent resident meetings, inviting the residents to help set the agenda.
6. Try to communicate with residents in their spoken language, if they do not understand English.
7. Identify an effective method of communicating with residents, such as flyers/letters sent with rent bill, flyers/letters placed in all mailboxes or a community bulletin board.

8. Assist and encourage residents to be part of the solution, to join or develop committees/organizations that can help improve the community.
9. Notify residents of improvements being made to the development. The possibility of positive change can be an incentive for residents to be involved in their development and maintain their own unit better.

SAFETY*

The goal of this section is to capture how safe the residents feel and to assess if the housing agency is making efforts to provide safe living conditions. The following are possible steps CMHA may take for making improvements in this area:

1. It is important that CMHA arrange to communicate with residents (hold a resident meeting, meet with the RAB or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should improve.
2. Partner with police. Cooperation with police can include, but is not limited to:
 - A. Units deprogrammed for use as police substations;
 - B. Periodic and regular meetings between the local police agency and PHA management;
 - C. Provision of access by the local police agency to vacant units in order to facilitate surveillance and pursuit;
 - D. Provision of community space for police/community meetings;
 - E. Police input into the development and implementation of drug elimination grants;
 - F. Police input into modernization planning;
 - G. Operation Safe Home and other Federal/local law enforcement efforts;
 - H. Gun and drug sweeps;
 - I. Youth counseling;
 - J. Youth recreational activities;
 - K. Tenant security training;
 - L. Community policing;
 - M. Security surveys.
3. Report all criminal activity to local police authorities.
4. Policies and procedures in place for tracking crime and crime-related activities should be able to demonstrate that crime and crime-related problems are being tracked by development.

5. Institute a resident screening process which denies housing admission to those individuals who do not meet the legal criteria established by HUD or PHA board resolution.
6. Establish policies that define safe behavior for residents with the correct level of repercussions for violating policy.
7. Add additional lighting in common areas, and periodically check all lights to make sure they are working.
8. Check all locks and outside doors to assure they are not in disrepair, and repair all locks that are damaged.
9. Provide children and teenagers a place to play. Build and/or maintain neighborhood playgrounds, and basketball courts. Create youth programs to discourage crime among that age group.
10. Offer a seminar on basic home safety to residents.
11. Provide preventative drug related services to residents, such as:
 - A. Preventative drug education
 - B. Referral sources for drug treatment programs
 - C. Work with resident councils or other formal resident groups in the implementation of drug elimination grants. (24CFR961.3)

NEIGHBORHOOD/PROPERTY APPEARANCE

Poorly maintained development can lead to a number of problems. The appearance of the housing development should be neat and orderly. Ideally, the development should compliment the community and there should not be a clear line that defines the borders of the development due to perpetual problems such as litter, broken glass, and vandalism.

Residents are encouraged to be part of the solution. There is an established process in place for residents to report problems. Management responds in a timely and professional manner to appearance problems in the community. The following are possible steps CMHA may take for improvements in this area:

1. It is important that CMHA arrange to communicate with residents (hold a resident meeting, meet with the Resident Advisory Board or meet with residents on an individual basis) regarding their concerns and perceptions on this issue. If situations which they identify as problems are improved, then satisfaction with this service area should improve.
2. Have a system for dealing with abandoned buildings and vacancy.
3. Exterminate pests regularly and on an as needed basis.

4. Implement quarterly trash day on which large items can be picked up.
5. Be proactive about improving the appearance of the neighborhood. Senior staff should do an assessment (at least visual) of the community on a regular basis. Don't just depend on junior staff to inform senior staff of problems.
6. Start a neighborhood appearance council made up of residents. Award a prize or recognize the resident with the best kept yard, and recognize that individual in a newsletter.
7. Eliminate graffiti within 24 hours of report.

*Completion of some proposed tasks recommended by HUD will be contingent upon the availability of future funding (e.g., Drug Elimination grant, HOPE VI grant, sufficient operating funds, etc.).

ATTACHMENT I: CMHA 2003 ANNUAL PLAN RESIDENT & PUBLIC PARTICIPATION PROCESS

A variety of opportunities for learning about CMHA policies and providing input were available during the public comment period during February through April 2003:

Agency Plan and Related Documents Available for Review

- The last HUD -approved Five -Year/Annual Plan update with a list of proposed changes and related documents was made available during February -April 2003 at CMHA's Central Administrative Office.

Agency Plan Briefing Session

- Refresher on the agency planning process and a summary of significant proposed changes.
- February 27, 2003

Admissions & Continued Occupancy Overview

- Discussion of proposed changes to the Public Housing Admissions and Continued Occupancy Policy for Resident Advisory Board members and the Legal Aid Society of Greater Cincinnati.
- March 12, 2003

Accessible Housing Planning Session

- Discussion of accessible housing with community agency representatives.
- March 13, 2003

Senior Community Services Planning Session

- Discussion of grant program regulatory requirements for the elderly and persons with disabilities with community agency representatives.
- March 27, 2003

Community Safety Panel Discussion

- Discussion of safety and crime prevention issues with Resident Advisory Board.
- April 3, 2003

Community Self -Sufficiency Panel Discussion

- Discussion of economic self -sufficiency and academic enrichment programs with Resident Advisory Board.
- April 3, 2003

Supportive Housing Panel Discussion

- Discussion of Social Service Outreach and Resident Education for Resident Advisory Board
- April 8, 2003

Modernization & HOPEVI Discussion

- Discussion of Capital Improvements and HOPEVI redevelopment issues with Resident Advisory Board.
- April 8, 2003

Admissions & Continued Occupancy and Property Management Panel Discussion

- Discussion of Admissions & Continued Occupancy Policies and property management issues with the Resident Advisory Board.
- April 9, 2003

Section 8 Housing Discussion

- Discussion of Section 8 Housing Program issues.
- April 10, 2003

Senior Hi-Rise Housing Discussion

- Discussion of management, security, life safety, and maintenance issues impacting the senior hi-rise apartment communities with Resident Advisory Board members from the senior hi-rise apartment communities.
- April 10, 2003

CMHA Board of Commissioner's Monthly Meeting

- Opportunity for public comments to be issued regarding the Five Year/Annual Plan update for July 1, 2003 - June 30, 2004.
- April 15, 2003

ATTACHMENT J: PERFORMANCE AND EVALUATION REPORT FOR PERIOD ENDING 12/31/02

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part 1: Summary					
PHAName: Cincinnati Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10P00450102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Revised Annual Statement (revision Number:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <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				
3	1408 Management Improvements	503,000.00	503,000.00	210,971.19	144,971.18
4	1410 Administration	892,000.00	892,000.00	837,657.61	209,907.61
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	724,000.00	724,000.00	506,633.02	131,073.23
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	340,000.00	340,000.00	132,541.14	62,873.36
10	1460 Dwelling Structures	9,982,877.00	9,982,877.00	4,827,453.18	2,504,161.60
11	1465.1 Dwelling Equipment -- Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non Dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non Dwelling Equipment	1,030,000.00	1,030,000.00	486,720.11	486,720.11

14	1485Demolition	0.00	0.00	0.00	0.00
15	1490Replacementreserve	0.00	0.00	0.00	0.00
16	1492MovingtoWorkDemo nstration				
17	1495.1RelocationCosts	0.00	0.00	0.00	0.00
18	1499DevelopmentActivity	900,000.00	900,000.00	0.00	0.00
19	1502Contingency	0.00	0.00	0.00	0.00
20	AmountofAnnualGrant(Sumoflines2 -19)	14,371,877.00	14,371,877.00	7,001,976.25	3,539,707.09
	Amountofline20RelatedtoLBPActivities	290,000.00	290,000.00	27,432.00	6,981.68
	Amountofline20RelatedtoSection504 Compliance	0.00	0.00	0.00	0.00
	Amountofline20RelatedtoSecurity --Soft Costs	190,000.00	190,000.00	0.00	0.00
	Amountofline20RelatedtoSecurity --Hard Costs	135,000.00	135,000.00	1,347.66	1,347.66
	Amountofline20RelatedtoEnergy Conservationmeasures	190,000.00	190,000.00	27,328.04	27,328.04
	CollateralizationExpen sesorDebtService				

SignatureofExecutiveDirectorandDate

X

SignatureofFieldOfficeManager:(orRegional Administrator)andDate:

X

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRF)										
Part II: Supporting Pages										
PHAName:				Grant Type and Number			Federal FY of Grant:			
Cincinnati Metropolitan Housing Authority				Capital Fund Program Grant No: OH10P00450102						
				Replacement Housing Factor Grant No:						
Development		General Description of Major Work				Status of Work				
Number/Name		Categories		Develop.	Quantity	Total Estimated Cost				
HA -Wide				Account						
Activities				Number		Original	Revised	Obligated	Expended	
OH4 -1	WINTON TERRACE	1125	INTERIOR RENOVATION	1460		60,000.00	151,400.00	113,444.00	38,775.64	C-2
		Subtotal 1460				60,000.00	151,400.00	113,444.00	38,775.64	
		Subtotal OH10P004001				60,000.00	151,400.00	113,444.00	38,775.64	
OH4 -6	MILLVALE NORTH	1127	COMP. MODERNIZATION	1460		2,900,000.00	2,900,000.00	557,879.00	61,743.44	C-2
		Subtotal 1460				2,900,000.00	2,900,000.00	557,879.00	61,743.44	
		Subtotal OH10P004005				2,900,000.00	2,900,000.00	557,879.00	61,743.44	
OH4 -8	LAUREL HOMES	1126	HOPEVI	1460		500,000.00	500,000.00	423,299.26	423,299.26	C-2
		Subtotal 1460				500,000.00	500,000.00	423,299.26	423,299.26	
		Subtotal OH10P004008				500,000.00	500,000.00	423,299.26	423,299.26	

OH4 -10	FINDLATER GARDENS	1128	COMP. MODERNIZATION	1460		4,000,000.00	3,990,000.00	3,518,222.58	1,800,757.50	C-2
			Subtotal1460			4,000,000.00	3,990,000.00	3,518,222.58	1,800,757.50	
			SubtotalO H10P004010			4,000,000.00	3,990,000.00	3,518,222.58	1,800,757.50	
OH4 -11	MARQUETTE MANOR	1129	EXTERIOR RENOVATION	1460		434,877.00	272,477.00	1,458.00	1,458.00	C-1
			Subtotal1460			434,877.00	272,477.00	1,458.00	1,458.00	
			SubtotalOH10P004011			434,877.00	272,477.00	1,458.00	1,458.00	
OH4 -17	STANLEY ROWE	1130	INTERIOR RENOVATION	1460		175,000.00	176,000.00	5,120.80	5,120.80	C-1
			Subtotal1460			175,000.00	176,000.00	5,120.80	5,120.80	
			SubtotalOH10P004017			175,000.00	176,000.00	5,120.80	5,120.80	
OH4 -23	SCATTERED SITES	1131	INTERIOR RENOVATION	1460		220,000.00	220,000.00	5,850.00	0.00	C-2
			Subtotal1460			220,000.00	220,000.00	5,850.00	0.00	
			SubtotalOH10P004023			220,000.00	220,000.00	5,850.00	0.00	C-2
OH4 -25	RIVERVIEW	1132	INTERIOR/EXTERIOR	1460		290,000.00	290,000.00	0.00	0.00	
			Subtotal1460			290,000.00	290,000.00	0.00	0.00	
			Subtotal OH10P004025			290,000.00	290,000.00	0.00	0.00	
OH4 -30	SCATTERED SITES	1133	INTERIOR/EXTERIOR	1460		340,000.00	340,000.00	8,810.00	3,590.00	C-2
			Subtotal1460			340,000.00	340,000.00	8,810.00	3,590.00	
			SubtotalOH 10P004030			340,000.00	340,000.00	8,810.00	3,590.00	

OH4 -36	HORIZONHILLS	1134	SITWORK	1450		112,000.00	112,000.00	21,424.14	3,984.89	C-2
			Subtotal1450			112,000.00	112,000.00	21,424.14	3,984.89	
			SubtotalOH10P 004036			112,000.00	112,000.00	21,424.14	3,984.89	
OH4 -38	SCATTERED SITES	1135	INTERIOR RENOVATION	1460		128,000.00	128,000.00	0.00	0.00	
			Subtotal1460			128,000.00	128,000.00	0.00	0.00	
			SubtotalOH10P004038			128,000.00	128,000.00	0.00	0.00	
OH4 -39	BEACONGLLEN	1136	SITWORK	1450		190,000.00	190,000.00	97,800.00	56,068.12	C-2
			Subtotal1450			190,000.00	190,000.00	97,800.00	56,068.12	
			SubtotalOH10P004039			190,000.00	190,000.00	97,800.00	56,068.12	
OH4 -40	SCATTERED SITES	1137	INTERIOR RENOVATION	1450		38,000.00	38,000.00	13,317.00	2,820.35	C-2
			Subtotal1450			38,000.00	38,000.00	13,317.00	2,820.35	
OH4 -40	SCATTERED SITES	1138	INTERIOR RENOVATION	1460		86,000.00	75,694.80	3,057.00	3,057.00	C-1
			Subtotal1460			86,000.00	75,694.80	3,057.00	3,057.00	
			SubtotalOH10P004040			124,000.00	113,694.80	16,374.00	5,877.35	
OH4 -41	EVANSTON	1139	INTERIOR RENOVATION	1460		14,000.00	104,305.20	13,435.58	12,350.00	C-2
			Subtotal1460			14,000.00	104,305.20	13,435.58	12,350.00	
			SubtotalOH10P004041			14,000.00	104,305.20	13,435.58	12,350.00	
OH4 -42	SCATTERED	1140	INTERIOR/EXTERIOR	1460		160,000.00	160,000.00	46,941.00	24,074.00	C-2

SITES										
			Subtotal1460			160,000.00	160,000.00	46,941.00	24,074.00	
			SubtotalOH10P004042			160,000.00	160,000.00	46,941.00	24,074.00	
OH4 - 999	AGENCYWIDE	1101	RES.EMPLOYMENT& ECON.DEV.	1408		200,000.00	200,000.00	121,726.19	121,726.19	C-1
OH4 - 999	AGENCYWIDE	1102	SECURITYAT HIRISES	1408		190,000.00	190,000.00	0.00	0.00	
OH4 - 999	AGENCYWIDE	1103	TRAININGFORSTAFF ANDRESIDENTS	1408		25,000.00	25,000.00	1,245.00	1,245.00	C-1
OH4 - 999	AGENCYWIDE	1104	ONEACCOUNTANT	1408		46,000.00	46,000.00	46,000.00	11,499.99	C-2
OH4 - 999	AGENCYWIDE	1105	RELOCATION SPECIALIST	1408		42,000.00	42,000.00	42,000.00	10,500.00	C-2
			Subtotal1408			503,000.00	503,000.00	210,971.19	144,971.18	
OH4 - 999	AGENCYWIDE	1106	NONTECHNICAL SALARIES	1410.1		418,000.00	418,000.00	418,000.00	104,499.99	C-2
OH4 - 999	AGENCYWIDE	1107	TRAVEL	1410.1		20,000.00	20,000.00	0.00	0.00	
			Subtotal1410.1			438,000.00	438,000.00	418,000.00	104,499.99	
OH4 - 999	AGENCYWIDE	1109	TELEPHONE EXPENSEFORCG	1410.16		19,000.00	19,000.00	657.61	657.61	C-1
			Subtotal1410.16			19,000.00	19,000.00	657.61	657.61	
OH4 - 999	AGENCYWIDE	1110	ADVERTISING	1410.19		16,000.00	16,000.00	0.00	0.00	
			Subtotal1410.19			16,000.00	16,000.00	0.00	0.00	
OH4 - 999	AGENCYWIDE	1108	FRINGEBENEFITS	1410.9		419,000.00	419,000.00	419,000.00	104,750.01	C-2
			Subtotal1410.9			419,000.00	419,000.00	419,000.00	104,750.01	

OH4 - 999	AGENCYWIDE	1111	TECHNICAL SALARIES	1430		384,000.00	384,000.00	384,000.00	96,000.00	C-2
OH4 - 999	AGENCYWIDE	1112	CONSULTANTFEES	1430		250,000.00	250,000.00	97,201.02	30,091.55	C-2
OH4 - 999	AGENCYWIDE	1113	HAZ.MAT. CONSULTANT	1430		90,000.00	90,000.00	25,432.00	4,981.68	C-2
			Subtotal1430			724,000.00	724,000.00	506,633.02	131,073.23	
OH4 - 999	AGENCYWIDE	1114	BUILDING ACQUISITION	1440.1		0.00	0.00	0.00	0.00	
			Subtotal1440.1			0.00	0.00	0.00	0.00	
OH4 - 999	AGENCYWIDE	1115	ENERGY CONSERVATION	1460		190,000.00	190,000.00	27,328.04	27,328.04	C-1
OH4 - 999	AGENCYWIDE	1116	HAZMAT. ABATEMENT	1460		200,000.00	200,000.00	2,000.00	2,000.00	C-1
OH4 - 999	AGENCYWIDE	1117	IMPACT MAINTENANCE	1460		150,000.00	150,000.00	99,260.26	99,260.26	C-1
OH4 - 999	AGENCYWIDE	1118	LIFESAFETY SYSTEMS	1460		135,000.00	135,000.00	1,347.66	1,347.66	C-1
			Subtotal1460			675,000.00	675,000.00	129,935.96	129,935.96	
OH4 - 999	AGENCYWIDE	1120	COMPUTER&TECH UPGRADE	1475.7		800,000.00	800,000.00	329,725.50	329,725.50	C-1
OH4 - 999	AGENCYWIDE	1121	MAINT/MGT. EQUIPMENT	1475.7		90,000.00	90,817.57	90,817.57	90,817.57	C-1
OH4 - 999	AGENCYWIDE	1122	VEHICLES	1475.7		140,000.00	139,182.43	66,177.04	66,177.04	C-1
			Subtotal1475.7			1,030,000.00	1,030,000.00	486,720.11	486,720.11	
OH4 - 999	AGENCYWIDE	1124	DEVELOPMENT FUNDS	1499		900,000.00	900,000.00	0.00	0.00	
			Subtotal1499			900,000.00	900,000.00	0.00	0.00	
OH4 -	AGENCYWIDE	1123	CONTINGENCY	1502		0.00	0.00	0.00	0.00	

999										
		Subtotal1502			0.00	0.00	0.00	0.00		
		SubtotalOH10P004AgencyWide			4,724,000.00	4,724,000.00	2,171,917.89	1,102,608.09		

ATTACHMENTK:CMHAREPLACEMENTHOUSINGFACTORPLAN

May22,2003

Mr.WilliamC.Thorson
Director,OfficeofCapitalImprovements
PublicandIndianHousing
DepartmentofHousingandUrbanDevelopment
451SeventhStreet,S.W.
Washington,D.C.20410 -5000

Re:ReplacementHousingFactor(RHF)Plan
RequestforSecondFive -YearIncrement(2003 -2007)
InResponsetoNoticePIH2003 -10(HA)

DearMr.Thorson:

Pleasefindattached tothistransmittalletter(ExhibitB&Schedule2),whichrepresentstheCincinnatiMetropolitan HousingAuthorities“CMHA”RHFplanandrequestforthesecond5 -YearIncrementofRHFFunds.Foryourinformation, theRHFplanforthefirst5 -YearIncremen tisincludedas(ExhibitA&Schedule1).It demonstrates theleveraging requirementthatisneededfortheapprovaloftheSecond5 -YearIncrement.

PleaseadviseCMHAassoonaspossibleifthereisanyadditionalinformationthatshouldbesubmitted.

Ifyouhaveanyquestionsaboutthissubmission,pleasecontactEdwardPatch,DevelopmentOfficer,at513 -977-5740or emailatedward.patch@cintimha.com.

Thanksinadvanceforyourassistance.

Sincerely,

DonaldJ.Troendle
ExecutiveDirector

Cc: KantiPatel,HUDClevelandOffice
TomMarshall,HUDClevelandOffice
ShawnSweet,HUDClevelandOffice

Exhibit A

CINCINNATI METROPOLITAN HOUSING AUTHORITY

RHF PLAN FOR FIRST 5 -YEAR INCREMENT

MAY 22, 2003

1. Brief Project Descriptions

CMHA has undertaken two major projects in order to fully utilize its Replacement Housing Factor funding. It has approval to acquire and mildly rehab (100) Affordable Scattered Sited dwelling units throughout Hamilton County, Ohio known as "Project 51" and also has acquired a 5.75 acre site in the City of Springdale, Ohio under a cooperation agreement with the City to construct a 100 units senior housing facility known as "Springdale Senior Housing". Each project will be briefly described below.

Project 51 - This new Public Housing development will consist of the acquisition of 100 single family and multifamily units throughout Hamilton County, Ohio outside the City of Cincinnati, in accordance with the terms of a Cooperation Agreement between CMHA and Hamilton County, dated July 16, 2002. Most of the units will be single-family residences of two or three bedrooms, but it is anticipated that some multifamily and semi-detached units will be purchased as well. The objective is to acquire scattered sites; the units will not be clustered except in the case of a multifamily building. It is not CMHA's intention to purchase any homes, units or structures that need substantial rehabilitation. Modifications will be made only to ensure future maintainability and cost effectiveness. It is the intention of CMHA to utilize Capital Fund Program Funds and Replacement Housing Factor funds to implement this program.

Springdale Senior Housing - This new development will consist of 100 elderly units located in the City of Springdale, Ohio. The project will consist of 40 public housing units, 60 nonpublic housing Low Income Housing Tax Credit units. The individual dwelling units will be comprised of one and two bedroom apartments, with common gathering areas and office space for administration. The building will be a two-story design elevator building with brick veneer on frameslab on grade. The project will be developed using a mixed finance approach that will combine public housing funds with Low Income Housing Tax Credit equity @ 4% with Tax Exempt Multifamily Housing Bond debt, funds from the City of Springdale, and CMHA Reserves.

2. Schedule of Major Development Milestones

Project 51:

<u>Event</u>	<u>Completion Target Date</u>
A. Complete the purchase of 50 units	May 1, 2003 Completed
B. Complete the purchase of 50 additional units	July 1, 2003

Springdale Senior Housing

A. Demolition & Abatement

Request for Proposals	April 2003 Completed
Award Demolition Contract	May 2003 Completed
Begin Demolition	June 2003
Demolition completed	July 2003

B. New Construction (100 units)

Issue A&E Request for Qualifications	June 2002 Completed
Hire A&E firm	September 2002 Completed
Submit Mixed Finance Proposal to HUD	January 2003 Completed
Development Plan approval from HUD	June 2003

LIHTC applications submission	July 2003
Tax Exempt Bond closing	September 2003
Construction Start	October 2003
Construction Completion	December 2004
Lease-up	October 2004

3. Amount and Sources of Funding

See Accompanying Schedule 1 to Exhibit A.

4. Plan and Obligation/Expenditure Status

A. CMHA's most recent 5 -Year PHA Plan and Annual Plan was approved on 6 -17-02.

B. The obligation and expenditures for RHF funds are as follows:

1998	\$131,041	Obligated and expended
1999	\$233,663	Obligated and expended
2000	\$453,486	Being accumulated for construction of replacement housing
2001	\$1,658,739	Being accumulated for construction of replacement housing
2002	\$2,744,946	Being accumulated for construction of replacement housing

Exhibit B

CINCINNATI METROPOLITAN HOUSING AUTHORITY

RHF PLAN FOR SECOND 5 -YEAR INCREMENT

1. Brief Description

CMHA intends to continue its efforts upon completion of project 51 by July 1, 2003 to acquire an additional 160 scattered site, single and multifamily housing units in Hamilton County, Ohio, as briefly described previously in the First 5 -Year RHF plan. These additional acquisitions are in compliance and under the terms of the cooperation agreement between Hamilton County and the CMHA. CMHA will also complete the Springdale Senior Housing facility, as briefly described previously in the First 5 -Year RHF plan.

2. Schedule of Major Development Milestones

<u>Event</u>	<u>Completion Target Date</u>
Springdale Senior Housing	
Tax exempt Bond Closing	September 2003
Construction Start	October 2003
Construction Completion	December 2004
Lease up	October 2004
Scattered Site Acquisitions	
Complete the purchase of 40 units	July 2004
Complete the purchase of 40 units	July 2005
Complete the purchase of 40 units	July 2006
Complete the purchase of 40 units	July 2007

3. Amount and Sources of Funding

See Accompanying Schedule 2 to Exhibit B.

Absent more definitive information from HUD, CMHA assumes that it will continue to receive approximately at least \$1,980,000 per year in RHF funds – a total of \$9,900,000 for the Second 5 -Year Increment.

4. Plan and Obligation/Expenditure Status

A. CMHA's most recent 5 -Year PHA Plan and Annual Plan was approved on 6 -17-02.

B. The obligation and expenditures for RHF funds are as follows:

1998	\$131,041	Obligated and expended
1999	\$233,663	Obligated and expended
2000	\$453,486	Being accumulated for construction of replacement housing
2001	\$1,658,739	Being accumulated for construction of replacement housing
2002	\$2,744,946	Being accumulated for construction of replacement housing

Schedule 1 to Exhibit A
First 5 Year Increment
Amount and Sources of Funding

	100units Project 51 Scattered Sites	100units Springdale Senior Housing	Total
Purchase 100 scattered site Units & Develop 100 unit Springdale:			
Capital Funds 2000	\$17,046		\$17,046
Capital Funds 2001	\$1,000,309		\$1,000,309
Capital Funds 2002	\$900,000		\$900,000
Capital Funds 2003	\$2,200,000		\$2,200,000
Replacement Housing Funds 2000	\$453,485		\$453,485
Replacement Housing Funds 2001	\$1,658,739		\$1,658,739
Replacement Housing Funds 2002	\$ 2,670,421	\$74,525	\$2,744,946
Replacement Housing Funds 2003		\$1,984,612	\$1,984,612
Tax credit Equity @ 4%		\$2,603,779	\$2,603,779
Tax Exempt Bond Proceeds		\$3,467,600	\$3,467,600
City of Springdale Acquisition Funds		\$600,000	\$600,000
CMHA Reserves		\$1,956,504	\$1,956,504
Total Costs	\$8,900,000	\$10,687,020	\$19,587,020

Leveraging: As previously discussed in the project narrative CMHA intends to use a Mixed Finance approach in developing the above RHF replacement housing. Upon bond inducement CMHA will apply to the Ohio Housing Finance Agency (OHFA) for 4% LIHTC's. These credits will be non-competitive and outside of the CMHA's tax credit volume cap. CMHA will be required to obtain a Bond volume cap allocation, the bonds will be used to finance at least 50% of the construction costs of the project which is estimated to be \$5.3 million, RHF funds are one source of repayment of the bonds.

Based upon the RHF fund total of \$4,857,171 through 2002, CMHA must leverage \$1,619,057 to meet the requirements for receiving the second 5 -Year Increment. The use of tax credits, tax exempt bonds, proceeds from the City of Springdale, and CMHA Reserves exceed this threshold. CMHA anticipates that receipt of the second 5 -Year Increment of RHF funds will be conditioned upon obtaining a commitment for the leveraged funds at a future date since the debt and equity commitments cannot be obtained at this point in the development process.

Schedule 2 to Exhibit B
Second 5 Year Increment
Amount and Sources of Funding

	160 units Scattered Sites	100 units Springdale Senior Housing	Total
Purchase 160 units Scattered & Complete 100 unit Springdale.			
RHF Funds are projected receipts assuming \$1,980,000 received annually.*			
Capital Funds 2004	\$1,620,000		\$1,620,000
Capital Funds 2005	\$1,620,000		\$1,620,000
Capital Funds 2006	\$1,620,000		\$1,620,000
Capital Funds 2007	\$1,620,000		\$1,620,000
Replacement Housing Funds 2002		\$74,525	
Replacement Housing Funds 2003*	\$ -	\$1,984,612	\$1,984,612
Replacement Housing Funds 2004*	\$1,980,000		\$1,980,000
Replacement Housing Funds 2005*	\$1,980,000	\$ -	\$1,980,000
Replacement Housing Funds 2006*	\$1,980,000	\$ -	\$1,980,000
Replacement Housing Funds 2007*	\$1,980,000		
Tax credit Equity @ 4%		\$2,603,779	\$2,603,779
Tax Exempt Bond Proceeds		\$3,467,600	\$3,467,600
City of Springdale Acquisition Funds		\$600,000	\$600,000
CMHA Reserves		\$1,956,504	\$1,956,504
Total Costs	\$14,400,000	\$10,687,020	\$23,032,495

Leveraging: As previously discussed in the project narrative CMHA intend to use a Mixed Finance approach in developing the above RHF replacement housing. Upon bond inducement CMHA will apply to the Ohio Housing Finance Agency (OHFA) for 4% LIHTC's. These credits will be non-competitive and outside of the CMHA's tax credit volume cap. CMHA will be required to obtain a Bond volume cap allocation, the bonds will be used to finance at least 50 % of the construction costs of the project which is estimated to be \$5.3 million, RHF funds are one source of repayment of the bonds.

Based upon the RHF fund total of \$9,904,612 from 2003 -2007, CMHA should leverage \$3,301,537 to meet the leveraging requirements of 1/3 of the RHF funds. The use of tax credits, tax exempt bonds, proceeds from the City of Springdale, and CMHA Reserves exceed this threshold. The above illustration indicates that the amount of leveraged funds is equal to approximately \$8,626,000 for the second 5 -Year Increment.