

# PHA Plans

Five-Year Plan for Fiscal Years 2004-2008  
Annual Plan for Fiscal-Year 2004

**Public Hearing Date: April 1, 2004**

**Board Approval Date: April 14, 2004**

**Technical Deficiency Revision: July 6, 2004**

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

**PHA Plan  
Agency Identification**

**PHA Name:** Dayton Metropolitan Housing Authority

**PHA Number:** OH005

**PHA Fiscal Year Beginning:** 07/2004

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2004 - 2008**  
[24 CFR Part 903.5]

**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:  
to provide decent, safe, and affordable housing; to foster among the people we serve, self-sufficiency, economic independence, upward mobility, and a sense of participation in the economic and political system.

**2. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA's 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, **PHA'S ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHA's should identify these measures in the spaces to the right of or below the stated objectives.

- 1) Successfully implement the HOPE VI project and complete it the first quarter of FY05:
  - a. Family Life Center under construction by 6/30/05
  - b. Develop 30 new units of public housing Montgomery County by 3/31/05
  - c. Continue development of homeownership program in Old Dayton View by selling a total of 60 new and renovated homes
  - d. Continue to develop Montgomery County homeownership by completing the sale of 30 homes by 3/31/05

- 2) The agency's long-term vacancy rate represents almost 10% of the current public housing units. Dayton Metropolitan Housing Authority will reduce this vacancy rate to 3% by developing and implementing a vacancy reduction plan to modernize these long-term vacants over a two-year period
- 3) Coordinate with the Ohio Department of Transportation the portion of the I-75 realignment that will affect, through demolition, two or more buildings at Parkside Homes
- 4) Achieve and maintain a high performer status on the Section 8 Management Assessment Program (SEMAP) by 6/30/05
- 5) Focus on Public Housing Assessment System (PHAS) components, particularly the continuation of vacancy reduction and demolition efforts, leading toward a PHAS high performer status by 6/30/07
- 6) Maintain the Multifamily Tenant Characteristic System (MTCS) transmission rate of 98% or greater each month, with a 95% accuracy rate, throughout FY05
- 7) Modernize 200 public housing units by 2009 to ensure long-term viability of the sites and other renovations included in the Five-Year Modernization Plan
- 8) Utilize Replacement Housing Factor funds to develop 100 units of new public housing by 2009
- 9) Develop an action plan for DMHA's housing stock by September 2004
- 10) Develop a plan for leveraging additional funds through borrowing, a bond issue, or through conversion of public housing to project-based subsidy. This plan would fund the modernization, construction, and demolition of sites
- 11) Complete the sale, in FY 04, of 12 units on Irving Avenue to the University of Dayton, pending HUD approval, and the successful resolution of the outstanding debt issue
- 12) Continue to negotiate with the American Red Cross on relocating the Emergency Housing Program from Parkside Homes to Dunbar Manor. This agreement is dependent upon sufficient financial resources secured by American Red Cross and approvals from HUD and SAC
- 13) Provide high quality and effective services to our resident population through Resident Opportunities for Self-Sufficiency (ROSS) grants, awarded through 2007, and provide homeownership opportunities through the agency's Homeownership Department (See Attachment A)

- 14) Continue to closeout Turnkey III Homeownership program by selling final three homes, six of the 12 remaining Section 5h homes, and provide homeownership opportunities to ten families through the New Visions of Homeownership Program
- 15) Create new homeownership opportunities for families by partnering with other entities to develop new homes through nontraditional financing
- 16) Leverage resources with local jurisdiction to enable Dayton Metropolitan Housing Authority to provide housing opportunities to families of low-income and coordinate partnerships to ensure affordable housing alternatives
- 17) Review and assessment of agency's mission statement

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
 [24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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## Attachments

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

### Required Attachments:

- Admissions Policy for Deconcentration (Attachment B)
- FY 2004 Capital Fund Program Annual Statement (Attachment C, D, E, and F)
- Most recent board-approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY) (Attachment G)

### Optional Attachments:

- PHA Management Organizational Chart (Attachment H)
- FY 2005 Capital Fund Program 5 Year Action Plan (Attachment I)
- Public Housing Drug Elimination Program (PHDEP) Plan ----- N/A
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment J)
  
- Other (List below, providing each attachment name)
  - Progress on Five Year Goals (Attachment K)
  - 1. Section 8 Project-Based Voucher Plan (Attachment L)
  - 2. Section 8 Homeownership Program (Attachment M)
  - 3. Deconcentration and Income Mixing (Attachment B)
  - 4. Voluntary Conversion Assessment Status (Attachment N)
  - 5. Pet Policy (Attachment O)
  - 6. Resident Board Member Status (Attachment P)
  - 7. Resident Advisory Board Members (Attachment Q)



### Supporting Documents Available for Review

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

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

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to Section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident Assessment Subsystem (RASS) Follow-up Plan	PHAS

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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 Renter Families in the Jurisdiction by Family Type							
Family Type	Overall <sup>1</sup>	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	18,779	5	4	3	3	4	4
Income >30% but <=50% of AMI	13,558	4	3	3	3	4	4
Income >50% but <80% of AMI	18,160	3	3	3	2	3	3
Elderly	12,529	5	4	3	3	3	4
Families with Disabilities	NA	NA	NA	NA	NA	NA	NA
Race/Ethnicity							
White Non-Hispanic	53,265	3	3	3	3	3	4
Black Non-Hispanic	22,708	4	3	3	3	3	4
Hispanic	1,152	4	3	3	3	3	4

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:
  - City of Dayton/2003-2005
  - City of Kettering/2000-2004
  - Montgomery County/2003-2007
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (2000: overall and Race data)
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
<b>Waiting list total</b>	1,272		551
Extremely low income <=30% AMI	1,151	90.49%	
Very low income (>30% but <=50% AMI)	99	7.78%	
Low income (>50% but <80% AMI)	20	1.57%	
Families with children	690	54%	
Elderly families	65	5.11%	
Families with Disabilities	214	16.82%	
Race/ethnicity W	366	28.77%	
Race/ethnicity B	867	68.16%	
Race/ethnicity NAM/AL	12	0.9%	
Race/ethnicity Other	27	2.1%	
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
1BR	582	45.75%	171
2 BR	443	34.83%	188
3 BR	214	16.82%	130
4 BR	30	2.36%	23
5 BR	3	0.2%	2
5+ BR	0	0%	0

<b>Housing Needs of Families on the Waiting List</b>	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
<b>Waiting list total</b>	7,420		1,362
Extremely low income <=30% AMI	6,555	88.34%	
Very low income (>30% but <=50% AMI)	709	9.56%	
Low income (>50% but <80% AMI)	80	1.08%	
Families with children	7,348	99.03%	
Elderly families	394	5.31%	
Families with Disabilities	1,554	20.94%	
Race/ethnicity W	1,781	24.0%	
Race/ethnicity B	5,416	72.99%	
Race/ethnicity NAM/AL	27	0.03%	
Race/ethnicity Other	196	2.64%	
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
1BR	---	---	---
2 BR	---	---	---
3 BR	---	---	---

<b>Housing Needs of Families on the Waiting List</b>			
4 BR	---	---	---
5 BR	---	---	---
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)? Closed on 4/30/03			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" 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 **IN THE UPCOMING YEAR**, and the agency's reasons for choosing this strategy.

#### **(1) Strategies**

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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



**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 vouchers 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)

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund (2004)	\$7,000,000	
b) Public Housing Capital Fund (715)	\$5,800,000	
c) HOPE VI Revitalization	---	
d) HOPE VI Demolition	---	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$22,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	---	
g) Resident Opportunity and Self-Sufficiency (ROSS) Grants	\$879,323	
h) Community Development Block Grant	---	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
i) HOME	---	
Other Federal Grants (list below)		
Section 8 Contract Administration	\$640,000	PH Supp Servs
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI Revitalization	\$8,200,000	Capital Improvement
HOPE VI Density Reduction – Arlington Courts OH 5-6 (HOPE VI demo only grant)	\$623,255	PH Supp Servs
Capital Fund Program	\$1,463,281	Capital Improvement
Capital Fund Program	\$3,038,942	Capital Improvement
Capital Fund Program – Replacement Housing Factor	\$313,436	Capital Improvement
Capital Fund Program – Replacement Housing Factor	\$320,518	Capital Improvement
Capital Fund Program – Replacement Housing Factor	\$590,547	Capital Improvement
Capital Fund Program – Replacement Housing Factor	\$327,234	Capital Improvement
Resident Opportunity and Self Sufficiency	\$3,335	PH Supp Servs
Resident Opportunity and Self Sufficiency	\$121,763	PH Supp Servs
Resident Opportunity and Self Sufficiency	\$388,809	PH Supp Servs
Resident Opportunity and Self Sufficiency	\$365,416	PH Supp Servs
<b>3. Public Housing Dwelling Rental Income</b>	\$3,800,000	PH Operations
<b>4. Other income (list below)</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Interest – Operating	\$60,000	PH Operations
Interest – Section 8	\$40,000	Section 8 Program
<b>4. Non-federal sources (list below)</b>		
Affordable Housing Fund	\$6,046	PH Cap Improvement
<b>Total resources</b>	<b>\$55,981,905</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHA's that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit:
- within 60 days of a unit ready date
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
- 225 West First Street - Dayton, Ohio & The Job Center - Dayton, Ohio

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site-based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
  - PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
  - One
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

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

b. Transfer policies:

In what circumstances will transfers 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: (list below)

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
- 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 reprisals or hate crimes
- Other preference(s) (list below)

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

4. Date and time

Former Federal preferences:

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

Other preferences (select all that apply)

- 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 reprisals or hate crimes
- Other preference(s) (list below)

5. 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
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing** (See Attachment B)

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

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:



## B. Section 8

Exemptions: PHA's that do not administer Section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

### (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)
  - Family Unification Program

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

- PHA main administrative office
- Other (list below)
  - 225 W. First Street - Dayton, Ohio. However, waiting list closed April 30, 2003.

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?
- this policy could change in the upcoming 12 months, if the success rate of the families seeking housing drops significantly

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

- 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
- 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 reprisals or hate crimes
- Other preference(s) (list below)  
Elderly/ disabled/handicap; all remaining who are not receiving rental assistance.

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

**5: Date and Time**

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1:** Victims of domestic violence
  - Substandard housing
  - Homelessness
  - High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 2:**  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 reprisals or hate crimes
  - Other preference(s) (list below)
    - 3:** Elderly
    - 4:** Handicap/Disabled
    - 5:** All remaining families not receiving rental assistance

4. Among applicants on the waiting list with 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 ensures that the PHA will meet income targeting requirements

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

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

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

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

- Through published notices
- Other (list below)
  - Use current wait list for those eligible

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHA's that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

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:

- See Attachment R

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 charged and the circumstances under which these will be used below: N/A

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA 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:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
  - Flat rents plus utilities

f. Rent redeterminations:

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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 25%
- Other (list below)

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

**(2) Flat Rents**

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

- The Section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
  - DMHA Rent Reasonableness Coordinator

## B. Section 8 Tenant-Based Assistance

Exemptions: PHA's that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- 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)
  - To enable families with disabilities to rent units as a reasonable accommodation
  - Deconcentration

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 (Single Room Occupancy)
- \$26-\$50 (all other programs)

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

- See Attachment R

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

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

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (See Attachment H)
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>		<b>Expected Turnover</b>
Public Housing	3,260		680
Section 8 Vouchers	3,504		1,080
Section 8 Certificates	NA		NA
Section 8 Mod Rehab	40		Included in line 2
Special Purpose Section 8 Certificates/Vouchers (list individually)	Project Based Vouchers	74	Included in line 2
	Project Based Certificates (PBC)	22	Included in line 2
	Family Unification Program (FUP)	150	Included in line 2
	Single Room Occupancy (SRO)	172	Included in line 2
	Mainstream	175	Included in line 2
	HOPE VI Vouchers	25	Included in line 2
Public Housing Drug Elimination Program (PHDEP)	NA – Program funding has been terminated		NA
Other Federal Programs (list individually)	Northland Village	500	Included in line 2
	Jobs-Plus (national demonstration project is complete, but residents will continue to be served)	340	20
	ROSS III	75	---
	ROSS IV	60	---

	ROSS VI	6,622 outreach/ 200 target	---
	ROSS VII	382	---

### 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)

- Financial Management - Check Distribution Policy
- Financial Management - Financial Reporting Policy
- Financial Management - Fixed Assets Capitalization Policy
- Financial Management - Investment Policy
- Financial Management - Petty Cash Policy
- Financial Management - Procurement Policy
- Homeownership - New Visions Homeownership Plan
- Homeownership - Section 5h Homeownership Plan
- Human Resources - Collective Bargaining Agreement
- Human Resources - Equal Employment Opportunity (EEO) Policy
- Human Resources - Personnel Policy
- Programs Operation - Admissions and Continued Occupancy Policy (ACOP)
- Programs Operation - Fleet Operations Policy
- Programs Operation - Public Housing Lease
- Programs Operation - Public Housing Maintenance Plan
- Programs Operation – Public Housing Security Plan

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Section 8 Family Self-Sufficiency/Homeownership Plan

## **PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment C, D, E, and F

-or-

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

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

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

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

b. If yes to question a, select one:

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

-or-

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

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

Applicability of sub-component 7B: All PHA's 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.

- Yes  No: a) Has the PHA received a HOPE VI 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 HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Old Dayton View
2. Development (project) number: OH10URD005199
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

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

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

- 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:
- Opportunities for replacement housing have been explored. The Board of Housing Commissioners has approved moving forward, under HUD approval, to build 3-4 units of replacement public housing on Hickorydale adjacent to the most recently renovated family site within the City of Dayton. Dayton Metropolitan Housing Authority also plans to purchase and rehabilitate 20 multi-family housing units, within Montgomery County. Dayton Metropolitan Housing Authority will be submitting an acquisition plan and development plan to HUD this year.

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHA's are not required to complete this section.

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH10P005001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	10
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Disposition application to be submitted 2004-05</li> <li>• Demolition to commence in 2006 as part of the Ohio Department of Transportation's Highway Realignment Project of I-75</li> <li>• Completion TBD</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH10P005001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	399
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>Disposition application to be submitted 2004-05</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	DeSoto Bass Courts
1b. Development (project) number:	OH10P005002
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	12
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>Demolition application to be submitted 2004</li> <li>Demolition to commence FY05</li> </ul>



<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Arlington Courts, Phase I
1b. Development (project) number:	OH10P005006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	10/07/01
5. Number of units affected:	114
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Demolition to commence spring 2004</li> <li>• Completion in 18 months</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Arlington Courts, Phase II
1b. Development (project) number:	OH10P005006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	6
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Demolition application to be submitted 2004</li> <li>• Demolition to commence FY05</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Arlington Courts, Phase III
1b. Development (project) number:	OH10P005006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	200
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>Disposition application to be submitted 2004-05</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Cliburn Manor
1b. Development (project) number:	OH10P005008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	80
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>Disposition application to be submitted 2004-05</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Hilltop Homes
1b. Development (project) number:	OH10P005009
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	2
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Demolition application to be submitted 2004</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scattered Sites
1b. Development (project) numbers:	OH10P005013A, OH10P005013B, OH10P005013H, OH10P005013I, OH10P005013J, OH10P005013M, OH10P005013N, OH10P005013S, OH10P005015B, OH10P005015C, OH10P005015D, OH10P005015E, OH10P005015H,
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	42
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Demolition/disposition application to be submitted 2004</li> <li>• Demolition/disposition to be initiated 2004; completion in 2005</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Irving Avenue	
1b. Development (project) number: OH10P005013F	
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 12	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> <li>• Disposition application to be submitted 2004</li> <li>• Public sale to be completed 2004-05</li> </ul>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Scattered Site (2332 Germantown OH5-15c)	
1b. Development (project) number: OH10P005015	
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: 1	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: <ul style="list-style-type: none"> <li>• Demolition to commence summer 2004, pending HUD approval</li> <li>• Completion within 6 months of approval</li> </ul>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Wilmington
1b. Development (project) number:	OH10P005017
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:	3/04
5. Number of units affected:	26
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Efficiency conversion to commence summer 2004, pending HUD approval</li> <li>• Completion within 18 months of constructions</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Dunbar Manor
1b. Development (project) number:	OH10P005020
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	80
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Disposition application to be submitted 2005-08</li> </ul>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Helena Hi-Rise
1b. Development (project) number:	OH10P005024
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:	
5. Number of units affected:	102
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	<ul style="list-style-type: none"> <li>• Disposition application to be submitted 2004-05</li> </ul>

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHA's 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; PHA’s completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Park Manor 1b. Development (project) number: OH10P005007B
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 01/23/03 / HUD approval date: 3/21/03
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 185 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: The Metropolitan (Central Avenue)	
1b. Development (project) number: OH10P005016	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 01/23/03 / HUD approval date: 3/21/03	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 78	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: Grand Senior Living (Grand Avenue)	
1b. Development (project) number: OH10P005026	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted: 01/23/03 / HUD approval date: 3/21/03	
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
6. Number of units affected: 95	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development



<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Hallmark-Meridian
1b. Development (project) number:	OH10P005045
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation submitted:	01/23/03 / HUD approval date: 3/21/03
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
6. Number of units affected:	75
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Dayton View Senior Village (HOPE VI Elderly)
1b. Development (project) number:	OH005054
	<ul style="list-style-type: none"> <li>• 30 elderly (Dayton View Senior Village)</li> <li>• 25 family rental units (Dayton View Commons)</li> </ul>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation planned for submission:	1/23/03 / HUD approval date: 3/21/03
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
6. Number of units affected:	30 (leasing date of 12/17/03)
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

[24 CFR Part 903.7 9 (j)]

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

### **A. Assessments 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. PHA's completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

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

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

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

- See Attachment N

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

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

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHA's are not required to complete 11A.

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

#### 2. Activity Description

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

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

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

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	Encore Homes/PRO Homes
1b. Development (project) number:	None Assigned (Converted Turnkey III Units)
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	02/29/1996 & Modification approved 10/28/1997
5. Number of units affected:	11
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

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

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

## B. Section 8 Tenant-Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 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 a streamlined submission due to high performer status. **High performing PHA’s** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

- See Attachment M



## **PHA Community Service and Self-Sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHA's are not required to complete this component. Section 8 only PHA's are not required to complete sub-component C.

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

1. Cooperative agreements:

Yes  No: Has the PHA has 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?

- July 8, 2003 (rebid every two years)

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.)

<b>Services and Programs</b>				
<b>Program Name &amp; Description</b> (including location, if appropriate)	<b>Estimated Size</b>	<b>Allocation Method</b> (waiting list/ random selection/ specific criteria/ other)	<b>Access</b> (development office/PHA main office/other provider name)	<b>Eligibility</b> (public housing, Section 8 participants or both)
Narcotics/Alcoholic Anonymous (on site meetings with DMHA and non-DMHA attendees)	105 weekly	First Come/ First Serve	Other provider	Both
Life Skills (housekeeping classes)	10 annually	DMHA Management Referrals	Other provider	Both
Crafts	100 annually	Specific Criteria	Other provider	Public Housing
Job Shadowing	7 annually	Specific Criteria	Other provider	Both
Tutoring	125 annually	First Come/ First Serve	Other provider	Public Housing
Management Referral	70 annually	DMHA Management Referrals	Other provider	Public Housing
Senior Activity	250 monthly	First Come/ First Serve	Other provider	Public Housing
Substance Abuse Assistance	15 annually	One-on-one	Other provider	Both
Multi-computer Lab	150 monthly	First Come/ First Serve	Other provider	Public Housing
Pre-Admission	45 monthly	Specific Criteria	Other provider	Public Housing
Women’s Encouragement	15 monthly	First Come/ First Serve	Other provider	Both
GetAhead Loan	5 annually	Specific Criteria	Other provider	Both
Next Step Housing	20 families annually	Specific Criteria	Other provider	Public Housing
Resident Council Members (maximize full participation at all family and senior developments by establishing two new councils annually)	2 councils annually	Specific Criteria	Other provider	Public Housing
Sojourner Housing	16 family units	Specific Criteria	Other provider	Public Housing

After Care Housing	12 family units	Specific Criteria	Other provider	Public Housing
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**(2) Family Self-Sufficiency program/s**

a. Participation Description

<b>Family Self-Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 12/31/03)
Public Housing	0	1,012
Section 8	57	101

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?  
 ---- N/A minimum size achieved ----

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)

<b>D. Reserved for Community Service Requirement pursuant to Section 12(c) of the U.S. Housing Act of 1937</b>
--

- See Attachment S

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

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas 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/anti drug programs
- Other (describe below)

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

- Arlington Courts, Cliburn Manor, DeSoto Bass Courts, Hilltop Homes, Mt. Crest Court, Parkside Homes

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

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

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

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

- Arlington Courts, Cliburn Manor, DeSoto Bass Courts, Dunbar Manor, Grand Senior Living, Hilltop Homes, The Metropolitan, Mt. Crest Court, Park Manor, Parkside Homes, Wentworth, Wilkinson Plaza

**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)

- Arlington Courts, Cliburn Manor, DeSoto Bass Courts, Hilltop Homes, Mt. Crest Court, Parkside Homes

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

**--- N/A ---- PROGRAM FUNDING HAS BEEN TERMINATED**

PHA's eligible for FY 2000 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 FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)



## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

- See Attachment O

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (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?
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 only PHA's are not required to complete this component. High performing and small PHA's are not required to complete this component.

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

## **18. Other Information**

[24 CFR Part 903.7 9 (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?

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

- Attached at Attachment J  
 Provided below:

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

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

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

1.  Yes  No: Does the PHA meet the exemption criteria provided 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 the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

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

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

1A. Consolidated Plan jurisdiction: CITY OF DAYTON

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

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

3A. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1B. Consolidated Plan jurisdiction: CITY OF KETTERING

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

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

3B. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)



1C. Consolidated Plan jurisdiction: MONTGOMERY COUNTY

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

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

3C. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

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

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

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

## Attachments

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

<u>Attachment#</u>	<u>Attachment Letter</u>	<u>Attachment Title</u>
1.	A	Resident Services Benchmarks – ROSS Grants
2.	B	Deconcentration
3.	C	Capital Fund Annual Statement – FFY 2004
4.	D	Capital Fund Annual Statement – FFY 2001 CFP 711
5.	E	Capital Fund Annual Statement – FFY 2002 CFP 713
6.	F	Capital Fund Annual Statement – FFY 2003
7.	G	Operating Budget
8.	H	Organizational Chart
9.	I	Capital Fund Five Year Action Plan
10.	J	Resident Advisory Board Comments
11.	K	2000-2004 Five Year Plan – Goals Progress
12.	L	Section 8 Project-Based Vouchers
13.	M	Section 8 Homeownership Plan
14.	N	Voluntary Conversion Assessment
15.	O	Pet Policy
16.	P	Resident Board Member Status
17.	Q	Resident Advisory Board Membership
18.	R	Minimum Rent Exception Policy
19.	S	Community Service
20.	T	Legal Ad: Notice of Public Comment/Public Hearing

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement (See Attachment C, D, E, and F) Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement (See Attachment C, D, E, and F)  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**  
 (See Attachment C, D, E, and F)  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHA's need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b> (See Attachment I)				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Total estimated cost over next 5 years</b>				



Attachment A - Resident Services Benchmarks - ROSS Grants





## 2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants

### Sankofa Corp - ROSS 3

GRANT OBJECTIVE: To serve as the facilitator, fostering the successful employment of 150 public housing residents or 67 percent in formalized, structured apprenticeship programs, vocational/trade careers and public housing operations, thereby helping them to become economically self-sufficient. Provide for the recruitment of 225 unduplicated low and very low-income level residents for participation in Community Apprentice Network (CAN) public housing vocational employment activities.

#### ACTIVITIES

- Activity 1: Sponsor three housing authority-wide vocational events.
- Activity 2: Recruit 225 new and unduplicated residents from conventional housing.
- Activity 3: Provide Case Management and support services for 225 new and unduplicated conventional public housing residents.
- Activity 4: Hold joint Case Management meetings to provide support service, information/referral assistance and job placement for 225 new and unduplicated residents.
- Activity 5: Help recruit and support the involvement of a minimum of 25 public housing residents in education, job training and job placement related to careers in heating, ventilation, air conditioning, and refrigeration (HVACR).
- Activity 6: Recruit and support the involvement of a minimum of 50 public housing residents in the Construction Training Building Maintenance Repair Apprenticeship and Step-Up Program sponsored by the Dayton Urban League.
- Activity 7: Over the 36-month grant period, help recruit and support the involvement of a minimum of 41 public housing residents in vocational career exploration and work experience through job shadowing opportunities sponsored by Sankofa.
- Activity 8: Help recruit and support the involvement of a minimum of 34 public housing residents in HUD Section 3 activities related to Dayton Metro Housing's HOPE VI program.
- Activity 9: Help recruit and support the involvement of a minimum of 45 public housing residents in pre-apprenticeship programs and/or direct employment in construction trades, vocational careers, and public housing operations.

## **2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants**

- Activity 10: Provide alcohol and substance abuse education, counseling, and support services for 30 new and unduplicated conventional public housing residents identified as displaying behavior consistent with alcohol and/or chemical dependency.
- Activity 11: Provide accurate data collection and program monitoring to evaluate CAN's success both during the program's implementation and at the completion of the project.

## 2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants

### Sankofa Corp - ROSS 4

GRANT OBJECTIVE: Identify 60 families living in public housing to become self-sufficient within 12 months. Identify 181 families living in public housing to become self-sufficient over a 36-month period.

#### ACTIVITIES

- Activity 1: Develop publicity and marketing materials, conduct public relation campaigns within the transitional sites, and reach out to 648 families, targeting 181.
- Activity 2: Screen, hire, and train a Program Support Technician.
- Activity 3: Recruit, educate, and assess 181 FITSS participants (60 per year).
- Activity 4: Refer 181 FITSS participants to career coach for individualized direction, career advancement mentoring, support services, education, job training, and job placement. Increase the annual income of a minimum of forty families by 39%, while the other 59 families would qualify for EDRE•I's Lease/Purchase and Down payment Assistance Program, totaling 99 families. These are the families that would reach their 5<sup>th</sup> year living in the Transitional housing sites, which represents the end of their lease.
- Activity 5: Provide case management and follow-up services to 181 FITSS participants.
- Activity 6: Exploration & job shadowing activities.
- Activity 7: Recruit, refer, and support the involvement of a minimum of 32 FITSS participants in Section 3 activities related to Dayton Metro Housing's HOPE VI Program
- Activity 8: Support the involvement of Jobs-Plus providing support services, education, job training, and job placement to 200 Jobs-Plus participants; thereby helping these families to qualify to move into Next Step housing as current residents become economically independent and move out of public housing.
- Activity 9: Provide quarterly alcohol & drug abuse education seminars as well as counseling and support services, as necessary, impacting 181 FITSS families.
- Activity 10: Recruit and support the involvement of a minimum of 99 eligible families in EDRE•I and other providers' homeownership activities including, but not limited to, financial assessment, budgeting, credit repair, home financing, etc. Of the 99 families, 40 would qualify for homeownership purchase, while 59 would qualify for EDRE•I's Lease/Purchase and Down Payment Assistance Program.

## 2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants

### Sankofa Corp - ROSS 5

GRANT OBJECTIVE: Target 200 families living in public housing to become self-sufficient and work with them towards applying for homeownership within 36 months. Identify 50 families living in public housing to become self-sufficient and work with them towards applying for homeownership with 12 months.

#### ACTIVITIES

- Activity 1: Hire Case Manager to provide case management and support services for 150 participants of the Homeownership program.
- Activity 2: Hold joint case management meetings to provide support service and information/referral assistance for 150 participants of Homeownership program.
- Activity 3: Over the 36-month grant period, establish and maintain collaborative relationships with other Homeownership entities to coordinate supportive services for participants of Homeownership program.
- Activity 4: During the second 6 months of the grant period, establish and sponsor a homebuyers' club that will meet monthly to allow participants to network, promote opportunities and identify participants' needs.
- Activity 5: Provide Case Management and support services specific to homeownership for 150 participants of the Homeownership program.
- Activity 6: During the first 12-month grant period, develop a comprehensive tracking system to ensure that each participant was serviced accordingly.
- Activity 7: Coordinate outside speakers to provide information on homeownership at monthly resident and Homebuyers club meetings.
- Activity 8: Monitor and report on in-kind service commitments as they relate to the Homeownership program.
- Activity 9: Recruit 150 residents & qualifying non-residents for homeownership program.
- Activity 10: During the first 12-month grant period, develop oversight committee to provide program assessment and monitor progress of Homeownership program.

## 2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants

### Sankofa Corp - ROSS 6 Neighborhood Network

PROGRAM GOAL: DMHA Neighborhood Network Centers will increase opportunities for public housing residents to realize self-sufficiency and empowerment by narrowing the digital divide that exists between the very poor and society at large.

#### ACTIVITIES

- Activity 1: During the first 90 days of the 36-month grant, convert community space into multi-user computer technology center equipped with Internet access and appropriate client workspace.
- Activity 2: During the first 60 days of the 36-month grant period, develop interactive website linking DMHA residents with local health, education and employment resources for self-directed searches.
- Activity 3: During the first 30 months of the 36-month grant period, work with Job and Family Services, local colleges and employers to provide on-site job skills training to DMHA residents.
- Activity 4: During the 36-month grant period, increase individual knowledge of computer skills in daily living by providing accessible technology for DMHA residents.
- Activity 5: During the 36-month grant period, expand employment opportunities for DMHA residents through acquisition of local corporate participation in DMHA Neighborhood Network.
- Activity 6: During the 36-month grant period, provide resources that facilitate DMHA resident entrepreneurship and non-traditional employment.
- Activity 7: During the second year of the 36-month grant period, provide access to computers and software consistent with those used in local classrooms.
- Activity 8: During the second year of the 36-month grant period, incorporate computer skills and learning activities into public housing after-school and tutorial programs.
- Activity 9: During the second year of the 36-month grant period, offer computer and Internet skills training geared to needs and interest of public housing children and youth.
- Activity 10: During the second year of the 36-month grant period, collect and maintain research-software library.

## 2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants

- Activity 11: During the 36-month grant period, implement email “pen pal” programs for children and youth.
- Activity 12: During the second year of the 36 month- grant period, maintain software library of age-appropriate popular computer games and reserve weekend evening hours for teens and youth.
- Activity 13: During the 36-month grant period, provide computer and Internet skills training to DMHA public housing senior residents.
- Activity 14: During the 36 month-grant period, provide self-enrichment workshops specifically geared to senior (e.g. genealogy and health information searches).
- Activity 15: During the second year of the 36-month period, provide training and technology that allows public housing seniors to exchange email with family and friends throughout the world.
- Activity 16: During the second year of the 36-month grant period, provide access to other public housing resident councils (state and nation-wide) to facilitate exchange of ideas and activity successes.
- Activity 17: During the 36-month grant period, provide desktop publishing and database access to resident council members conducting council business and resident outreach.

## 2005-2009 Five Year Goals Resident Services Benchmarks – ROSS Grants

### Sankofa Corp - ROSS 7

- Activity 1: Over the 36-month grant period, provide monthly health and wellness workshops at each senior housing site.
- Activity 2: Over the 36-month grant period, provide assistance with daily living activities and the development of a documented case plan for each participant enrolled.
- Activity 3: Over the 36-month grant period, provide support services, information and referral assistance for each elderly and/or disabled resident enrolled.
- Activity 4: Over the 36-month grant period, provide medical and health screening and appropriate referrals/follow-up plan.
- Activity 5: Over the 36-month grant period, provide alcohol/drug abuse education, counseling and support services.
- Activity 6: Over the 36-month grant period, provide congregant services to elderly and/or disabled residents who express interest and need for such services.

# Attachment B - Deconcentration





**Component 3, (6)**  
**Deconcentration and Income Mixing**  
**&**  
**Public Housing Program**  
**Deconcentration Policy**

a.  Yes  No: Does the Public Housing Authority (PHA) have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

- DMHA conducted an analysis of covered developments (those with more than 100 units, which are not designated for elderly and/or disabled). Included were Parkside Homes, DeSoto Bass Courts, Arlington Courts, Hilltop Homes, and Mount Crest Court (Olive Hill was excluded because one of its 100 units is decommissioned). The average income was \$7,029, which is less than 11% of median.

If yes, list these developments as follows:

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

**Component 3, (6)**  
**Deconcentration and Income Mixing**  
**&**  
**Public Housing Program**  
**Deconcentration Policy**

## **10.4 DECONCENTRATION POLICY**

It is Dayton Metropolitan Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

Dayton Metropolitan Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tract in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

## **10.5 DECONCENTRATION INCENTIVES**

Dayton Metropolitan Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

## **10.6 OFFER OF A UNIT**

When Dayton Metropolitan Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

**Component 3, (6)  
Deconcentration and Income Mixing  
&  
Public Housing Program  
Deconcentration Policy**

DMHA will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five business days from the date the letter was mailed to contact DMHA regarding the offer.

### **10.7 REJECTION OF UNIT**

If in making the offer to the family skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized. Eligible applicants shall be offered three or more suitable units at various sites with vacancies.

If Dayton Metropolitan Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family shall be offered three or more suitable units at various sites with vacancies.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered three or more suitable units at various sites with vacancies.

Attachment C - Capital Fund Annual Statement



# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No. <b>OH10P00550104</b> Replacement Housing Factor Grant No.	[CFP 719]  <b>Federal FY of Grant:</b> <b>2004</b>
--	--	---

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$80,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$600,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$520,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$667,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$121,407.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$3,376,500.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$75,500.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$145,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$50,000.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$433,000.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	<b>Amount of Annual Grant: (Total)</b>	<b>\$6,068,407.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No. <b>OH10P00550104</b> [CFP 719] Replacement Housing Factor Grant No.	Federal FY of Grant: <b>2004</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (Revision No.: \_\_\_\_\_)

Final Performance and Evaluation Report     
  Performance and Evaluation Report for Period Ending: \_\_\_\_\_

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

Signature of Executive Director and Date X	HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).
	Signature of Field Office Manager and Date

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550104 [CFP 719] Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	<b>Operating Expenses</b>	1406		\$80,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	<b>Resident Management and Security</b>	1408		\$600,000.00	\$0.00	\$0.00	\$0.00	
	a./b. Maint./Mgmt. Training Program			\$25,000.00				
	Contract Administrator			\$540,000.00				
	Quality Control Manager							
	Inventory Specialist							
	IT Manager							
	Maintenance Superintendents							
	Computer Specialist							
	Maintenance Clerk							
	Data Entry Clerks							
	Security Officer							
	d. Safety			\$35,000.00				
PHA-Wide	<b>Program Administration</b>	1410.1		\$520,000.00	\$0.00	\$0.00	\$0.00	
	Non-Technical Salaries			\$175,000.00				
	1. Clerical/Secretary							
	2. Modernization Administrator							
	3. Fiscal Program Accountant							
	4. Contract Administrators							
	5. Contract Compliance Officer			\$0.00	\$0.00			
	6. Modernization Program Mgr. HOPE VI 10% Leveraged							
	7. Accounting Administrator							

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550104 [CFP 719] Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Technical Salaries	1410.2		\$225,000.00				
	1. Development Director Hope VI 25% leveraged 2. Construction Coordinators 3. Modernization Manager  Employee Benefits	1410.9		\$120,000.00				
PHA-Wide	<b>Fees and Costs</b>			<b>\$667,000.00</b>				
	Architectural and Engineering	1430.1		\$520,000.00	\$0.00	\$0.00	\$0.00	
	Permit Fees	1430.6		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Construction Inspection 1. Clerk of the Works 2. Inspector- Hope VI Leveraged 100%	1430.7		\$120,000.00	\$0.00	\$0.00	\$0.00	
	Sundry Planning Costs	1430.19		\$2,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	<b>Non Dwelling Equipment</b>			\$145,000.00	\$0.00	\$0.00	\$0.00	
	1. Office Equipment	1475.1		\$20,000.00				
	2. Maintenance Equipment	1475.2		\$75,000.00				
	1. Computer Hardware	1475.4		\$50,000.00				
PHA-Wide	Relocation	1495.1		\$50,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency	1502		\$433,000.00	\$0.00	\$0.00	\$0.00	
OH5-1, Parkside Homes	Repair soffits, eaves, gutters, attic vents & downspouts Building damage & resident complaints-throughout site.	1460	20 bldgs	\$90,000.00	\$0.00	\$0.00	\$0.00	



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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550104 [CFP 719] Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH5-2, DeSoto Bass Courts	Replace office/maintenance bldg. Roof at 811 Oldfield	1470	1 bldg	\$15,000.00	\$0.00	\$0.00	\$0.00	
OH5-2 DeSoto Bass Courts	Replace gutters and downspouts in area of 5-2	1460	18 bldgs	\$75,000.00	\$0.00	\$0.00	\$0.00	
OH5-6, Arlington Courts	Replace gutters & downspouts, throughout site	1460	13 bldgs	\$90,000.00	\$0.00	\$0.00	\$0.00	
OH5-7A, Westdale Terrace	Laundry for family site residents at Westdale	1470	140 Sq. ft.	\$15,000.00	\$0.00	\$0.00	\$0.00	
OH5-7B, Park Manor Hi-Rise	Wrap exposed wood in-lieu of painting	1460	5 bldgs	\$35,000.00	\$0.00	\$0.00	\$0.00	
OH5-7B, Park Manor Hi-Rise	Intercom & entry access restoration/replace	1460	1 System	\$30,000.00	\$0.00	\$0.00	\$0.00	
OH5-7B, Park Manor Hi-Rise	Assess and seal prototype windows	1460	77 ea.	\$25,000.00	\$0.00	\$0.00	\$0.00	
OH5-9, Hilltop Homes	Boiler/AC for office, maintenance & day care	1470	1 System	\$25,000.00	\$0.00	\$0.00	\$0.00	
OH5-9, Hilltop Homes	Replace handrails at front & rear steps	1460	210 ea.	\$15,000.00	\$0.00	\$0.00	\$0.00	
OH5-10, Wilkinson Plaza	Refurbish high rise plumbing, 1st phase	1460	1 unit	\$40,000.00	\$0.00	\$0.00	\$0.00	
OH5-12B, Rosemont	Install replacement vinyl windows for existing	1460	116	\$60,000.00	\$0.00	\$0.00	\$0.00	
OH5-13L, Embury Park	Remodel bathroom & storage area	1470	1	\$6,000.00	\$0.00	\$0.00	\$0.00	
OH5-13W, Watervliet	Replace exterior door sets & storms	1460	8	\$8,000.00	\$0.00	\$0.00	\$0.00	
OH5-13U, Salem Avenue	Replace drive, parking with guardrail system	1450	1400 sq. ft.	\$15,500.00	\$0.00	\$0.00	\$0.00	
OH5-13R, 111 Cherry Street	Replace collapsed/shifted sewer line	1450	24 ft.	\$4,500.00	\$0.00	\$0.00	\$0.00	
OH5-14, Wentworth Hi-Rise	Fire protection sprinkler system	1460	1 bldg	\$300,000.00	\$0.00	\$0.00	\$0.00	
OH5-14, Wentworth Hi-Rise	Replace door alarms & emergency devices	1460	7	\$15,000.00	\$0.00	\$0.00	\$0.00	
OH5-15A, Huffman and Parnell	Hardwire smoke detectors	1460	12 units	\$6,000.00	\$0.00	\$0.00	\$0.00	
OH5-15F, W. Riverview	Tree removal & stump grinding	1450	27 Lg.	\$28,000.00	\$0.00	\$0.00	\$0.00	
OH5-15F, W. Riverview	Lighting Improvements	1450	Site	\$5,000.00	\$0.00	\$0.00	\$0.00	
OH5-15G, Woodview	Kitchen Cabinets & Counters only, Phase 1	1460	20 units	\$50,000.00	\$0.00	\$0.00	\$0.00	
OH5-15K, Lori Sue	Lighting Improvements	1450	Site	\$3,407.00	\$0.00	\$0.00	\$0.00	
OH5-16, The Metropolitan	Upgrade 50 Central to Proxy card/key system	1460	9	\$30,000.00	\$0.00	\$0.00	\$0.00	
OH5-17, Wilmington	Comprehensive Modernization	1460	1 bldg	\$1,775,000.00	\$0.00	\$0.00	\$0.00	
OH5-20, Dunbar Manor	Replace roof, gutters etc. on office/daycare bldg.	1470	1	\$12,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH10P00550104 [CFP 719] Replacement Housing Factor Grant No.			Federal FY of Grant:  2004			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OH5-21A, Mount Crest Courts	Upgrade Plumbing	1460	1 area	\$100,000.00	\$0.00	\$0.00	\$0.00	
OH5-23, Triangleview	Replace defective locksets	1460	110 Sets	\$15,000.00	\$0.00	\$0.00	\$0.00	
OH5-23, Triangleview	Sewage liftstation, alarm & remote dialer system	1470	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
OH5-24, Helena Hi-Rise	Install key card entry system	1460	Facility	\$10,000.00	\$0.00	\$0.00	\$0.00	
OH5-24, Helena Hi-Rise	Replace tenant mailboxes	1460	105	\$6,000.00	\$0.00	\$0.00	\$0.00	
OH5-26, Grand Avenue	Building weather proofing and water penetration remediation	1460	1 bldg	\$175,000.00	\$0.00	\$0.00	\$0.00	
OH5-28, Pompano Circle	Replace electrical services and panels	1460	31 Units	\$40,000.00	\$0.00	\$0.00	\$0.00	
OH5-28, Pompano Circle	Replace failed face brick at 2707 Pompano Circle	1460	1 bldg	\$6,500.00	\$0.00	\$0.00	\$0.00	
OH5-35 Channingway Court	Replace kitchen cabinets	1460	15 Units	\$60,000.00	\$0.00	\$0.00	\$0.00	
OH5-40, Madrid Estates	Repair emergency switches/ext. lights	1460	63 Units	\$20,000.00	\$0.00	\$0.00	\$0.00	
OH5-41, Olive Hills	Kitchen cabinet & fixture replacement, phase 1	1460	20%	\$100,000.00	\$0.00	\$0.00	\$0.00	
OH5-45, Hallmark Meridian	Ceiling in apartments flaking contains asbestos at 714 Plymouth	1460	79 units	\$100,000.00	\$0.00	\$0.00	\$0.00	
OH5-47, Winston Woods	Replace windows	1460	50%	\$45,000.00	\$0.00	\$0.00	\$0.00	
OH5-47, Winston Woods	Site drainage improvements	1450	3 acres	\$15,000.00	\$0.00	\$0.00	\$0.00	
OH5-48, Riverside Estates	Roof Replacement	1460	1 bldg	\$5,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Concrete Replacement	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	
Authority-Wide	Reasonable accommodation for accessibility	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No. OH10P00550104 [CFP 719] Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>	
Development Number/Name/PHA-wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-1, Parkside Homes	9/06			9/08			
OH5-2, DeSoto Bass Courts	9/06			9/08			
OH5-6, Arlington Courts	9/06			9/08			
OH5-7A, Westdale Terrace	9/06			9/08			
OH5-7B, Park Manor Hi-Rise	9/06			9/08			
OH5-9, Hilltop Homes	9/06			9/08			
OH5-10, Wilkinson Plaza	9/06			9/08			
OH5-12B, Rosemont	9/06			9/08			
OH5-13L, Embury Park	9/06			9/08			
OH5-13W, Watervliet	9/06			9/08			
OH5-13R, 111 Cherry Street	9/06			9/08			
OH5-13U, Salem Avenue	9/06			9/08			
OH5-14, Wentworth Hi-Rise	9/06			9/08			
OH5-15A, Huffman and Parnell	9/06			9/08			
OH5-15F, W. Riverview	9/06			9/08			
OH5-15G, Woodview	9/06			9/08			
OH5-15K Lori Sue	9/06			9/08			
OH-5-16, The Metropolitan	9/06			9/08			
OH5-20, Dunbar Manor	9/06			9/08			
OH5-21A, Mount Crest Courts	9/06			9/08			
OH5-23, Triangleview	9/06			9/08			
OH5-24, Helena Hi-Rise	9/06			9/08			
OH5-26 Grand Avenue	9/06			9/08			
OH5-28, Pompano Circle	9/06			9/08			
OH5-35 Channingway Court	9/06			9/08			

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. OH10P00550104 [CFP 719] Replacement Housing Factor Grant No.	Federal FY of Grant: 2004
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Development Number/Name/PHA-wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-40, Madrid Estates	9/06			9/08			
OH5-41, Olive Hills	9/06			9/08			
OH5-45, Hallmark Meridian	9/06			9/08			
OH5-47, Winston Woods	9/06			9/08			
OH5-48 Riverside Estates	9/06			9/08			
PHA-Wide	9/06			9/08			

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550104	Federal FY of Grant: <b>2004</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (Revision No.:  
 Final Performance and Evaluation Report     
  Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving To Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,169,467.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
	<b>Amount of Annual Grant: (Total)</b>	<b>\$1,169,467.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	Amount of Annual Grant	\$0.00	\$0.00	\$0.00	\$0.00

# Annual Statement/Performance and Evaluation Report

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550104	Federal FY of Grant: <b>2004</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (Revision No.:  
 Final Performance and Evaluation Report     
  Performance and Evaluation Report for Period Ending:

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

Signature of Executive Director and Date X	HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50). Signature of Field Office Manager and Date
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/RHF)**  
**Part II: Supporting Pages**

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. OH10R00550104			Federal FY of Grant: <b>2004</b>			
Development Number/Name/PHA-wide Activities	General Description of Major Work Categories	BLI	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	Purchase property and build new public housing	1499		\$1,169,467.00				

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

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. <b>OH10R00550104 [CFP 718]</b>	Federal FY of Grant: <b>2004</b>
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Development Number/Name/PHA-wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Purchases & New Housing	7/08			7/09			



Attachment D - Capital Fund Annual Statement



**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>			<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>
			Capital Fund Program Grant No. <b>CFP 711</b>		<b>2001</b>
			Replacement Housing Factor Grant No:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )					
<input checked="" type="checkbox"/> Performance and Evaluation Report Period ending 8/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 1,616,273.39	\$ 1,616,273.39	\$ 1,616,273.39	\$ 805,800.00
3	1408 Management Improvements	\$ 569,558.51	\$ 569,595.36	\$ 569,595.36	\$ 569,595.36
4	1410 Administration	\$ 550,945.58	\$ 479,488.36	\$ 479,488.36	\$ 479,488.36
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 392,685.00	\$ 692,685.00	\$ 692,685.00	\$ 692,685.00
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 32,323.00	\$ 19,574.79	\$ 19,574.79	\$ 19,574.79
10	1460 Dwelling Structures	\$ 5,017,745.90	\$ 4,826,914.48	\$ 4,826,914.48	\$ 4,826,914.48
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	\$ 25,000.00	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 10,373.62	\$ 10,373.62	\$ 10,373.62	\$ 10,373.62
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$ -	\$ -	\$ -	\$ -
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$ 8,239,905.00	\$ 8,239,905.00	\$ 8,239,905.00	\$ 7,429,431.61
22	Amount of line 21 Related to LBP Activities	\$ 100,000.00	\$ -	\$ -	\$ -
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 595,000.00	\$ 250,000.00	\$ 250,000.00	\$ -

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant <b>CFP 711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	<b>Operating Expenses</b>		1406		1,616,273.39	1,616,273.39	1,616,273.39	805,800.00		
PHA-Wide	<b>Resident Management and Security</b>		1408							
	a/d. Resident Support Services, Aides and supervisors 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				454,652.58	454,652.58	454,652.58	454,652.58		
	b/c. Maint./Mgmt. Training Program				33,176.73	33,213.58	33,213.58	33,213.58		
	e. Computer Software				395.00	395.00	395.00	395.00		
	f. Marketing program				0.00	0.00	0.00	0.00		
	g. Management Improvement Security				81,334.20	81,334.20	81,334.20	81,334.20		
PHA-Wide	<b>Program Administration</b>									
	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer		1410.1		234,249.97	234,249.97	234,249.97	234,249.97		

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant <b>CFP 711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
					Original	Revised	Funds Obligated	Funds Expended		
	6. Modernization Program Mgr. 7. Accounting Administrator									
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		126,859.56	126,859.56	126,859.56	126,859.56		
PHA-Wide	Employee Benefits		1410.9		183,060.00	111,563.90	111,563.90	111,563.90		
PHA-Wide	Travel Related to CFP/RHF		1410.10		2,353.00	2,353.00	2,353.00	2,353.00		
PHA-Wide	Sundry Administration		1410.19		4,423.05	4,461.93	4,461.93	4,461.93		
PHA-Wide	<b>Fee and Costs</b>									
	Architectural and Engineering		1430.1		321,243.16	621,243.16	621,243.16	621,243.16		
	Permit Fees		1430.6		0.00	0.00	0.00	0.00		
	Construction Inspection 4. Clerk of the Works 5. Construction Inspection		1430.7		71,441.84	71,441.84	71,441.84	71,441.84		
	Sundry Planning Costs		1430.19		0.00	0.00	0.00	0.00		
PHA-Wide	<b>Non-Dwelling Equipment</b>									
	1. Office Equipment		1475.1		4,045.99	4,045.99	4,045.99	4,045.99		
	2. Marketing Equipment		1475.1		1,555.00	1,555.00	1,555.00	1,555.00		
	3. Telephone Equipment		1475.1		0.00	0.00	0.00	0.00		
	4. Computer Hardware		1475.1		0.00	0.00	0.00	0.00		
	5. Maintenance Equipment		1475.2		4,772.63	4,772.63	4,772.63	4,772.63		
	6. Vehicle Replacement		1475.7		0.00	0.00	0.00	0.00		
PHA-Wide	Relocation		1495.1		25,000.00	25,000.00	25,000.00	25,000.00		

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant <b>CFP 711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	Contingency		1502		0.00	0.00	0.00	0.00		
OH5-2 DeSoto Bass	Replace mansard roofs phase IV	1	1460	11 bldgs.	\$49,965.02	\$147,438.26	\$147,438.26	\$147,438.26	Tsfr fm 713/'02	
OH5-6 Arlington	Install downspouts	2	1460	100%	\$30,000.00	\$0.00	\$0.00	\$0.00	to 713 (Friden Ct)/'02	
OH5-7A Westdale Terrace	Underground utility replacement in conjunction with Comp Mod	3	1450	1 ea	\$1,323.00	\$11,323.00	\$11,323.00	\$11,323.00	complete	
OH5-7B Park Manor	Provide insulation on chilled water pipes	4	1460	1 bldg.	\$300,150.53	\$300,150.53	\$300,150.53	\$300,150.53	complete	
OH5-9 Hilltop	Increase security lighting	5	1450	20 bldgs	\$31,000.00	\$3,465.00	\$3,465.00	\$3,465.00	complete	
OH5-9 Hilltop	Replace deteriorated siding correct building exterior	6	1460	25 bldgs	\$325,000.00	\$253,674.09	\$253,674.09	\$253,674.09	bal to 715/'03	
OH5-9 Hilltop	Replace gutters & downspouts	7	1460	1 bldg.	\$1,379.00	\$1,379.00	\$1,379.00	\$1,379.00	complete	
OH5-10 Wilkinson	Interior Renovations	8	1460	1 bldg.	\$0.00	\$3,325.00	\$3,325.00	\$3,325.00	fm 709/'00 complete	
OH5-12A 1509 Smithville	Replace and Install exterior doors	9	1460	1 bldg.	\$0.00	\$3,790.00	\$3,790.00	\$3,790.00	complete/emergency	
OH5-14 Wentworth	Replace piping through the building	10	1460	1 bldg.	\$750,652.45	\$765,440.65	\$765,440.65	\$765,440.65	complete	
OH5-15G Woodview	Install roof, gutters, downspouts	11	1460	50%	\$138,286.00	\$138,286.00	\$138,286.00	\$138,286.00	complete	

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report										
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant <b>CFP 711</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
					Original	Revised	Funds Obligated	Funds Expended		
OH5-15H Fitch and Hawthorne	Interior Renovation - Fitch & Hawthorne - in conjunction with Comp Mod	12	1460	6 units	\$0.00	\$13,273.33	\$13,273.33	\$13,273.33	fm 709/'00 complete	
OH5-17 Wilmington Ave.	Upgrade elevators to code	13	1460	1 bldg.	\$157,065.55	\$154,235.55	\$154,235.55	\$154,235.55	complete	
OH5-20 Dunbar Manor	Siding replacement, including deteriorated porch roofs	14	1460	100%	\$93,198.16	\$111,442.28	\$111,442.28	\$111,442.28	complete	
OH5-24 Helena	Upgrade community kitchen to fire code	15	1470	1 bldg.	\$25,000.00	\$0.00	\$0.00	\$0.00	to 713 (Friden Ct)/'02	
OH5-26 Grand Ave.	Comprehensive Modernization	16	1460	1 bldg.	\$3,878.97	\$3,878.97	\$3,878.97	\$3,878.97	complete	
OH5-28 Pompano Circle	Replace Roofs, gutters and downspouts	17	1460	9 bldgs.	\$51,650.00	\$51,650.00	\$51,650.00	\$51,650.00	complete	
OH5-32A Caliph Court	Comprehensive Modernization	18	1460	25 bldgs	\$2,699,675.39	\$2,469,749.46	\$2,469,749.46	\$2,469,749.46	tsfr bal to 713/'02	
OH5-36 Friden Court	Replace roofs	19	1460	100%	\$29,771.95	\$3,604.51	\$3,604.51	\$3,604.51	tsfr bal to 713/'02	
OH5-44 Indian Trails	Exterior Building Renovations	20	1460		\$0.00	\$19,716.93	\$19,716.93	\$19,716.93	fm 709/'00 complete	
OH5-47 Winston Woods	Install storm sewer piping	21	1450	1 ea	\$0.00	\$4,786.79	\$4,786.79	\$4,786.79	emergency/complete	
Authority-Wide	VACANCY REDUCTION: Force Account	22	1460		\$387,072.88	\$385,879.92	\$385,879.92	\$385,879.92		

### 13. Capital Fund Program Five Year Action Plan

Annual Statement/Performance and Evaluation Report							Capital
Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. <b>CFP 711</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA - WIDE	7/03		7/03	7/05		7/04	
OH5-2 DeSoto Bass	7/03		12/02	7/05		5/04	
OH5-6 Arlington Court	7/03	-	-	7/05	-	-	Funding Transferred to to 713/02 Friden Court roofs
OH5-7A Westdale Terrace	7/03		10/02	7/05		11/02	
OH5-7B Park Manor	7/03		4/02	7/05		5/02	
OH5-9 Hilltop Homes	7/03		8/02	7/05		5/04	
OH 5-10 Wilkinson	7/03		8/03	7/05		8/03	
OH 5-12A Smithville	7/03		5/04	7/05		5/04	
OH5-15G Woodview	7/03		6/02	7/05		6/02	
OH5-15H Fitch & Hawthorne	7/03		12/02	7/05		5/04	
OH5-17 Wilmington Ave.	7/03		4/02	7/05		4/04	
OH5-20 Dunbar Manor	7/03		8/02	7/05		11/02	
OH5-24 Helena	7/03	-	-	7/05	-	-	Funding Transferred to to 713/02 Friden Court roofs
OH5-26 Grand Avenue	7/03		3/02	7/05		4/04	
OH5-28 Pompano Circle	7/03		6/02	7/05		7/02	
OH5-36 Friden Court	7/03		10/03	7/05		5/04	
OH5-44 Indian Trails	7/03		5/04	7/05		5/04	
OH5-47 Winston Woods	7/03		5/04	7/05		5/04	

**13.Capital Fund Program Five Year Action Plan**

Annual Statement/Performance and Evaluation Report							Capital
Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No. <b>CFP 711</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2001</b>
Development Number Name/HA- Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Authority-wide	7/03		7/03	7/05		5/04	



**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
		Capital Fund Program Grant No.			2000
		Replacement Housing Factor Grant No: OH510R00550100 [RHF 710]			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	313,436.00		0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>313,436.00</b>		<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
		Capital Fund Program Grant No.			2001
		Replacement Housing Factor Grant No: OH510R00550101 [RHF 712]			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	320,518.00		0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>320,518.00</b>		<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





Attachment E - Capital Fund Annual Statement



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

<b>PHA Name: Dayton Metropolitan Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No. OH10P00550102 [CFP 713] Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2002
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Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no:1)  
 Performance and Evaluation Report for Period Ending 8/30/04  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	757,293.00	757,293.00	757,293.00	757,293.00
3	1408 Management Improvements	308,854.82	335,719.33	335,719.33	296,682.08
4	1410 Administration	694,803.75	659,685.43	659,685.43	551,215.55
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	579,490.40	579,490.40	538,097.34	278,127.78
8	1440 Site Acquisition				
9	1450 Site Improvements	254,345.46	181,775.83	181,775.83	179,776.33
10	1460 Dwelling Structures	4,642,754.12	4,751,534.05	4,466,594.81	2,849,826.76
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	278,883.75	278,883.75	77,367.07	34,262.92
13	1475 Nondwelling Equipment	28,554.21	28,554.21	28,554.21	28,554.21
14	1485 Demolition	27,956.49	0.00	0.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	0.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>7,572,936.00</b>	<b>7,572,936.00</b>	<b>7,045,087.02</b>	<b>4,975,738.63</b>
22	Amount of line 21 Related to LBP Activities	125,000.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs	75,000.00			
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	595,000.00			



Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary										
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
					Original	Revised	Funds Obligated	Funds Expended		
PHA-Wide	<b>Operating Expenses</b>		1406		757,293.00	757,293.00	757,293.00	757,293.00		
PHA-Wide	<b>Resident Management and Security</b>		1408							
	a/d. Resident Support Services, Aides and supervisors 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				275,000.00	275,000.00	275,000.00	235,962.75		
	b/c. Maint./Mgmt. Training Program				0.00	0.00	0.00	0.00		
	e. Computer Software				0.00	0.00	0.00	0.00		
	f. Marketing program				0.00	0.00	0.00	0.00		
	g. Management Improvement Security				33,854.82	60,719.33	60,719.33	60,719.33		
PHA-Wide	<b>Program Administration</b>									
	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		294,293.00	269,481.96	269,481.96	232,047.95		
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		200,000.00	254,344.47	254,344.47	216,910.47		

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Employee Benefits		1410.9		200,000.00	134,935.65	134,935.65	101,333.78	
PHA-Wide	Travel Related to CFP/RHF		1410.10		0.00	0.00	0.00	0.00	
PHA-Wide	Sundry Administration		1410.19		510.75	923.35	923.35	923.35	
PHA-Wide	<b>Fee and Costs</b>								
	Architectural and Engineering		1430.1		466,177.33	466,177.33	448,905.72	188,936.16	
	Permit Fees		1430.6		25,000.00	25,000.00	878.55	878.55	
	Construction Inpection 4. Clerk of the Works 5. Construction Inpection		1430.7		88,313.07	88,313.07	88,313.07	88,313.07	
	Sundry Planning Costs		1430.19		0.00	0.00	0.00	0.00	
PHA-Wide	<b>Non-Dwelling Equipment</b>								
	1. Office Equipment		1475.1		1,647.23	1,647.23	1,647.23	1,647.23	
	2. Marketing Equipment		1475.1		0.00	0.00	0.00	0.00	
	3. Telephone Equipment		1475.1		0.00	0.00	0.00	0.00	
	4. Computer Hardware		1475.1		0.00	0.00	0.00	0.00	
	5. Maintenance Equipment		1475.2		2,567.00	2,567.00	2,567.00	2,567.00	
	6. Vehicle Replacement		1475.7		19,624.98	19,624.98	19,624.98	19,624.98	
	7. Community Space Equipment		1475.3		4,715.00	4,715.00	4,715.00	4,715.00	
PHA-Wide	Relocation		1495.1		0.00	0.00	0.00	0.00	
PHA-Wide	Contingency		1502		0.00	0.00	0.00	0.00	
CO, Central Office	Paint, patch and seal parking lot	1	1450	100%	7,160.52	7,160.52	7,160.52	7,160.52	Complete
OH5-1 Parkside Homes	Demo existing and Install new signage throughout site	2	1450	100%	8,162.37	8,162.37	8,162.37	8,162.37	Complete
OH5-1 Parkside Homes	Emergency Security Lighting	3	1450	100%	10,600.00	10,600.00	10,600.00	10,600.00	Complete
OH5-1 Parkside Homes	Replace utility pole located at 510 E. Helena and 515 Tiffin	4	1450	1	5,388.58	5,388.58	5,388.58	5,388.58	Complete

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-1 Parkside Homes	Relocate Utilities	5	1460		34,842.21	35,816.21	35,816.21	35,816.21	Complete
OH5-2 Desoto Bass	Replace mansard roofs Phase IV	6	1460	7 bldgs	789,600.00	714,163.62	714,163.62	714,163.62	Complete
OH5-2 Desoto Bass	Relocate utilities	7	1460		6,775.18	7,749.18	7,749.18	7,749.18	Complete
OH5-2 Desoto Bass	Install signage throughout site	8	1450		12,261.08	12,261.08	12,261.08	12,261.08	Complete
OH5-2 Desoto Bass	Install sewer piping, emergency work done due to damage from construction	9	1450		0.00	2,430.37	2,430.37	2,430.37	Complete
OH5-6 Arlington Court	Repair roofs, gutters, downspouts as needed	10	1460	6 bldgs	25,000.00	0.00	0.00	0.00	to 717/'03
OH5-6 Arlington Court	Repair/replace HVAC & drains- community room	11	1470	1 bldg	10,954.42	10,954.42	10,954.42	10,954.42	Complete
OH5-9 Hilltop Homes	Sewer cleanout as part of downspout project	12	1450	4	9,686.00	9,686.00	9,686.00	9,686.00	Complete
OH5-9 Hilltop Homes	Replace gutters & downspouts; building exteriors and trash enclosures	13	1460	1/2 site	138,400.00	166,400.00	166,400.00	33,963.00	In progress
OH5-9 Hilltop Homes	Concrete walks and drive replacement, curb replacement, storm sewer, catch basin and erosion control, regrading and loading dock partial slab replacement	14	1450		82,383.00	82,383.00	82,383.00	80,383.50	In progress
OH5-10 Wilkinson Plaza	Repair Roof	15	1460	1	30,000.00	0.00	0.00	0.00	to 717/'03
OH5-10 Wilkinson Plaza	Installation of Fire System exit doors to code	16	1460	1 bldg	4,823.00	4,823.00	4,823.00	1,973.00	Complete
OH5-12C 42 Helena St.	Pipe Lining-sewer lateral	17	1460		14,500.00	14,500.00	14,500.00	14,500.00	Complete
OH5-13 B 218 Kammer	Demolition of 218 Kammer via City of Dayton nuisance abatement	18	1485	1 bldg	3,603.49	0.00	0.00	0.00	to 715/'02
OH5-15C 2332 Germantown	Demolition of 2332 Germantown Street via City of Dayton nuisance abatement	19	1485	1 bldg	5,000.00	0.00	0.00	0.00	to 717/'03
OH5-14 Wentworth	Paint and caulk building exterior	20	1460	1 bldg	130,000.00	0.00	0.00	0.00	to 717/'03
OH5-14 Wentworth	Water Heater & Boiler Replacement	21	1460	100%	551,180.88	551,180.88	551,180.88	373,104.98	In progress

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-15H 200 Hawthorn	Demolition of building	22	1485	1 bldg	19,353.00	0.00	0.00	0.00	to 715/02
OH5-15G Woodview	Repair flooring	23	1460	57 units	75,000.00	0.00	0.00	0.00	to 717/03
OH5-15G Woodview	Roof Repairs	24	1460	55 units	2,950.35	2,950.35	2,950.35	2,950.35	Complete
OH5-17 Wilmington	Efficiency Conversion to 1 bedroom units	25	1460	54 eff	512,957.62	637,958.67	637,958.67	0.00	to 717/03
OH5-17 Wilmington	Upgrade elevators to code	26	1460	1 bldg	689,400.03	689,400.03	689,400.03	680,124.03	In progress
OH5-18A Revere Ave.	Replace roofs, gutters and downspouts	27	1460		9,942.50	9,942.50	9,942.50	9,942.50	Complete
OH5-20 Dunbar Manor	Siding replacement, including deteriorated porch roofs in conjunction with previous grant	28	1460	100%	3,066.00	0.00	0.00	0.00	to 711/01
OH5-20 Dunbar Manor	Replace electrical meter panels	29	1460		31,000.00	31,000.00	31,000.00	30,386.85	In progress
OH5-23 Triangleview	Repair roofs	30	1460	7 bldgs	9,392.50	9,392.50	9,392.50	9,392.50	Complete
OH5-23 Triangleview	Waterproof basements, repair drainage problem	31	1460	50 units	150,000.00	0.00	0.00	0.00	to 717/03
OH5-23 Triangleview	Roof Repair (Embury Park)	32	1470	1	21,183.50	21,183.50	21,183.50	21,183.50	Complete
OH5-26 Grand Hi-Rise	Vinyl fencing on retaining wall	33	1450	1	5,955.21	5,955.21	5,955.21	5,955.21	Complete
OH5-26 Grand Hi-Rise	Upgrade Electrical services in community kitchen	34	1470	1	2,125.00	2,125.00	2,125.00	2,125.00	Complete
OH5-26 Grand Hi-Rise	Investigate and report on water intrusion	35	1460	1 bldg	6,271.47	6,271.47	6,271.47	6,271.47	Complete
OH5-31 Malden	Remove and reinstall roof, gutters and downspouts	36	1460	10 bldgs	5,993.15	5,993.15	5,993.15	5,993.15	Complete
OH5-31 Malden	Foundation repair-521 Malden	37	1460	1 bldg	5,000.00	0.00	0.00	0.00	to 5-36 Friden
OH5-32A Caliph Court	Comprehensive Modernization	38	1460	3 bldgs	379,939.24	379,939.24	180,000.00	0.00	Transferred from 711/01
OH5-32A Caliph Court	Comprehensive Modernization	39	1470	1 bldg	244,620.83	244,620.83	43,104.15	0.00	Transferred from 711/01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-32A Caliph Court	Comprehensive Modernization	40	1460	25	0.00	475,557.33	475,557.33	0.00	Transferred from 711/'01
OH5-34 Scattered Sites	Replace roof at 601/618 Bunche and 1024 Ingram	41	1460	2 bldgs	17,547.50	17,547.50	17,547.50	17,547.50	Transferred from 711/'01
OH5-34 Scattered Sites	Repair and replace roof, gutters and downspouts, Second Street	42	1460	4 bldgs	13,868.50	13,868.50	13,868.50	13,868.50	Transferred from 711/'01
OH5-35 Channingway	Replace windows	43	1460	32 units	80,122.00	0.00	0.00	0.00	to 717/'03
OH5-36 Friden Ct	Replace roofs	44	1460	100%	\$0.00	\$85,000.00	\$0.00	\$0.00	Transferred from 711/'01
OH5-40 Madrid Estates	Remove and replace roofs	45	1460	21 units	159,740.00	159,739.80	159,739.80	159,739.80	Complete
OH5-45 Hallmark Meridian	Replace carpeting throughout building	46	1460	100%	31,710.57	31,710.57	31,710.57	31,710.57	Complete
OH5-47 Winston Woods	Increase Security lighting throughout site	47	1450	1 site	25,000.00	0.00	0.00	0.00	to 717/'03
OH5-48 Riverside Estates	Replace entrance doors	48	1460	100%	30,000.00	0.00	0.00	0.00	to 717/'03
OH5-48 Riverside Estates	Replace electric meter panels	49	1460	100%	10,000.00	0.00	0.00	0.00	to 717/'03
Authority-Wide	Trim Trees to increase lighting	50	1450		50,000.00	0.00	0.00	0.00	to 717/'03
Authority-Wide	Concrete/Asphalt Work- Phase I	51	1450		37,748.70	37,748.70	37,748.70	37,748.70	Complete
Authority-Wide	VACANCY REDUCTION, including site lighting improvements	52	1460		693,731.42	700,629.55	700,629.55	700,629.55	
Authority-Wide	Hardwire smoke alarms	53	1460		0.00	0.00	0.00	0.00	Transfer to next phase

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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	7/05			7/06			
Central Office	7/05		10/02	7/06		10/03	
OH5-1 Parkside Homes	7/05		9/02	7/06		11/03	
OH5-2 Desoto Bass	7/05		9/02	7/06		5/04	
OH5-6 Arlington Court	7/05		11/02	7/06		6/03	
OH5-9 Hilltop Homes	7/05		9/02	7/06			
OH5-10 Wilkinson	7/05		8/02	7/06			
OH5-12C 42 Helena St	7/05		1/03	7/06		11/03	
OH5-13B 218 Kammer	7/05		-	7/06			
OH5-15C 2332 Germantown	7/05		-	7/06			
OH5-14 Wentworth	7/05		7/03	7/06			
OH5-15H 200 Hawthorn	7/05		-	7/06			
OH5-15G Woodview	7/05		8/02	7/06		12/02	
OH5-17 Wilmington	7/05		4/03	7/06			
OH5-18A Revere Ave	7/05		8/02	7/06		12/02	
OH5-20 Dunbar Manor	7/05		2/03	7/06			
OH5-23 Triangleview	7/05		8/02	7/06		12/02	

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>	
		Capital Fund Program Grant No.		2002	
		Replacement Housing Factor Grant No: OH510R00550102 [RHF 714]			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	590,547.00		0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>590,547.00</b>		<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				







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

PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. <b>CFP 713</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-26 Grand Hi-Rise	7/05		3/03	7/06		9/03	
OH5-31 Malden	7/05		8/02	7/06		12/02	
OH5-32A Caliph Court	7/05		5/04	7/06			
OH5-34 Scattered Sites	7/05		8/02	7/06		12/02	
OH5-35 Channingway	7/05		-	7/06			
OH5-36 Friden Court	7/05		-	7/06			
OH5-40 Madrid Estates	7/05		12/02	7/06		2/04	
OH5-45 Hallmark Meridian	7/05		1/03	7/06		4/03	
OH5-47 Winston Woods	7/05		-	7/06			
OH5-48 Riverside Estates	7/05		-	7/06			
Authority-wide	7/05		5/04	7/06			



Attachment F – Capital Fund Annual Statement



**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No. OH10P00550103 [FY 03] Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2003</b>	
<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					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	585,802.00	585,802.00	585,802.00	585,802.00
3	1408 Management Improvements	325,000.00	325,000.00	325,000.00	0.00
4	1410 Administration	462,802.00	462,802.00	457,802.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	461,685.00	461,685.00	422,772.14	0.00
8	1440 Site Acquisition				
9	1450 Site Improvements	656,322.96	656,322.96	451,322.96	318,132.96
10	1460 Dwelling Structures	2,863,548.55	2,863,548.55	1,326,667.58	119,067.36
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	30,000.00	30,000.00	0.00	0.00
13	1475 Nondwelling Equipment	100,000.00	100,000.00	0.00	0.00
14	1485 Demolition	99,225.49	156,750.00	26,269.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost	50,000.00	50,000.00	50,000.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	223,636.00	166,111.49	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>5,858,022.00</b>	<b>5,858,022.00</b>	<b>3,645,635.68</b>	<b>1,023,002.32</b>
22	Amount of line 21 Related to LBP Activities	100,000.00			
23	Amount of line 21 Related to Section 504 compliance	100,000.00			
24	Amount of line 21 Related to Security - Soft Costs	75,000.00			
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	250,000.00			

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report								Capital Fund	
Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number				Federal FY of Grant:	
				Capital Fund Program Grant No. OH10P00550103 [FY 03]				2003	
				Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	<b>Operating Expenses</b>		1406		585,802.00	585,802.00	585,802.00	585,802.00	
PHA-Wide	<b>Resident Management and Security</b>		1408						
	a/d. Resident Support Services, Aides and supervisors				250,000.00	250,000.00	250,000.00	0.00	
	1. Contract Administrator								
	2. Quality Control								
	3. Inventory Control Specialist								
	4. Manager Information Technology								
	5. Maintenance Data Entry Clerk								
	6. Computer Specialist								
	7. Maintenance Data Entry Clerk								
	8. Maintenance Superintendent								
	9. Maintenance Superintendent								
	10. Security Coordinator								
	b/c. Maint./Mgmt. Training Program				0.00	0.00	0.00	0.00	
	e. Computer Software				0.00	0.00	0.00	0.00	
	f. Marketing program				0.00	0.00	0.00	0.00	
	g. Management Improvement Security				75,000.00	75,000.00	75,000.00	0.00	
	<b>Program Administration</b>								
PHA-Wide	Non-Technical Salaries								
	1. Clerical/Secretary		1410.1		160,802.00	160,802.00	160,802.00	0.00	
	2. Bookkeeper								
	3. Contract Administrator								
	4. Accounting Administrator								
	5. Accounting Administrator								
	6. Modernization Program Mgr.								
PHA-Wide	Technical Salaries								
	1. Development Director		1410.2		150,000.00	150,000.00	150,000.00	0.00	
	2. Specification Technician								

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual  
Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report								Capital Fund	
Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. OH10P00550103 [FY 03] Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
	3. Specification Technician								
PHA-Wide	Employee Benefits		1410.9		147,000.00	147,000.00	147,000.00	0.00	
PHA-Wide	Travel/Training Related to CFP/RHF		1410.10		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	Sundry Administration		1410.19		2,000.00	2,000.00	0.00	0.00	
PHA-Wide	<b>Fee and Costs</b>								
	Architectural and Engineering		1430.1		336,685.00	336,685.00	322,772.14	0.00	
	Permit Fees		1430.6		25,000.00	25,000.00	0.00	0.00	
	Construction Inspection		1430.7		100,000.00	100,000.00	100,000.00	0.00	
	3. Clerk of the Works								
	4. Construction Inspector								
	Sundry Planning Costs		1430.19		0.00	0.00	0.00	0.00	
PHA-Wide	<b>Non-Dwelling Equipment</b>								
	1. Office Equipment		1475.1		0.00	0.00	0.00	0.00	
	2. Marketing Equipment		1475.1		0.00	0.00	0.00	0.00	
	3. Telephone Equipment		1475.1		0.00	0.00	0.00	0.00	
	4. Computer Hardware		1475.1		50,000.00	50,000.00	0.00	0.00	
	5. Maintenance Equipment		1475.2		50,000.00	50,000.00	0.00	0.00	
	6. Vehicle Replacement		1475.7		0.00	0.00	0.00	0.00	
PHA-Wide	Relocation		1495.1		50,000.00	50,000.00	50,000.00	0.00	
PHA-Wide	Contingency		1502		223,636.00	166,111.49	0.00	0.00	
OH5-1 Parkside Homes	Security lighting improvements	1	1450	100%	318,132.96	318,132.96	318,132.96	318,132.96	Complete
OH5-2 Desoto Bass	Demolition of fire burned buildings	2	1485	1 bldg	35,000.00	40,466.33	0.00	0.00	In Progress
OH5-2 Desoto Bass	Repair roof, plumbing and interior in 904 community building	3	1470	1 bldg	30,000.00	30,000.00	0.00	0.00	In Design

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual  
Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report								Capital Fund	
Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number				Federal FY of Grant:	
				Capital Fund Program Grant No. OH10P00550103 [FY 03]				2003	
				Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-6 Arlington Court	Partial Demolition of site in conjunction with HOPE VI Demolition	4	1485	1 bldg	26,269.00	26,269.00	26,269.00	0.00	In Progress
OH5-6 Arlington Court	Partial Demolition of site in conjunction with HOPE VI Demolition	5	1450	1/2 site	133,190.00	133,190.00	133,190.00	0.00	In Progress
OH5-9 Hilltop Homes	Demolition of fire burned buildings	6	1485	1 bldg	0.00	47,020.34	0.00	0.00	In Design
OH5-7A Westdale Hi-Rise	Remove carpet in hallways and replace with tile	7	1460	1 bldg	80,000.00	80,000.00	0.00	0.00	In Design
OH5-9 Hilltop Homes	Demolition of fire burned buildings	8	1485	1 bldg	15,000.00	42,994.33	0.00	0.00	In Design
OH5-9 Hilltop Homes	Replace deteriorated siding, correct building exterior	9	1460	25 bldgs	675,000.00	675,000.00	586,000.00	0.00	In Progress
OH5-9 Hilltop Homes	Replace deteriorated siding, correct building exterior	10	1460	25 bldgs	71,325.91	71,325.91	71,325.91	17,130.46	fm 711/'01
OH5-10 Wilkinson Plaza	Paint interior hallways	11	1460	14 flrs	60,000.00	60,000.00	0.00	0.00	In Design
OH5-13B Kammer	Demolition of 218 Kammer via City of Dayton Nuisance Abatement	12	1485	1 bldg	3,603.49	0.00	0.00	0.00	Complete
OH5-15H Fitch/Hawthorne	Interior renovations	13	1460	6 units	0.00	0.00	0.00	0.00	to 711/'01
OH5-15H Fitch/Hawthorne	Demolition of 200 Hawthorne	14	1485	6 units	19,353.00	0.00	0.00	0.00	fm 711/'01; complete
OH5-17 Wilmington	Efficiency Conversion	15	1460	20	813,880.97	813,880.97	0.00	0.00	In Design
OH5-26 Grand Avenue	Corrective action on building exterior	16	1460	1 bldg	310,005.00	310,005.00	245,005.00	0.00	In Design
OH5-28 Pompano Circle	Replace deteriorated bricks	17	1460	1 bldg	17,000.00	17,000.00	0.00	0.00	In Design
OH5-48 Riverside	Replace roofs	18	1460	2 bldgs	23,000.00	23,000.00	0.00	0.00	In Design
OH5-53 Wolf Creek	Exterior weather tightness, improve drainage	19	1460		189,000.00	189,000.00	0.00	0.00	In Design



**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								Capital Fund	
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. OH10P00550103 [FY 03] Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
Authority-Wide	Concrete/Asphalt Work - Phase II	20	1450		70,000.00	70,000.00	0.00	0.00	
Authority-Wide	Trim Trees to increase lighting	21	1450		50,000.00	50,000.00	0.00	0.00	
Authority-Wide	LBP Abatement	22	1460		100,000.00	100,000.00	0.00	0.00	
Authority-Wide	VACANCY REDUCTION	23	1460		424,336.67	424,336.67	424,336.67	101,936.90	
Authority-Wide	Asphalt replacement	24	1450		35,000.00	35,000.00	0.00	0.00	
Authority-Wide	Hardwire smoke alarms	25	1460		100,000.00	100,000.00	0.00	0.00	from 713
Authority-Wide	Upgrade Security Lighting	26	1450		50,000.00	50,000.00	0.00	0.00	

### 13.Capital Fund Program Five Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. <b>FY 03</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA -WIDE	9/05			9/07			
OH5-1 Parkside Homes	9/05		9/03	9/07		9/03	
OH5-2 Desoto Bass	9/05			9/07			
OH5-6 Arlington Court	9/05		5/04	9/07			
OH5-9 Hilltop Homes	9/05			9/07			
OH5-10 Wilkinson Plaza	9/05			9/07			
OH5-13B 218 Kammer	9/05			9/07			
OH5-15H Fitch/Hawthorn	9/05		10/03	9/07		10/03	
OH5-17 Wilmington	9/05			9/07			
OH5-26 Grand Avenue	9/05			9/07			
OH5-48 Riverside	9/05			9/07			
OH5-53 Wolfcreek	9/05			9/07			
Authority-wide	9/05		2/04	9/07			

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b>Dayton Metropolitan Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No. OH10P00550203 [FY 03] Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending 8/30/04		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements	0.00	75,000.00		
10	1460 Dwelling Structures	1,306,382.00	1,226,382.00	183,302.38	
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	0.00	5,000.00		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>1,306,382.00</b>	<b>1,306,382.00</b>	<b>183,302.38</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report								Capital Fund	
Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								Federal FY of Grant: 2003	
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. OH10P00550203 [FY 03] Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
OH5-6 Arlington Court	Repair roofs, gutters, downspouts as needed	1	1460	6 bldgs	0.00	25,000.00	0.00	0.00	fm 713/'02
OH5-10 Wilkinson	Repair Roof & install railing at hatches	2	1460	1 bldg	0.00	30,000.00	0.00	0.00	fm 713/'02
OH5-15C Germantown	Demolition of 2332 Germantown St via City of Dayton nuisance abatement	3	1485	1 bldg	0.00	5,000.00	0.00	0.00	fm 713/'02
OH5-14 Wentworth	Paint and caulk building exterior	4	1460	1 bldg	0.00	130,000.00	0.00	0.00	fm 713/'02
OH5-15G Woodview	Repair flooring	5	1460	57 units	0.00	75,000.00	0.00	0.00	fm 713/'02
OH5-17 Wilmington	Efficiency to 1 bedroom conversion	6	1460	20%	1,306,382.00	183,302.38	183,302.38	0.00	In Progress
OH5-17 Wilmington	Efficiency to 1 bedroom conversion	7	1460	54 eff	0.00	512,957.62	0.00	0.00	fm 713/'02
OH5-23 Triangleview	Waterproof basements, repair drainage problem	8	1460	50 units	0.00	150,000.00	0.00	0.00	fm 713/'02
OH5-35 Channingway	Replace windows	9	1460	32 units	0.00	80,122.00	0.00	0.00	fm 713/'02
OH5-47 Winston Woods	Increase security lighting throughout site	10	1450	1 Site	0.00	25,000.00	0.00	0.00	fm 713/'02
OH5-48 Riverside Estate	Replace entrance doors	11	1460	100%	0.00	30,000.00	0.00	0.00	fm 713/'02
OH5-48 Riverside Estate	Replace electric meter panels	12	1460	100%	0.00	10,000.00	0.00	0.00	fm 713/'02
Authority-Wide	Trim trees to increase lighting	13	1450		0.00	50,000.00	0.00	0.00	fm 713/'02

**13.Capital Fund Program Five Year Action Plan**

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. <b>FY 03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-6 Arlington Court	2/06			2/08			
OH5-10 Wilkinson	2/06			2/08			
OH5-15C Germantown	2/06			2/08			
OH5-14 Wentworth	2/06			2/08			
OH5-15G Woodview	2/06			2/08			
OH5-17 Wilmington	2/06		5/04	2/08			
OH5-23 Triangleview	2/06			2/08			
OH5-35 Channingway	2/06			2/08			
OH5-47 Winston Woods	2/06			2/08			
OH5-48 Riverside Estates	2/06			2/08			
Authority-wide	2/06			2/08			

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages</b>					
<b>PHA Name: Dayton Metropolitan Housing Authority</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
		Capital Fund Program Grant No.			2000
		Replacement Housing Factor Grant No: OH510R00550102 [RHF 716]			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities	327,234.00		0.00	0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	<b>327,234.00</b>		<b>0.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**12.Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: <b>Dayton Metropolitan Housing Authority</b>				Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: <b>OH510R00550103</b>				Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Purchase and develop new public housing	1	1499		\$327,234.00		0.00	0.00	





Attachment G - Operating Budget



# Operating Budget

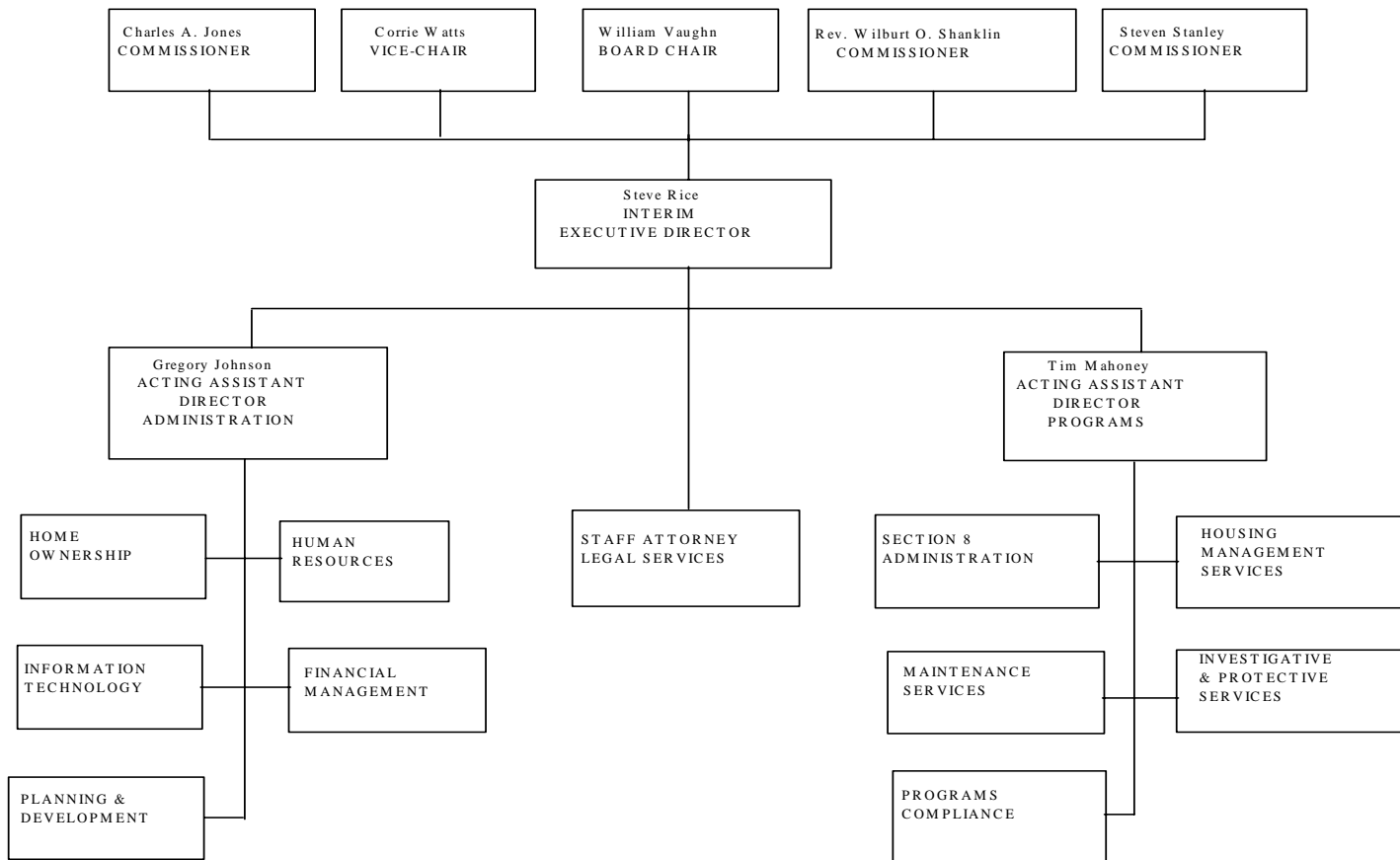
## DMHA FY2004 OPERATING BUDGET

	<i>Total</i>	<i>Public Housing</i>	<i>Section 8</i>
<b>OPERATING RECEIPTS:</b>			
Dwelling Rentals	\$ 3,900,000	\$ 3,900,000	\$ -
Policy Research & Development	\$ 140,000	\$ 140,000	\$ -
Excess Utilities	\$ 26,500	\$ 26,500	\$ -
Nondwelling Rentals	\$ 15,000	\$ 15,000	\$ -
Interest on Gen. Fd. Investment	\$ 60,000	\$ 60,000	\$ -
Other Operating Receipts	\$ 850,000	\$ 850,000	\$ -
HUD Subsidy	\$ 9,375,368	\$ 9,375,368	\$ -
Section 8 Revenue	\$ 22,035,722	\$ -	\$ 22,035,722
<b>OPERATING RECEIPTS</b>	<b>\$ 38,402,590</b>	<b>\$ 14,366,868</b>	<b>\$ 22,035,722</b>
<b>ROUTINE OPERATING EXPENDITURES:</b>			
Administrative Salaries	\$ 3,590,625	\$ 2,208,315	\$ 1,382,310
Legal Expense	\$ 146,359	\$ 140,000	\$ 6,359
Staff Training & Travel	\$ 74,600	\$ 61,600	\$ 13,000
Tuition	\$ 33,380	\$ 28,880	\$ 4,500
Office Rent	\$ 2,500	\$ 2,500	\$ -
Auditing Fees	\$ 38,050	\$ 29,860	\$ 8,200
Telephones	\$ 212,500	\$ 204,000	\$ 8,500
Employee Benefits - Admin.	\$ 1,002,867	\$ 774,074	\$ 228,793
Other Administrative Expenses	\$ 940,493	\$ 792,993	\$ 147,500
<b>ADMINISTRATIVE EXPENSES</b>	<b>\$ 6,041,384</b>	<b>\$ 4,242,222</b>	<b>\$ 1,799,162</b>
Recreation, Publications, and Other	\$ 86,450	\$ 86,450	\$ -
Contract Costs - Tenant Services	\$ 349,050	\$ 349,050	\$ -
<b>SERVICES EXPENSES</b>	<b>\$ 435,500</b>	<b>\$ 435,500</b>	<b>\$ -</b>
Labor	\$ 69,414	\$ 69,414	\$ -
Water	\$ 576,400	\$ 575,000	\$ 1,400
Electricity	\$ 1,114,200	\$ 1,105,000	\$ 9,200
Gas	\$ 924,425	\$ 923,000	\$ 1,425
Employee Benefits - Utilities	\$ 20,500	\$ 20,500	\$ -
Sewer	\$ 400,500	\$ 400,000	\$ 500
<b>UTILITIES EXPENSES</b>	<b>\$ 3,105,439</b>	<b>\$ 3,092,914</b>	<b>\$ 12,525</b>
Labor	\$ 2,105,851	\$ 2,097,451	\$ 8,400
Materials	\$ 762,932	\$ 731,432	\$ 31,500
Contract Costs	\$ 1,566,680	\$ 1,506,380	\$ 60,300
Garbage & Trash Removal	\$ 190,000	\$ 190,000	\$ -
Employee Benefits - Ord. Maintenance	\$ 1,012,413	\$ 759,574	\$ 252,839
<b>ORD. MAINT. &amp; OPERATION EXPENSES</b>	<b>\$ 5,637,876</b>	<b>\$ 5,284,837</b>	<b>\$ 353,039</b>
Labor	\$ 31,899	\$ 31,899	\$ -
Midwest Protective Services	\$ 4,000	\$ -	\$ 4,000
Real Security	\$ 109,000	\$ 109,000	\$ -
City of Dayton	\$ 250,000	\$ 250,000	\$ -
<b>PROTECTIVE SERVICES EXPENSES</b>	<b>\$ 394,899</b>	<b>\$ 390,899</b>	<b>\$ 4,000</b>
Insurance	\$ 970,857	\$ 783,257	\$ 187,600
Payments in Lieu of Taxes	\$ 165,000	\$ 165,000	\$ -
Terminal Leave Payments	\$ 43,250	\$ 33,250	\$ 10,000
Collection Losses	\$ 201,120	\$ 201,120	\$ -
Contingency	\$ 300,000	\$ 300,000	\$ -
HAP Related Expenses	\$ 19,172,700	\$ -	\$ 19,172,700
Other General Expenses	\$ 40,250	\$ 37,750	\$ 2,500
<b>TOTAL GENERAL EXPENSES</b>	<b>\$ 20,893,177</b>	<b>\$ 1,520,377</b>	<b>\$ 19,372,800</b>
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>\$ 36,508,275</b>	<b>\$ 14,966,749</b>	<b>\$ 21,541,526</b>
Casualty Losses - Noncapitalized - net	\$ 32,200	\$ 30,000	\$ 2,200
Other Non-Routine Expenses	\$ 191,803	\$ 144,256	\$ 47,547
<b>TOTAL NONROUTINE MAINTENANCE</b>	<b>\$ 224,003</b>	<b>\$ 174,256</b>	<b>\$ 49,747</b>
Replacement of Equipment	\$ 3,000	\$ 3,000	\$ -
Property Betterments & Additions	\$ 101,900	\$ 80,600	\$ 21,300
<b>TOTAL CAPITAL EXPENSES</b>	<b>\$ 104,900</b>	<b>\$ 83,600</b>	<b>\$ 21,300</b>
<b>TOTAL OPERATING EXPENDITURES</b>	<b>\$ 36,837,178</b>	<b>\$ 15,224,605</b>	<b>\$ 21,612,573</b>
<b>ADDITIONS/DELETIONS TO PROVISIONS</b>	<b>\$ (434,588)</b>	<b>\$ (857,737)</b>	<b>\$ 423,149</b>

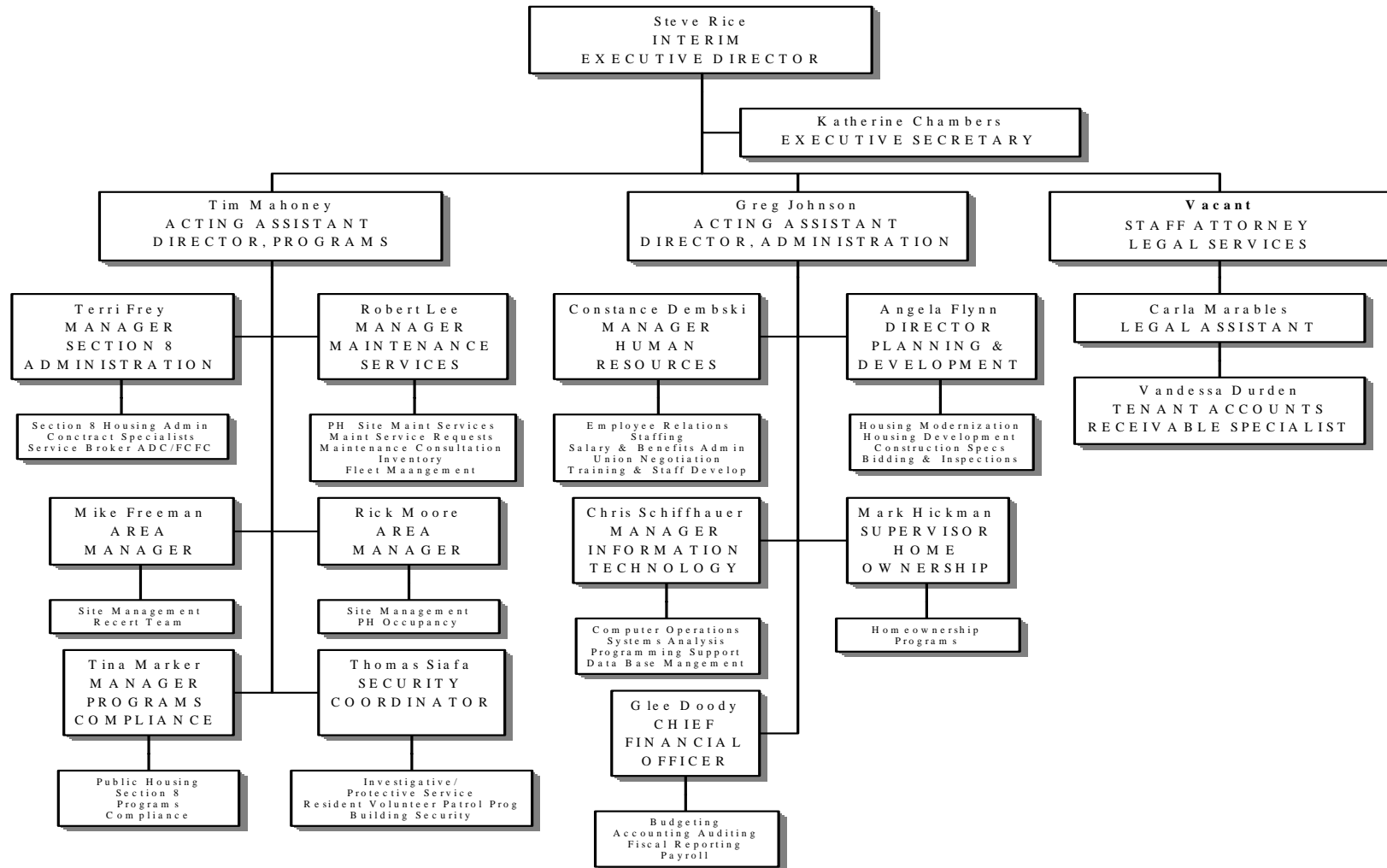
# Attachment H - Organizational Chart



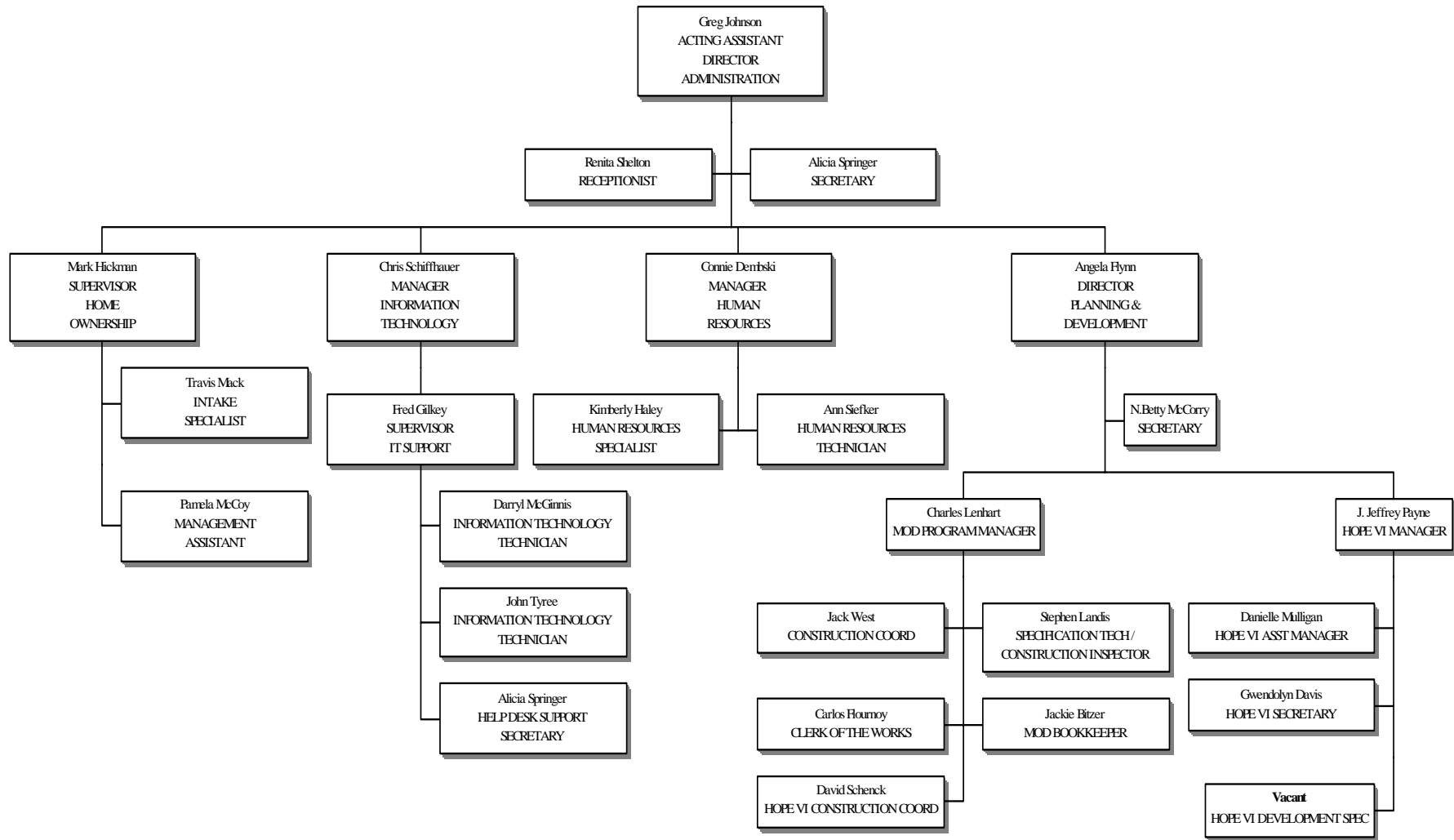
# Management Organizational Chart



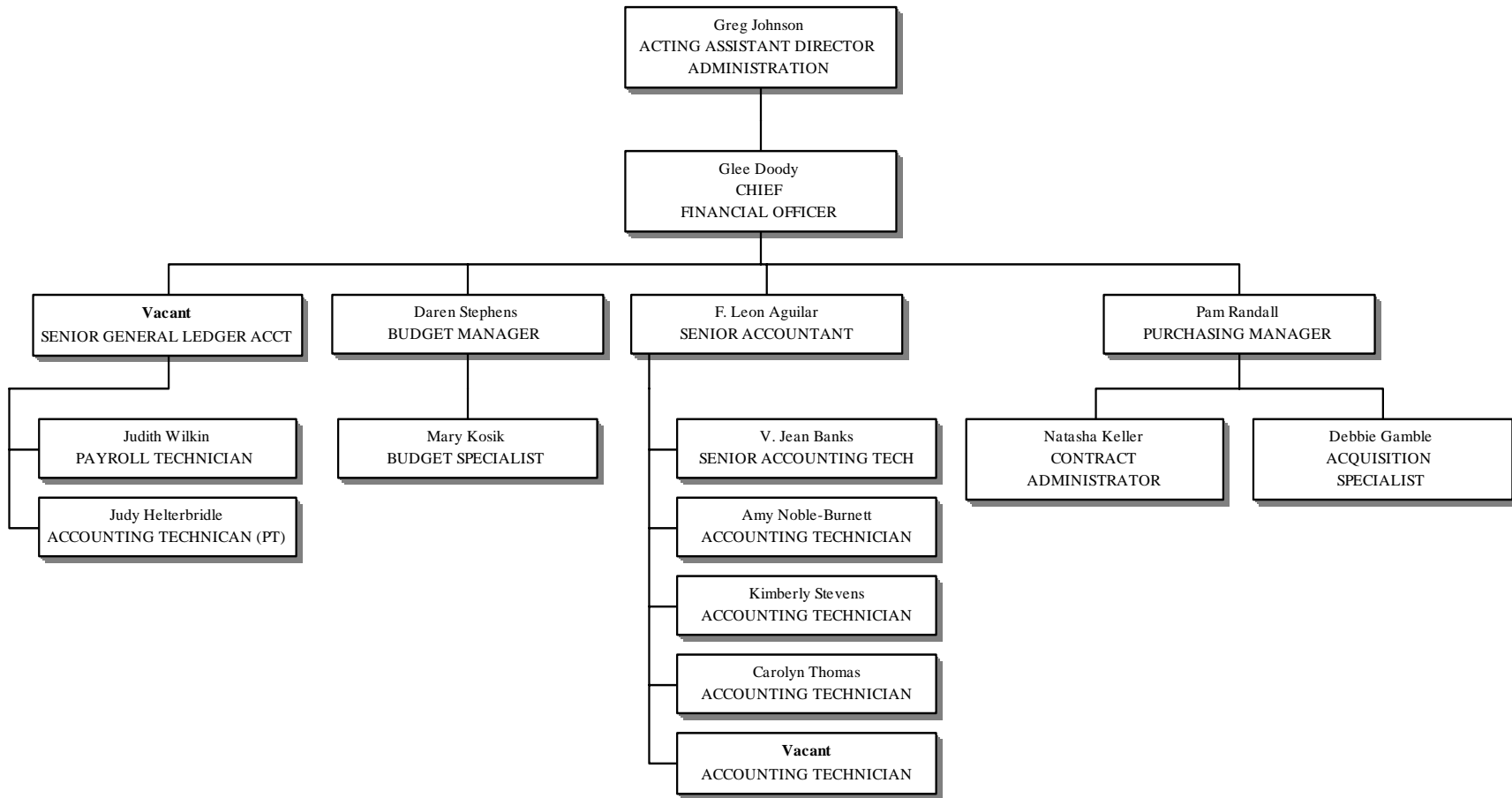
# Management Organizational Chart



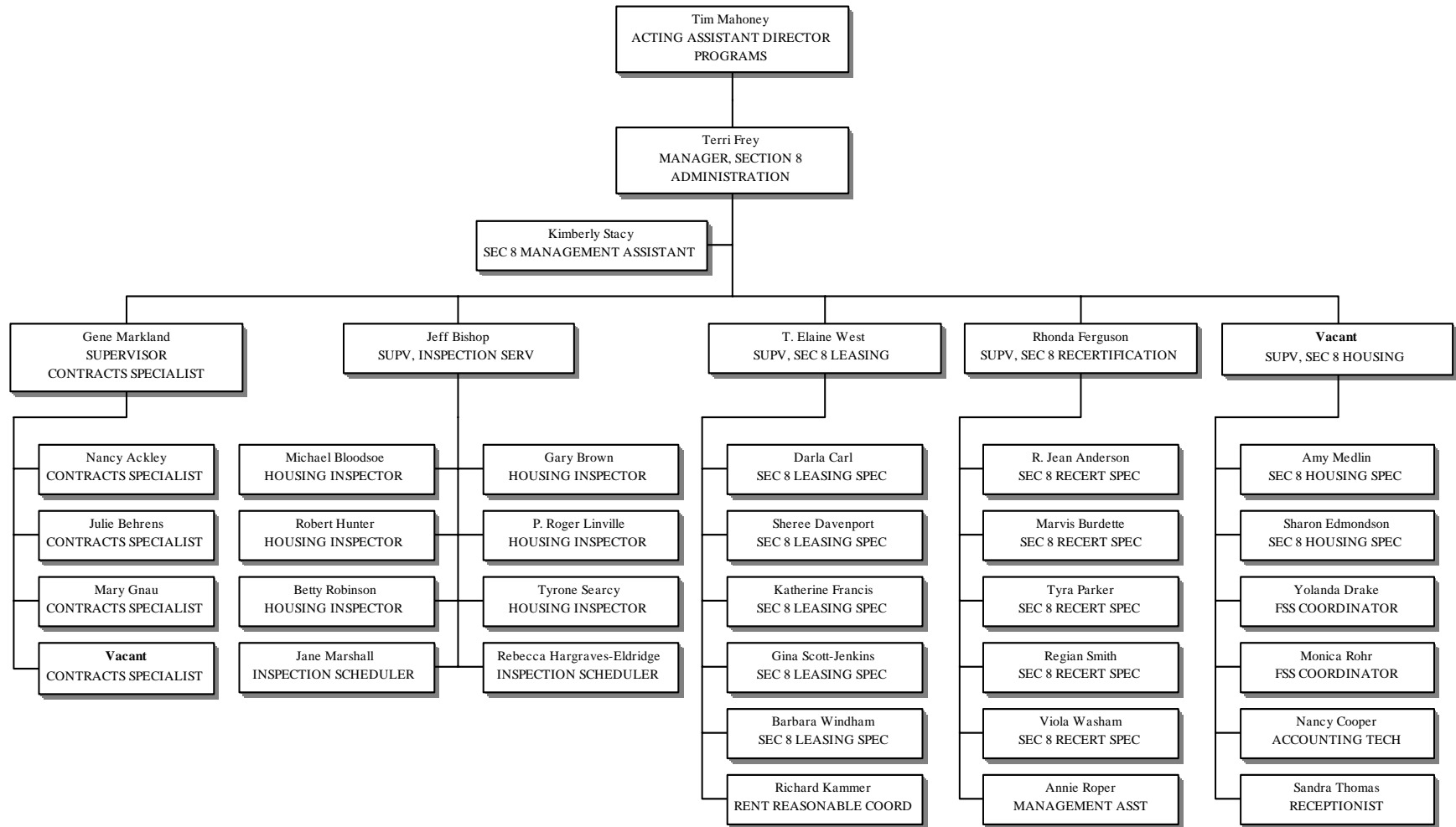
# Management Organizational Chart



# Management Organizational Chart

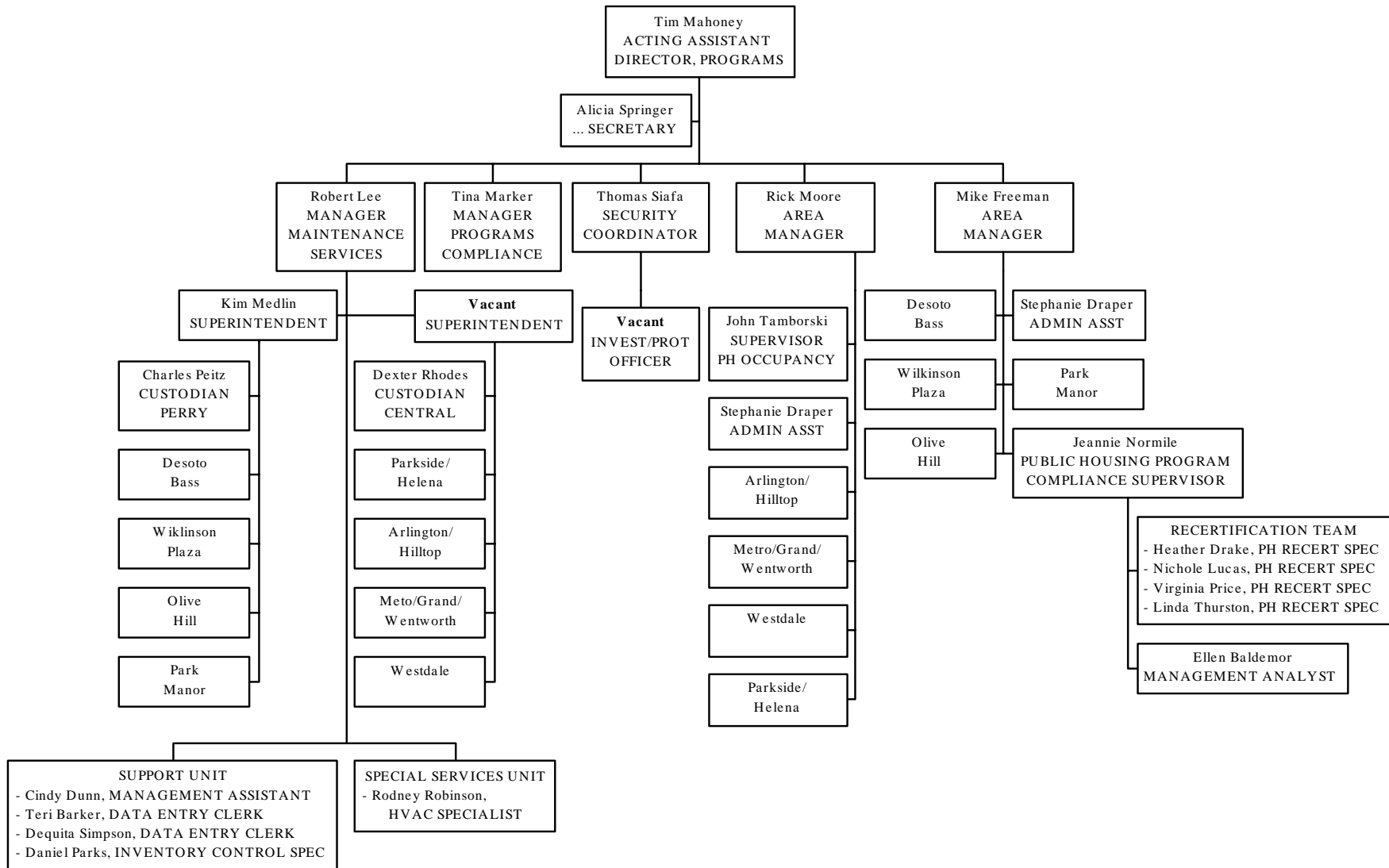


# Management Organizational Chart

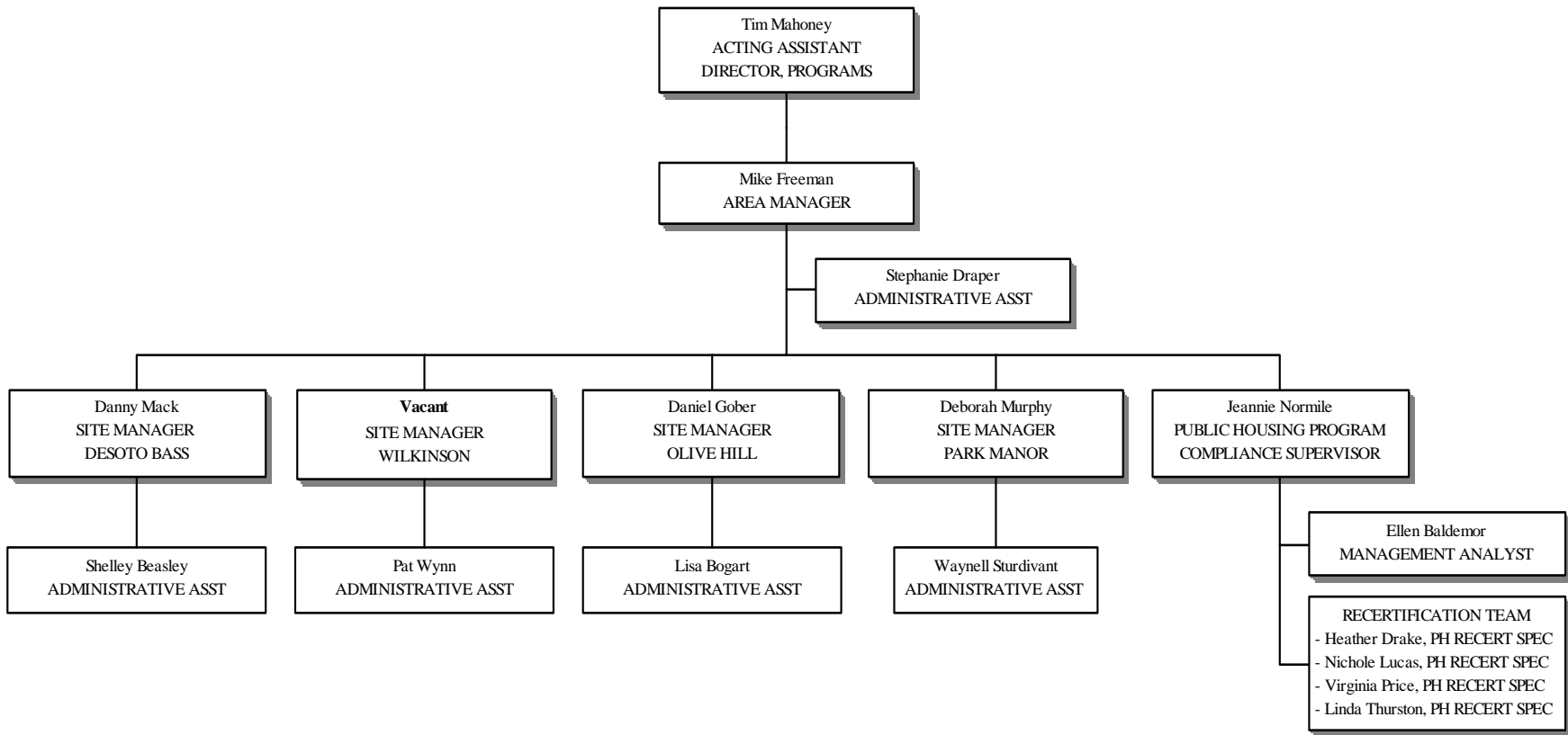




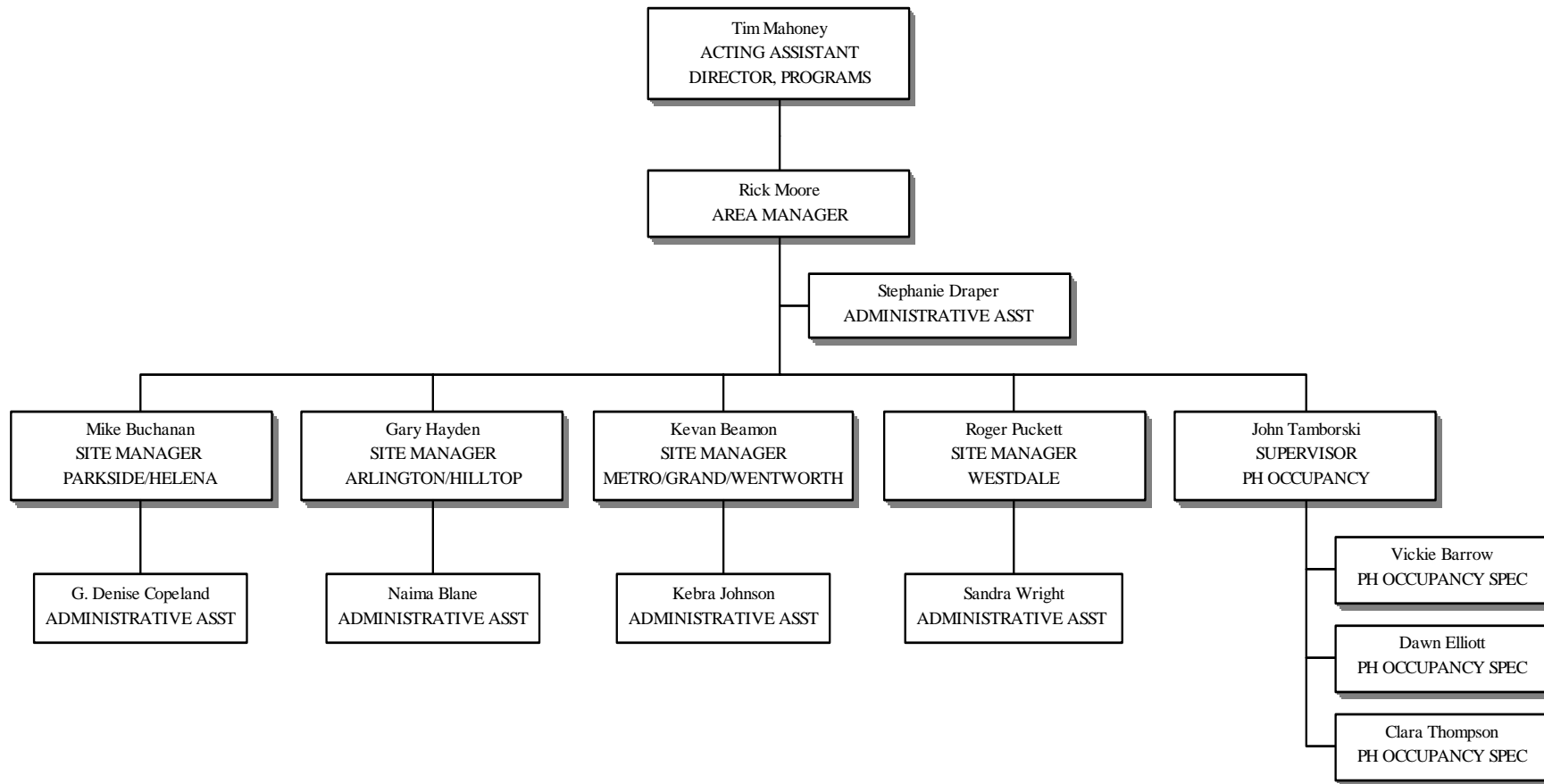
# Management Organizational Chart



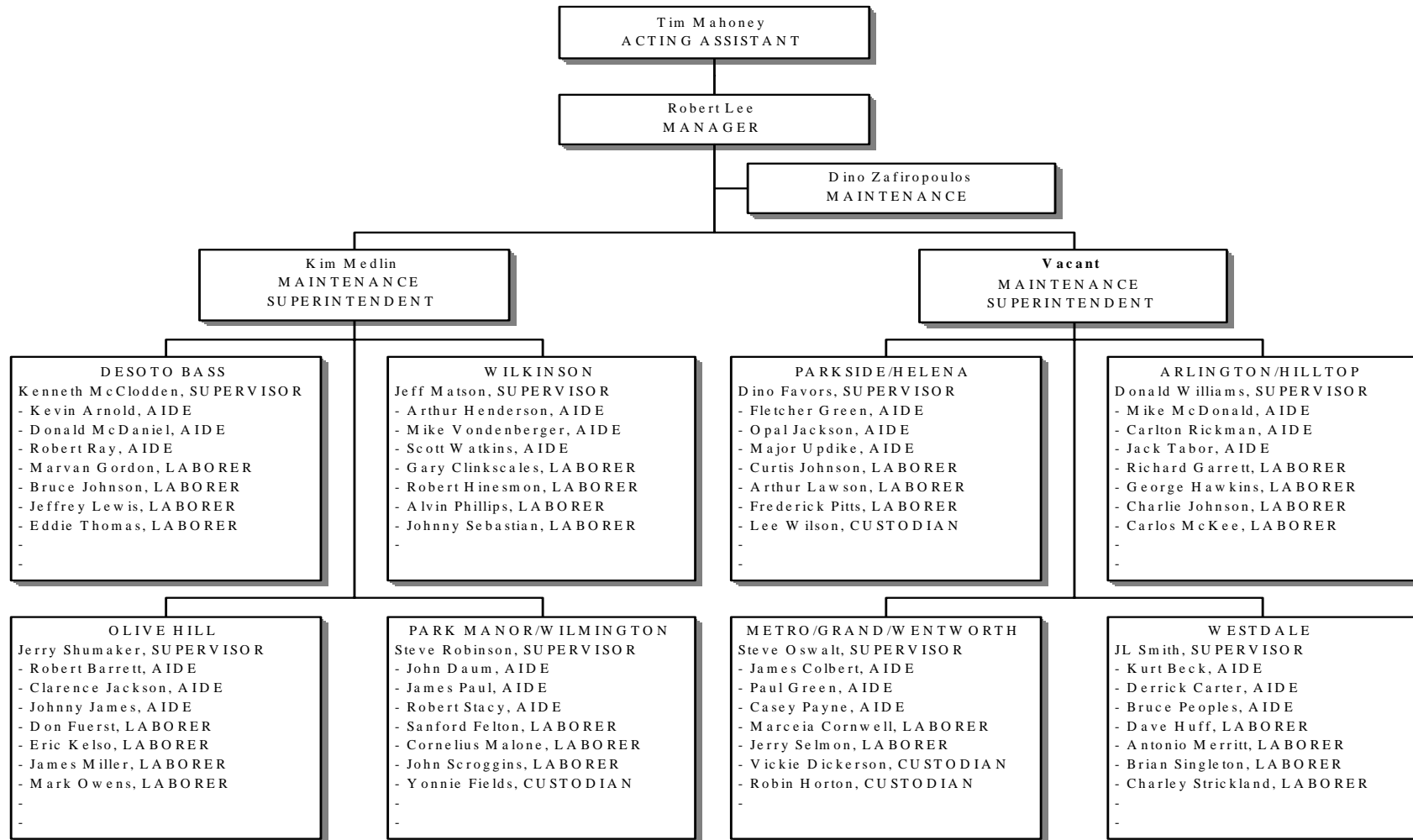
# Management Organizational Chart



# Management Organizational Chart



# Management Organizational Chart



# Attachment I - Capital Fund Five Year Action Plan



# Capital Fund Program Five Year Action Plan

## Part I: Summary

PHA Name: Dayton Metropolitan Housing Authority

Original 5-Year

Revision No. 7/5/2004

Development No./Name/PHA-wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5	
		FFY Grant: PHA FY:	2005	FFY Grant: PHA FY:	2006	FFY Grant: PHA FY:	2007	FFY Grant: PHA FY:	2008
OH5-1, Parkside Homes	See Annual Statement		\$80,000.00		\$150,000.00		\$155,000.00		\$46,000.00
OH5-2, DeSoto Bass Court			\$4,000.00		\$1,028,500.00		\$1,279,790.00		\$946,400.00
OH5-5, DeSoto Bass			\$81,000.00		\$100,000.00		\$0.00		\$0.00
OH5-6, Arlington Court			\$150,000.00		\$216,000.00		\$220,000.00		\$481,600.00
OH5-7A, Westdale Terrace			\$80,000.00		\$50,000.00		\$12,500.00		\$14,000.00
OH5-7B, Park Manor			\$40,000.00		\$32,500.00		\$60,000.00		\$239,000.00
OH5-8, Cliburn Manor			\$0.00		\$0.00		\$0.00		\$130,000.00
OH5-9, Hilltop Homes			\$25,000.00		\$35,000.00		\$100,000.00		\$700,000.00
OH5-10, Wilkinson Plaza			\$60,000.00		\$86,000.00		\$8,000.00		\$140,000.00
OH5-12A, Smithville			\$60,000.00		\$0.00		\$0.00		\$0.00
OH5-12B, Rosemont			\$0.00		\$0.00		\$30,000.00		\$0.00
OH5-12C, 40 E. Helena			\$0.00		\$0.00		\$0.00		\$5,600.00
OH5-13C, Cityview			\$0.00		\$130,000.00		\$60,000.00		\$3,000.00
OH5-13D, Frederick			\$20,000.00		\$0.00		\$0.00		\$6,600.00
OH5-13H, Midway			\$3,500.00		\$0.00		\$0.00		\$0.00
OH5-13I, Norman			\$0.00		\$1,200.00		\$0.00		\$0.00
OH5-13K, Niagara			\$0.00		\$800.00		\$0.00		\$0.00
OH5-13P, Theodore			\$10,000.00		\$0.00		\$7,250.00		\$0.00
OH5-13Q, Kings Mill			\$20,000.00		\$0.00		\$0.00		\$0.00
OH5-13R, Hudson/Cherry			\$0.00		\$0.00		\$0.00		\$0.00
OH5-13S, Owens			\$15,000.00		\$0.00		\$0.00		\$0.00
OH5-13T, Redwood			\$5,500.00		\$0.00		\$0.00		\$0.00
OH5-13U, Salem			\$0.00		\$0.00				\$0.00
OH5-14, Wentworth			\$0.00		\$100,000.00		\$50,000.00		\$0.00
OH5-15A, Huffman/Parnell			\$0.00		\$0.00		\$0.00		\$0.00
OH5-15B, Hickory Hill		\$0.00		\$9,000.00		\$0.00		\$0.00	
OH5-15B, 753 Ferguson		\$0.00		\$6,000.00		\$0.00		\$0.00	
OH5-15C, Dennison		\$0.00		\$6,000.00		\$0.00		\$0.00	

# Capital Fund Program Five Year Action Plan

## Part I: Summary

PHA Name: Dayton Metropolitan Housing Authority

Original 5-Year

Revision No. 7/5/2004

Development No./Name/PHA-wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5	
		FFY Grant:	PHA FY: 2005	FFY Grant:	PHA FY: 2006	FFY Grant:	PHA FY: 2007	FFY Grant:	PHA FY: 2008
OH5-15C, Gard	See Annual Statement		\$0.00		\$25,000.00		\$0.00		\$0.00
OH5-15G, Woodview			\$50,000.00		\$25,000.00		\$22,000.00		\$0.00
OH5-15H, Lexington			\$0.00		\$12,000.00		\$500.00		\$0.00
OH5-15H, Lori Sue			\$0.00		\$5,000.00		\$4,500.00		\$0.00
OH5-16, Metropolitan			\$0.00		\$0.00		\$17,460.00		\$14,500.00
OH5-17, Wilmington Hi-Rise			\$1,210,500.00		\$2,000.00		\$0.00		\$2,000.00
OH5-18A, Revere			\$0.00		\$30,000.00		\$0.00		\$0.00
OH5-18C, Holt			\$0.00		\$15,000.00		\$24,000.00		\$0.00
OH5-18D, Hock			\$3,000.00		\$0.00		\$39,000.00		\$0.00
OH5-19, Superba			\$4,000.00		\$0.00		\$0.00		\$0.00
OH5-20, Dunbar			\$50,000.00		\$0.00		\$80,000.00		\$30,000.00
OH5-21A, Mount Crest Court			\$200,000.00		\$80,000.00		\$80,000.00		\$0.00
OH5-21B, Cornell Ridge			\$0.00		\$90,000.00		\$0.00		\$0.00
OH5-23, Triangleview			\$0.00		\$0.00		\$0.00		\$0.00
OH5-24, Helena Hi-Rise			\$34,500.00		\$150,000.00		\$45,000.00		\$25,000.00
OH5-28, Pompano			\$36,000.00		\$10,000.00		\$35,000.00		\$0.00
OH5-31, Malden and Hollencamp			\$47,000.00		\$77,000.00		\$85,000.00		\$84,800.00
OH5-32B, Gettysburg and Germantown			\$0.00		\$1,000.00		\$0.00		\$0.00
OH5-34 1114 Randolph			\$0.00		\$0.00		\$0.00		\$0.00
OH5-34, Bunch			\$0.00		\$6,500.00		\$0.00		\$0.00
OH5-34, Clement			\$0.00		\$2,500.00		\$0.00		\$0.00
OH5-34, Haberer			\$0.00		\$7,500.00		\$0.00		\$0.00
OH5-34, Ingram			\$0.00		\$3,500.00		\$0.00		\$0.00
OH5-35, Channingway			\$0.00		\$0.00		\$0.00		\$0.00
OH5-40, Madrid Estates			\$70,000.00		\$0.00		\$0.00		\$0.00
OH5-41, Olive Hills			\$50,000.00		\$0.00		\$80,000.00		\$117,000.00
OH5-44, Indian Trails			\$0.00		\$60,000.00		\$0.00		\$0.00
OH5-45, Hallmark Meridian			\$25,000.00		\$0.00		\$85,000.00		\$0.00
OH5-47, Winston Woods		\$50,000.00		\$75,000.00		\$0.00		\$154,500.00	

# Capital Fund Program Five Year Action Plan

## Part I: Summary

PHA Name: Dayton Metropolitan Housing Authority

Original 5-Year

Revision No. 7/5/2004

Development No./Name/PHA-wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2005	FFY Grant: PHA FY: 2006	FFY Grant: PHA FY: 2007	FFY Grant: PHA FY: 2008
OH5-48, Riverside Estates	See Annual Statement	\$90,000.00	\$12,000.00	\$0.00	\$0.00
OH5-52 Bellefontaine Ridge		\$16,000.00	\$0.00	\$60,000.00	\$0.00
OH5-53, Wolf Creek		\$0.00	\$0.00	\$0.00	\$0.00
Authority Wide Physical Improvements		\$50,000.00	\$0.00	\$0.00	\$0.00
Authority-Wide Admin. And Other					
a. Management Improvement		\$580,000.00	\$580,000.00	\$580,000.00	\$580,000.00
b. Operating		\$800,000.00	\$800,000.00	\$800,000.00	\$800,000.00
c. Vacancy Reduction Program		\$500,000.00	\$500,000.00	\$500,000.00	\$0.00
d. Equipment		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
e. Relocation		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
f. Administration		\$580,000.00	\$580,000.00	\$580,000.00	\$580,000.00
g. Architech/Engineer		\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
		\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00
<b>Total CFP Funds Listed for 5-Year Planning</b>			<b>\$5,800,000.00</b>	<b>\$5,800,000.00</b>	<b>\$5,800,000.00</b>
Replacement Housing Factor Funds		\$500,000.00	\$500,000.00	\$500,000.00	\$0.00



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

Activities for Year 1	Activities for Year: 2005			Activities for Year: 2006			Activities for Year: 2007			Activities for Year: 2008		
	FFY Grant: 2005			FFY Grant: 2006			FFY Grant: 2007			FFY Grant: 2008		
	PHA FY: 2005			PHA FY: 2006			PHA FY: 2007			PHA FY: 2008		
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost		
OH5-1, Parkside Homes	Soffits, eaves, gutters, downspouts	\$75,000.00	Replace portion of porch canopies	\$150,000.00	Replace balance of porch canopies	\$150,000.00	Asphalt repair in parking lot	\$28,000.00				
	Repair masonry brick	\$2,000.00			Resurface rear parking lot	\$5,000.00	Replace address numbers	\$18,000.00				
	Install sidewalk	\$3,000.00										
OH5-2, DeSoto Bass Courts	Electrical installation	\$4,000.00	Replace boiler/heating system	\$30,000.00	Gutters and downspouts	\$87,000.00	Install security cameras	\$40,000.00				
			Replace concrete sidewalk	\$20,000.00	Repair/replace trashcan bins	\$20,000.00	Clean sanitation lines	\$7,500.00				
			Comprehensive Modernization	\$978,500.00	Comprehensive Modernization	\$1,172,790.00	Clean storm drains install grate covers	\$7,500.00				
							Replace carpeting	\$5,000.00				
OH5-5, DeSoto Bass Courts	Gutters and downspouts	\$35,000.00	Replace boiler systems	\$100,000.00			Comprehensive Modernization	\$886,400.00				
	Window replacement	\$40,000.00										
	Installation of speed bumps	\$6,000.00										
OH5-6, Arlington Courts	Cabinets and countertops	\$150,000.00	Remodel restrooms and install exhaust fans	\$16,000.00	Kitchen cabinets & counterops	\$200,000.00	Kitchen cabinets & counterops	\$300,000.00				
			Kitchen cabinets & counterops	\$200,000.00	Renovate front office	\$20,000.00	Tile walls, sinks & cabinets	\$180,000.00				
							Exhaust fan for maintenance shop	\$1,600.00				
OH5-7A, Westdale Terrace	Remove carpet, install tile	\$60,000.00	Replace thru wall A/C	\$40,000.00	Replace carpet in office	\$2,500.00	Door replacements	\$8,500.00				
	Handicap handrails	\$20,000.00	Install new heating system	\$10,000.00	Install wall, door & roll up window	\$10,000.00	Install windows	\$5,500.00				
OH5-7B, Park Manor	Asphalt and concrete work	\$10,000.00	HVAC System	\$2,000.00	Roofs	\$60,000.00	Replace screen doors	\$24,000.00				
	Cover exposed wood with vinyl/aluminum	\$30,000.00	Upgrade A/C for Comm. Rm.	\$10,000.00			Replace boilers	\$125,000.00				
			Reseal windows	\$18,000.00			Replace water heaters	\$25,000.00				
			HVAC System	\$2,500.00			Replace windows	\$65,000.00				
OH5-8, Cliburn Manor						Window Replacement	\$130,000.00					
OH5-9, Hilltop Homes	Concrete porch and walkway repair	\$25,000.00	Replace water line shut off valves	\$35,000.00	Kitchen cabinets & counterops	\$100,000.00	Kitchen cabinets & counterops	\$300,000.00				
							Replace windows	\$400,000.00				
OH5-10, Wilkinson Plaza	Refurbish plumbing	\$30,000.00	Refurbish plumbing	\$80,000.00	A/C/heating unit for community room	\$8,000.00	Replace A/C/heating units	\$140,000.00				
	Replace front doors	\$30,000.00	Sirens on comm. Rm. Doors	\$6,000.00								

See Annual Statement

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

Activities for Year 1	Activities for Year: <b>2005</b>			Activities for Year: <b>2006</b>		Activities for Year: <b>2007</b>		Activities for Year: <b>2008</b>	
	FFY Grant: <b>2005</b>			FFY Grant: <b>2006</b>		FFY Grant: <b>2007</b>		FFY Grant: <b>2008</b>	
	PHA FY: <b>2005</b>			PHA FY: <b>2006</b>		PHA FY: <b>2007</b>		PHA FY: <b>2008</b>	
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	
OH5-12A, Smithville	Install windows	\$60,000.00							
OH5-12B, Rosemont					Upgrade electric service	\$30,000.00			
OH5-12C, 40 E. Helena							Install security screens	\$5,600.00	
OH5-13C, Cityview Terrace			Modernize kitchens & bathrooms	\$130,000.00	Roof, gutters and downspouts	\$60,000.00	Wall mount A/C	\$3,000.00	
OH5-13D, Frederick Pike	Window A/C & Upgrade htg.	\$20,000.00					Upgrade exterior lighting	\$3,600.00	
							Install windows	\$3,000.00	
OH5-13H, Midway	Replace exterior handrails	\$3,500.00							
OH5-13I, E. Norman			Install entry storm doors	\$1,200.00					
OH5-13K, Niagara			Install security screens	\$800.00					
OH5-13P, Theodore	Repair problem drain	\$10,000.00			Replace entry doors	\$2,000.00			
					Repair window seals	\$4,500.00			
					Upgrade lighting in hallways	\$750.00			
OH5-13Q, Kings Mill Court	Window replacement	\$20,000.00							
OH5-13S, Owens	Roofs, gutters and downspouts	\$15,000.00							
OH5-13T, Redwood	Repair intercomm door locking system	\$5,500.00							
				\$0.00					
OH5-14, Wentworth Hi-Rise			Replace kitchen cabinets	\$100,000.00	Replace kitchen cabinets	\$50,000.00			
OH5-15B, Ferguson			Replace windows	\$6,000.00					
PH5-15B, Hickory Hill			Remodel bathrooms	\$9,000.00					

See Annual Statement

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

Activities for Year 1	Activities for Year: <b>2005</b>			Activities for Year: <b>2006</b>		Activities for Year: <b>2007</b>		Activities for Year: <b>2008</b>	
	FFY Grant: <b>2005</b>			FFY Grant: <b>2006</b>		FFY Grant: <b>2007</b>		FFY Grant: <b>2008</b>	
	PHA FY: <b>2005</b>			PHA FY: <b>2006</b>		PHA FY: <b>2007</b>		PHA FY: <b>2008</b>	
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	
See Annual Statement	OH5-15C, Dennison, Gard			Paint exterior or replace w/vinyl	\$6,000.00				
				Remodel kitchens & baths	\$25,000.00				
	OH5-15G, Woodview	Install speed bumps	\$25,000.00	Retile apartment flooring	\$5,000.00	Retile apartment flooring	\$20,000.00		
		Retile apartment flooring	\$20,000.00	Water heaters	\$20,000.00	Water heaters	\$2,000.00		
		Water heaters	\$5,000.00						
	OH5-15H, Lexington Avenue			Remodel kitchens & baths	\$12,000.00	Upgrade smoke alarms	\$500.00		
	OH5-15K, Lori Sue			Replace A/C	\$5,000.00	Replace entry & laundry doors	\$4,500.00		
	OH5-16, The Metropolitan					Install water heater	\$10,560.00	Install smoke eater comm. Rm.	\$2,600.00
						Replace furnace	\$6,900.00	Reseal & restripe parking area	\$5,000.00
								Replace furnace	\$6,900.00
	OH5-17, Wilmington Hi-Rise	Comprehensive Modernization	\$1,210,500.00	Install locks on comm. Rooms	\$2,000.00			Install sign in front of bldg.	\$2,000.00
OH5-18A, Revere			Modernize kitchens & bathrooms	\$30,000.00					
OH5-18C, Holt Street			Retile floors in all units	\$15,000.00	Replace fuse boxes to breakers	\$5,500.00			
					Roof replacements	\$18,500.00			
OH5-18D, Quitman					Roof, gutters & downspouts	\$9,000.00			
OH5-18D, Hock	Replacement of exterior doors	\$3,000.00			Roof, gutters & downspouts	\$30,000.00			

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

Activities for Year 1	Activities for Year: <b>2005</b>			Activities for Year: <b>2006</b>			Activities for Year: <b>2007</b>			Activities for Year: <b>2008</b>		
	FFY Grant: <b>2005</b>			FFY Grant: <b>2006</b>			FFY Grant: <b>2007</b>			FFY Grant: <b>2008</b>		
	PHA FY: <b>2005</b>			PHA FY: <b>2006</b>			PHA FY: <b>2007</b>			PHA FY: <b>2008</b>		
Development No./Name	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost	Major Work Items	Estimated Cost		
OH5-19, Superba Court	Repair of asphalt parking lots	\$4,000.00										
OH5-20, Dunbar Manor	Replace roofs	\$50,000.00			Kitchen cabinets & countertops	\$80,000.00	Kitchen cabinets & countertops	\$30,000.00				
OH5-21A, Mount Crest Court	Upgrade plumbing	\$50,000.00	Upgrade plumbing	\$80,000.00	Upgrade plumbing	\$80,000.00						
	Roof replacement	\$150,000.00										
OH5-21B, Cornell Ridge			Replace damaged flooring	\$90,000.00								
OH5-24, Helena Hi-Rise	Upgrade fire alarm system	\$10,500.00	Remodel 1st fl common areas	\$150,000.00	Stairway exit lights	\$5,000.00	Remodel bathrooms for handicap accessibility	\$25,000.00				
	Install security cameras	\$24,000.00			Install shut off valves	\$40,000.00						
OH5-28, Pompano Circle	Roof replacement	\$36,000.00	Replace all entry doors	\$10,000.00	Window replacement	\$35,000.00						
OH5-31, Malden/Hollencamp	Remodel kitchens	\$20,000.00	Remodel kitchens	\$35,000.00	Replace cabinets & countertops	\$40,000.00	Repair front steps & porch	\$4,000.00				
	Remodel bathrooms	\$24,000.00	Remodel bathrooms	\$42,000.00	Replace tile walls, sinks & cabinets	\$45,000.00	Porch railing, deck & steps	\$5,800.00				
	Replace siding-Malden	\$3,000.00					Wall & brick repair	\$75,000.00				
OH5-32B, Gettysburg			Install outside hand railing	\$1,000.00								
OH5-34, Bunch			Roof replacement	\$6,500.00								
OH5-34, 1119 Clement			Resurface driveway	\$2,500.00								
OH5-34, Haberer			Replace floor tile	\$7,500.00								
OH5-34, Ingram			Basement window replacement	\$3,500.00								
OH5-40, Madrid Estates	Replace patio doors	\$70,000.00										
OH5-41, Olive Hills	Replace kitchen cabinets & fixtures	\$50,000.00			Replace kitchen cabinets	\$80,000.00	Replace cabinets & fixtures	\$100,000.00				
							Replace mailboxes	\$4,500.00				
							Replace office roof	\$12,500.00				

See Annual Statement



Attachment J - Resident Advisory Board Comments



## **Resident Advisory Board Comments**

### **Resident Advisory Board comments:**

The consensus of the Resident Advisory Board was that they liked the final draft version of the plan. They were particularly in favor of the proposed demolition of select public housing units. A question was raised, which stemmed from the proposed demolition. The members wanted to be sure that Dayton Metropolitan Housing Authority has some other form of rental assistance available to those families who will be displaced. Staff assured them that relocation plans will accommodate those families and will include placing them in other public housing units and/or offering Section 8 Vouchers.

Another question was raised regarding the proposed demolition of Parkside Homes since the Emergency Red Cross program temporarily houses their emergency housing clients in part of this development. The members were advised that discussions continue to be held with the American Red Cross to possibly acquire the Dunbar Manor housing community so they can fully convert its use to emergency housing. The residents of Dunbar Manor would also have the same relocation opportunities offered to them. However, financial resources may be an issue for the American Red Cross but it is still too soon to tell.

Several of the Resident Advisory Board members attended the Public Hearing; no additional comments were received.

### **Pre-Public Hearing comments/Reasonable Accommodation Requests:**

Several weeks prior to the Public Hearing, Dayton Metropolitan Housing Authority received a request to have the Five Year Plan translated into Braille for the Access Center for Independent Living. This was ordered and provided to Wade Davis and Greg Kramer.

Another request to have the plan on diskette for computer translation of a visually impaired client of the Access Center for Independent Living was completed and mailed to the individual.

The day before the Public Hearing, a request was made by a client/employee of the Access Center for Independent Living to have a deaf translator at the hearing for several clients. This reasonable accommodation was worked out and a translator was at the hearing to interpret the meeting to the deaf.

### **Public Hearing comments:**

Following are excerpted minutes of the Adjourned Regular Meeting/Public Hearing held April 1, 2004.

The Commissioners of Dayton Metropolitan Housing Authority met in an Adjourned Regular Meeting/Public Hearing at 1:30 p.m. on Thursday, April 1, 2004, at Dayton Metro Housing Authority's Administrative Offices located at 400 Wayne Avenue, Dayton, Ohio.

## Resident Advisory Board Comments

Those Commissioners present were as follows:

Present:	William Vaughn	Absent:	None
	Corrie A. Watts		
	Steven B. Stanley		
	Charles A. Jones		
	Rev. Wilburt O. Shanklin		

The Chairman declared a quorum present and called the meeting to order. The Commissioners and staff welcomed 23 guests to the meeting.

The Chairman asked visitors to please allow the Board to make a few brief comments and then each person who filled out a form requesting to speak would be called. Chairman Vaughn reminded each attendee that their speaking time is limited to three minutes.

Tim Mahoney, assistant director – programs, explained that it is a requirement of HUD that we submit our Annual Plan and Five-Year Plan as well as hold this Public Hearing to hear comments on that plan. He explained the goals and objectives of the housing authority. Some of the more major goals included have been recently set by the Board of Housing Commissioners.

Commissioner Vaughn introduced the Executive Director of Access Center for Independent Living, Alan Cochran. He also introduced the members present of Dayton Metropolitan Housing Authority's Resident Advisory Board who worked on this Plan for the housing authority.

Commissioner Vaughn had several questions. In conversations based on what has been discussed in strategic planning and in the past, he wanted to designate the last phrase of the mission statement on page 1. It needs to be discussed this in strategic planning. Steve Rice, interim executive director, asked if he could speak. Steve then explained that this is scheduled for discussion in the next strategic planning meeting. Commissioner Vaughn then pointed out items on certain pages about which he had questions.

On page 2, item No. 8, which stated "increase public housing inventory by an additional 100 units by 2009." This will be changed to read "by replacing 100 units by 2009."

On page 34, Commissioner Vaughn asked that we make an adjustment in the listing to move Cliburn Manor up to the equivalent of Parkside Homes. His reason for this request is that we have held some very hopeful discussions with others about that site.

On page 42, he asked for clarification. Many senior sites are safe, decent, and affordable. Some have problems because of mixed grouping. Should we look at all of those? There are some others that we have discussed recently. Are we suggesting that others remain mixed even though there are problems there? Tim Mahoney, assistant director, programs, explained that we originally designated elderly for 6-7 buildings. But if you do not have an elderly person 62 years or over to



## Resident Advisory Board Comments

be placed into a vacant unit, we must take first someone aged 50-61, and then handicapped or disabled. We cannot hold a vacant unit by HUD's rules if we do not have a waiting list of elderly applicants. No agency can guarantee the elderly designation without a large waiting pool to keep the site elderly. One of the reasons we have been modernizing is to encourage elderly to apply. We could not keep seven sites filled. So there is going to be infiltration of the younger residents in these sites.

Commissioner Vaughn then went to page 53. A service provider is listed that may not be the provider for these services. Must we list a vendor here? Tim Mahoney, assistant director, programs, replied that he did not think we have to list the vendor. Steve Rice, interim executive director, stated that we will check into this and see if it is a requirement. Commissioner Vaughn stated that throughout this Plan, we must be cognizant of that. Can we strike that now or will we have to make changes later. Tim Mahoney again assured him that he would check.

On page 55, item 3, answers which developments are most affected under PHA Safety and Crime Prevention Measures. Commissioner Vaughn asked if the developments are listed in any specific order. Greg Johnson, deputy executive director, stated that they are not in any particular order. Steve Rice, interim executive director, interjected that security requirements will be coming to the Board soon.

Commissioner Vaughn then moved to Attachment C – Capital Fund Annual Statement and cost for repairs. Many of the sites that are listed for possible repairs might possibly be used for some other disposition. Is there a reason they are listed? Angela Flynn, assistant director, administration, stated that we are allowed to go ahead and eliminate any if an alternate use is decided.

Tim Mahoney, assistant director, programs, stated that the creation of this Plan was a huge undertaking and many different departments had input. Tina Marker, programs compliance manager, did a great job and he wanted to thank her for her effort and thank everyone who participated.

Commissioner Vaughn asked the other Commissioners if they had any comments or questions, and all stated that all their questions had been answered. Commissioner Vaughn thanked all who helped prepare this document and stated that the first year of this will be the most important as we move ahead as an agency. He then reminded the guests that this part of the meeting is for concerns regarding the Five-Year Plan, which is the point of this hearing.

***Alan Cochrun, executive director, Access Center – Good afternoon. My name is Alan Cochrun and I am the Executive Director of the Access Center here in Dayton. As you know, all federally assisted multifamily properties are subject to Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination against “otherwise qualified individual(s) with handicaps.”***

## Resident Advisory Board Comments

*Under Section 504 recipients of Housing and Urban Development funds must:*

- *Conduct any required needs assessments to determine the extent to which the housing needs of persons with disabilities are being met in the recipient's program and in the community [24CFR8.25].*

*Section 504 regulations required self-evaluations of facilities and operations some time ago. Where physical modifications are needed to provide accessibility, a transition plan is required to insure that common areas (including leasing and management offices), programs, and facilities are fully compliant, and to establish a plan for providing accessible dwelling units.*

*Page 11 of DMHA's 5 Year Plan:*

*"Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing" is left unchecked. I assume this is because no assessment has been done and therefore no transition plan has been developed.*

- *Recipients with 15 or more employees must designate an employee to ensure the recipients' programs, services and activities meet the requirements of Section 504; adopt a grievance procedure to effect due process standards and prompt and equitable resolutions of complaints. [24 CFR 8.53]*

*May I have the name of that person please?* At this point, Angela Flynn, assistant director, administration, stood and introduced herself as the person designated.

- *Maintain records and reports of efforts to meet the requirements of Section 504, and keep these records on file so that they are available if a complaint is filed, or if HUD conducts a compliance review. [24 CFR 8.55]*

*I hereby request a copy of those records.*

- *Operate existing housing programs in a manner that does not discriminate on the basis of disability, and take steps, as needed, to ensure that existing housing programs are readily accessible to and usable to persons with disabilities. Develop and implement a transition plan to assure compliance [24 CFR 8.24]*
- *Pay for a reasonable accommodation needed by the individual (e.g. a ramp to a unit) unless providing that accommodation would be an undue financial and administrative burden or a fundamental alteration of the program. [24CFR 8.4, 8.11,, 8.20, 8.21, 8.24, 8.25, 8.33]*
- *Ensure that all new construction of housing facilities is readily accessible to and usable by persons with disabilities, and meets the requirements of applicable accessibility standards. [24 CFR 8.23(b)]*

## Resident Advisory Board Comments

- *Ensure that substantial alterations, when undertaken, meet the requirement for new construction. [24 CFR 8.23(a)] Ensure that all other alterations, to the maximum extent feasible, meet the requirements of the applicable accessibility standards. [24 CFR 8.23(b)]*

*Page 13 of the Plan: \$6,054,000 in capital improvements. I repeat:*

- *Ensure that substantial alterations, when undertaken, meet the requirements for new construction. [24 CFR 8.23(a)]*

*According to Mr. Mahoney, in an 11<sup>th</sup> hour fax to our office, DMHA currently holds in its inventory 3,618 public housing units of which 109 are referred to as “wheelchair accessible”, and 43 units “equipped for visual/hearing impairment.” Federal law requires that a minimum of 5% of your inventory be accessible to persons with mobility impairments and 2% for individuals with hearing or visual impairments. DMHA is currently only at 60%, or 3% and 1% respectively, of the minimum federal requirements. And I would add that those DMHA units designated as “wheelchair accessible” and “equipped for visual/hearing impairments” must meet accessibility standards as defined in the Uniform Federal Accessibility Standards.*

*I find it curious that Mr. Mahoney reports DMHA’s total number of units as 3,618 and HUD’s website indicates that you have 4,018 as of 10/9/03.*

*Current national statistics tell us that one in every five persons has some form of disability. 20% of the population. Your current waiting lists reflect an average of 19% people with disabilities. In Montgomery County, 859 out of 3,755 residents in nursing homes have indicated that they would prefer to live in the community. That’s 23%. 859 people who want to live in the community are stuck in nursing homes waiting to come live in the community and enjoy the same rights and privileges as every other citizen.*

*In February of 1998 HUD implemented additional requirements for end of program year reporting:*

### *Affordable Housing*

*Evaluation of progress in meeting its specific objective of providing affordable housing, includes the number of extremely low-income, and moderate-income renter and owner households assisted during the reporting period and the number of households assisted with housing that meet the Section 215 definition of affordable housing for rental and homeownership. This summary of progress should include a comparison of actual accomplishments with proposed goals for the reporting period, efforts to address “worst-case needs,” and the needs of persons with disabilities. [24 CFR 91,520(b)]*

*By this you can see that HUD views people in nursing homes as homeless. As such, they should be considered a priority for housing. So now your waiting list for public housing is*

## Resident Advisory Board Comments

*1,133. And that is only 55 less than the 1,188 people with disabilities currently residing in DMHA units according to Mr. Mahoney.*

*20% of the population has a disability. 19% of your waiting lists are people with disabilities. The law only requires that 5% of your units be accessible. You are only providing 3%. Shame on you!*

*Compliance with minimum federal requirements for accessibility is not indicated as a priority for DMHA in this 5 Year Plan. I suggest you change that.*

*You are engaging in discrimination against people with disabilities and as such, you are in violation of federal laws.*

*I suggest you change that, too.*

*Good day.*

*Wade Davis – I am here as an advocate for people with disabilities. They need accessible and affordable housing to exist as others do. If funding was one of the problems, this has not occurred overnight. I wonder why this has not been up to par. I could not find numbers on the waiting list for people with disabilities. If they are that hard to find, how easy is it to find the next person available for an open unit? Caliph Court was not in the original list provided as having accessible units.*

*Greg Kramer – assistant director, Access Center – Thank you for allowing us to speak today. One of the biggest impacts driving accessible centers for housing is the Olmstead Act of 1999 before the Supreme Court. The State of Georgia was ruled in violation. 89% of the people in nursing homes in Montgomery County stated that they would prefer to live elsewhere. We would like to be included in the 5-Year Plan.*

*J. Michael Revis – lights for fire alarms and doorbells for visitors and residents who are hearing impaired. This could cause a major situation. A doorbell intercom is needed to allow them in or not. A deaf person is in danger without this system. There are three deaf and one hard of hearing residents who need this at St. Mark's Manor and the Access Center is responding.*

*Mary Revis – I am with Mr. Revis. It would really help the situation. A deaf person must be informed of who is at the door. It is great that there is security around the property. But there needs to be safety in their own home.*

## Resident Advisory Board Comments

Chairman Vaughn noted that many of the people who sent in forms in advance wishing to speak today are not here. Tim Mahoney, assistant director, programs, pointed out that the addresses for those not present are actually not DMHA properties.

***Betty Buol – I need to get out of a nursing home. I am 54 years old. I am disabled and live in a home where the average-aged person is 90 and they drool because they have had a stroke. It is depressing. I need to be in an environment where I can live.***

Chairman Vaughn asked Ms. Buol if she had applied for housing with the housing authority. She replied that her social worker is applying now. Tim Mahoney, assistant director, programs, said that he would see to it that our staff works with her and her social worker.

***Maria Matzik – I strongly suggest that you put the time limit on the notice. I strongly suggest that you listen to Mr. Alan Cochrun and Mr. Wade Davis. You are in violation of the law. If you do not rectify this Plan, we will continue to pursue it. We will not sit back and allow you to do this to our community.***

Chairman Vaughn asked if there were any other comments.

***Alan Cochrun – There are 859 people in Montgomery County alone who have indicated that they wish to leave nursing homes and return to the community. HUD has stated that these people should be listed as homeless and need housing.***

***Carole Grimes – The Metropolitan – I am a resident of The Metropolitan. I moved in when it was renovated. I am speaking to the funding on page 5, item #34 – re-seal and re-stripe the parking area. That may sound like it is not that important to some, but it is very important to the residents of The Metropolitan. When it is raining or snowing, it is very hard to see the lines in the parking lot. I would also like to know if you are installing a smoke eater in the recreation area, what size it will be, will it be done properly, is it going to be noisy or silent? The one at Helena makes so much noise that no one goes in that room any more. Also, at Grand, you have designated the age at 62 or higher. Age does not mean that you will conduct yourself accordingly! Some nice ladies I know 55 years of age would make great residents.***

***Melody Burbank – Access Center – (Referring to those people who are in nursing homes, but wish to be moved back into the community) Before you actually have a complete understanding of the problem, you must also assess how many of those people are not in accessible housing. They are living in non-accessible housing. You may have more than you are aware of for a waiting list.***

## Resident Advisory Board Comments

Commissioner Steve Stanley stated, as one of the Board members, thank you for coming today. Some of what you had to say today is surprising to us as Board members. I think you will find our staff very responsible to your concerns. We will not be unresponsive at all.

Chairman Bill Vaughn stated that much of the information is new to him and stated that we know that we have the obligation and desire to help anyone who desires housing. We will be reviewing the waiting list. We will ask Steve Rice and Greg Johnson to review the comments you have made today and what we can do and what we must do. We want to be in compliance and to provide housing to those who need it.

Steve Rice, interim executive director, stated that we are taking all information from today and looking at it and will be back to the Board to make any changes in this Plan before it is submitted to HUD on April 16, 2004. We will work quickly and diligently to act on the needs you have brought forward today. If you would like to have an addendum to the Plan, contact the office of the executive director and you will receive it.

Angela Flynn, assistant director, administration, stated that we have a difference of opinion on the regulation. It is our interpretation that we must have 5% of the units that we have modernized since 1991 handicapped accessible. I will be working with the Access [Center for Independent Living] to reach a mutual understanding of the law to ensure that we are meeting the needs of our residents in compliance of the law.

Attachment K - 2000-2004 Five Year Plan Goals Progress



## Progress Toward Meeting Five-Year Goals

- 1) Public Housing Assessment System – Dayton Metropolitan Housing Authority continues its work to improve the efficiency and effectiveness of its public housing program in order to move from a standard performer to a high performer (90%+) under PHAS by June 30, 2009. The Fiscal Year 2003 score was 86 points.

Continue a program of physical inspections of all sites using HUD's physical inspection protocol a minimum of 180 days prior to REAC inspections, giving special attention to any failing item, which resulted in a significant point deduction from the previous year's inspections. Since the agency scored 24 points during Fiscal Year 2004, HUD will not return to monitor this area again until Fiscal Year 2006.

Maintain the number of emergency service requests completed within 24 hours at 99% or better. The agency completed 98.82% of its emergency service requests within 24 hours during Fiscal Year 2003.

Achieve an occupancy percentage of at least 97% by the end of FY09. Vacancies currently stand at about 10%.

- 2) Section 8 Management Assessment Program (SEMAP) - Dayton Metropolitan Housing Authority's goal was to reach 90% under SEMAP during Fiscal Year 2003. The actual score was 77%. However, the housing authority has maintained a lease-up rate of 100% or above in the last year. The achievement of high performer status is anticipated in the current fiscal year.

Dayton Metropolitan Housing Authority set a goal to maintain Multifamily Tenant Characteristic System (MTCS) transmissions rates of 90% or greater each month throughout Fiscal Year 2005. This goal has been met and is being raised for Fiscal Year 2005 to a 98% transmission rate with 95% accuracy.

Continue the improvements to the rent reasonableness database made in previous fiscal years. This internal goal has been satisfied and the database has been enhanced to allow perform 3:1 comparables for unassisted to assisted housing.

- 3) HOPE VI Program - Dayton Metropolitan Housing Authority's HOPE VI Program continues to move forward. The following goals have been achieved:
  - a. All Metro Gardens residents who have chosen to return to the former site have been relocated to the newly constructed Dayton View Senior Village (30 units).
  - b. The tax credit ownership transfer and mixed finance closing have been completed for both Dayton View Senior Village and the family rental units at Old Dayton View (Dayton View Commons). During FY 2004, construction on these community sites has been completed.



## Progress Toward Meeting Five-Year Goals

- c. Homeownership acquisition has changed from 100 units to 80 units. Dayton Metropolitan Housing Authority is currently in the process of acquiring HUD approvals for this new strategy. A model home will be constructed in FY 2004.
  - d. Dayton Metropolitan Housing Authority and Omega Community Development Corporation have completed the Family Life Center Operational Plan.
  - e. The City of Dayton is to approve the neighborhood urban conservation district zoning plans this fiscal year.
  - f. The City of Dayton approved the neighborhood community reinvestment area designation in FY 2003.
  - g. Dayton Metropolitan Housing Authority will seek HUD approval of the county public housing rental development plan in FY 2004.
  - h. Currently, Dayton Metropolitan Housing Authority has met 50% of its goal to assist families in obtaining homeownership within Montgomery County.
- 4) Demolition/Density Reduction - Dayton Metropolitan Housing Authority has demolished 518 units over the last five years. This includes selected units at Parkside Homes, Desoto Bass Courts, and Dunbar Manor. This created more greenspace and reduced concentration at the sites. In addition, the demolition has dramatically reduced a long-term vacancy rate by 50% from the 1999 rate.

Edgewood Court, Metro Gardens, Metro Gardens Annex, and Summit Court were also demolished. A charter school has been built on the former Summit Court site. Edgewood Court, Metro Gardens, and Metro Gardens Annex were part of Dayton's HOPE VI revitalization sites. New senior housing was recently completed on a portion of the Metro Gardens site. The remainder of these sites will be developed for new homeowners.

One of Dayton Metropolitan Housing Authority's demolition goals was to raze 550 units by June 30, 2005. As of April 2004, 518 units have been demolished. Another 108 units at Arlington Courts are under a demolition contract, the final site identified in our previous Five-Year Plan for density reduction demolition and funded with a HOPE VI demolition grant. (Note: HUD approval was received to demolish 114 units; additional HUD approval was received to retain one building (six units) for storage.)

## Progress Toward Meeting Five-Year Goals

- 5) Housing Stock Analysis - An action plan for Dayton Metropolitan Housing Authority's housing stock is 75% complete and is anticipated to be finalized in spring of Fiscal Year 2004. This may involve one or more of the following: changes in management, adjustment of site expenditures, additional modernization, reconfiguration, targeted marketing, alternative use, alternative funding, demolition or other disposition.
- 6) Nonprofit Subsidiaries - Dayton Metropolitan Housing Authority is currently reevaluating the use of its two nonprofit corporations, Sankofa Corp and EDRE•I, which were created for resident services, self-sufficiency efforts, and homeownership opportunities. Progress on five-years goals includes:
  - Case management services were coordinated for 1,061 residents (goal was 1,250).
  - 298 residents received assistance in obtaining employment (goal was 350).
  - Job skills training was coordinated for 217 residents (goal was 320).
  - Transitional housing opportunities were created for 91 Family Self-Sufficiency clients (goal was 20).
  - Homeownership opportunities were created for 20 families (goal was 20).
  - Work is in progress to assist 30 families to obtain homeownership within Montgomery County, outside the City of Dayton, over the next two years. Fourteen families have become new homeowners under the First Choice Program to date (goal was 30).
  - Five participants moved into homes through EDRE•I's Lease-Purchase Homeownership Programs (goal was 10).
- 7) Relocation of American Red Cross Emergency Housing - Dayton Metropolitan Housing Authority and the American Red Cross have held discussions over the transfer of Dunbar Manor to emergency housing. The American Red Cross is in the process of seeking additional financial resources to complete the transfer. If funding is secured, plans are to complete this transaction during FY 2005.
- 8) Irving Avenue Scattered Site Disposition - The disposition of Irving Avenue has been approved by HUD's Special Application Center. Dayton Metropolitan Housing Authority is currently working on a plan with the University of Dayton for presentation to HUD for disposition of the site. This goal is on schedule.

Attachment L - Section 8 Project-Based Vouchers



## Section 8 Project Based Vouchers

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

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

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

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

Attachment M - Section 8 Homeownership Plan



## **Homeownership Assistance Program**

### **Addendum I to Section 8 Administrative Plan**

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

### **Participant Qualification - 24 CFR 982.626, 982.627**

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

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

## **Homeownership Assistance Program**

### **Addendum I to Section 8 Administrative Plan**

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

### **Timeframe for Utilization - 24 CFR 982.626 (b), CFR 982.629 (a)**

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

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

Any extension will be at the discretion of the DMHA EDRE•I Corporation.

### **Portability - 24 CFR 982.636**

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

# Homeownership Assistance Program

## Addendum I to Section 8 Administrative Plan

### Permitted Ownership Arrangements

The homeownership option may be utilized in two types of housing:

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

### Contract for Sale and Inspection - 24 CFR 982.631

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

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

The participant must obtain an independent professional home inspection of the unit's major systems at the participant's expense. An American Society of Home Inspectors (ASHI) member, candidate with logo privileges, or a National Association of Home Inspectors, Inc. (NAHI) Regular member must conduct the independent inspection. (Ohio HB 345 may require all inspectors to be certified by a regulated licensing board.) In all cases, the inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems.

DMHA will conduct an HQS inspection and will review an independent professional inspection of the unit's major systems. DMHA retains the right to disqualify the unit for inclusion in the homeownership program based on either the HQS inspection or the professional inspection report.

### Financing - 24 CFR 982.632

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

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



## **Homeownership Assistance Program**

### **Addendum I to Section 8 Administrative Plan**

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

DMHA prohibits owner financing.

In the event of appeal, a review panel will be appointed by DMHA's Section 8 Department and the EDRE•I Corporation.

### **Length and Continuation of Assistance - 24 CFR 982.634**

Section 8 assistance will only be provided for the months the family is in residence in the home. The maximum length of time a family may receive homeownership assistance is 15 years if the initial mortgage incurred is 20 years or longer. In all other cases, the maximum length of time is ten years. Elderly and disabled families are exempt from this time limit.

### **Family Obligations - 24 CFR 982.633**

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

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

## **Homeownership Assistance Program**

### **Addendum I to Section 8 Administrative Plan**

- 8) The family is prohibited from moving more than one time in a one-year period. The family may be required to participate in pre- or post-counseling prior to rehousing.

### **Assistance Payment - 24 CFR 982.635**

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

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

Housing assistance payments will be made directly to the lender.

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

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

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

### **Default**

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

### **Recapture - 24 CFR 982.639**

DMHA will recapture a percentage of the homeownership assistance upon the sale or refinancing of the home. Proceeds invested in the purchase of another home are exempt from recapture. At the time of purchase the family must execute documentation that secures DMHA's right to recapture the homeownership assistance. The lien securing the recapture may be subordinated to a refinanced mortgage. The amount of homeownership assistance subject to recapture shall automatically be reduced over a 10-year period, in annual increments of 10 percent.

## **Homeownership Assistance Program**

### **Addendum I to Section 8 Administrative Plan**

#### **Denial or Termination of Assistance - 24 CFR 982.638**

DMHA reserves the right to deny or terminate assistance for the family, and will deny voucher rental assistance for the family, in accordance with HUD regulations governing any failure to comply with family obligations, mortgage default, or failure to demonstrate that the family has

conveyed title to the home as required, or if the family has moved from the home within the period established or approved.

#### **Informal Hearings - 24 CFR 982.555**

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

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

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

# Attachment N - Voluntary Conversion Assessment



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

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **All but the elderly hi-rises.**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **Only hi-rises for the elderly.**
- 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:

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

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **Assessments are 75% complete and Dayton Metropolitan Housing Authority's Action Plan is anticipated to be completed spring 2004.**

# Attachment O - Pet Policy



## Pet Policy Public Housing Program

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

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

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

There will be a one-time, non-refundable fee of \$50 per dog and \$50 per cat in addition to the \$100 security deposit assessed as a general fee for any dog or cat and all pet-related purposes which is payable to the DMHA. This fee is not a limit on the resident's liability for property damage, cleaning, deodorization, defleaing, replacements, and/or personal injuries. Any and all members of legal age of the household are liable if they are listed on the lease.

- The resident must advise the Manager, in writing, of their desire to own a pet and submit a required \$100 security deposit. Permission to keep a pet is conditional during the term of tenancy, provided that all rules and regulations are adhered to, whether they are DMHA rules and regulations or applicable laws or ordinances.

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

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

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

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

## **Pet Policy Public Housing Program**

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

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

- Guests are not permitted to bring pets into tenant's units.
- Residents are not permitted to "house sit" any pets belonging to others for any reason.
- Pets are not to be tied to any fixed object outside their dwelling unit.
- Pets are to be fed and watered inside the resident's unit. No food or water is allowed to be stored outside of unit or in common areas.
- Pets must be secured (i.e., caged or placed in a room) when the resident is not at home or when a DMHA employee enters the unit for any reason.
- Resident must inform management who will be responsible for the care of their pet in the event the resident travels out of town without the pet, they become ill for an extended period of time, or in the event of their death or any emergency situation.
- Each adult resident who executed the Lease Agreement shall also sign the Pet Ownership Lease Addendum. Residents shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.
- Each resident shall pay for cleaning, defleaing, and deodorizing their unit as directed by the Site Manager and or prior to move-out. This service will be secured by management and paid by the tenant prior to any refund of the housing deposit.



## **Pet Policy Public Housing Program**

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

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

### **Sizes**

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

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

Attachment P - Resident Board Member Status



## **Resident Membership Board of Housing Commissioners**

Date of next term expiration: June 30, 2004 (Corrie A. Watts)

Name/Title of Appointing Official: Mayor Rhine McLin, City of Dayton

As described in Dayton Metropolitan Housing Authority's FY01 Plan, the Executive Director and each of its five Board members met with each separate appointing authority to convey the federal requirement and seek agreement as to which appointing authority will appoint the resident. Ohio is quite different from the vast majority of states in that Public Housing Authorities (PHA) are separate, political subdivisions whose boards are appointed by four different appointing authorities: Probate Court (1), Common Pleas Court (1), County Commissioners (2), Mayor of the largest city (3). This makes it more difficult for a PHA in Ohio to bring itself into compliance with the federal requirement because they are at the mercy of the discretion of so many different appointing authorities. These appointing authorities get their grant of appointment power from the state, which gives them full discretion to appoint anyone so long as they are a resident of the county. The PHA has no control over the appointing authority and can only hope the appointing authority believes that the federal government has validly preempted state law and voluntarily complies with the resident requirement.

At the time this was discussed with all appointing authorities, there was a consensus of at least three of the four appointing authorities that, since the Mayor of Dayton has three appointments, it would be the Mayor that appoints a resident.

Dayton Metropolitan Housing Authority still wishes to ultimately solve this situation either through one of the three Mayoral appointments, or an agreement to rotate the resident appointment. Prior to the May 31, 2003, term expiration of John A. Cumming (12.5 years of service as a Commissioner), the executive director discussed the need to bring the agency into compliance with the newly elected Probate Judge, Alice O. McCollum. However, Judge McCollum opted to appoint Reverend Wilburt O. Shanklin, a nonresident of Dayton Metropolitan Housing Authority.

Management will continue to meet with Mayor Rhine McLin over the next few months to seek a resident appointment. If these efforts are unsuccessful, efforts will continue with the different appointing authorities to reach an agreement on which entity will make the resident appointment and on what date.

Attachment Q - Resident Advisory Board Membership



## Resident Advisory Board

Ms. Mary Walker  
220 Park Manor Drive, Apt. 3x  
Dayton, OH 45410

Ms. Shirley Martin  
1265 Staley Avenue  
Dayton, OH 45408

Ms. Barbara Riley  
1182 Staley Avenue  
Dayton, OH 45408

Ms. JoAnn Dunn  
4360 Foxton Court  
Dayton, Ohio 45415-3961

Ms. Anna Jones  
512 Westwood Avenue  
Dayton, OH 45417

Ms. Sheree Davenport  
5610 Mike Court  
Huber Heights, OH 45424-5534

# Attachment R – Minimum Rent Hardship Exception Policy



# Discretionary Minimum Rent Hardship Exception Policies

(as excerpted from DMHA's Section 8 Administrative Plan  
and Administrative and Continued Occupancy Plan)

## • Section 8 Program

### "Minimum Rent" and Minimum Family Contribution

"Minimum rent" in the Certificate and moderate rehabilitation program is \$50.00. Minimum rent includes the combined amount (TTP) a family pays towards rent and/or utilities.

Minimum family contribution in the voucher program is \$50.00.

Minimum family contribution in the SRO program is \$25.00.

### Hardship Requests for an Exception to Minimum Rent

DMHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. DMHA will review all relevant circumstances brought to DMHA's attention regarding financial hardship as it applies to the minimum rent. The following section states DMHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed.

### Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria:

The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;

The family would be evicted as a result of the imposition of the minimum rent requirement;

The income of the family has decreased because of changed circumstances, including:

- Loss of employment
- Death in the family
- Other circumstances as determined by the PHA or HUD

## **Discretionary Minimum Rent Hardship Exception Policies**

(as excerpted from DMHA's Section 8 Administrative Plan  
and Administrative and Continued Occupancy Plan)

### • **Section 8 Program – cont.**

#### **DMHA Notification to Families of Right to Hardship Exception**

DMHA will notify all families subject to minimum rents of their right to request a minimum rent hardship exception. "Subject to minimum rent" means the minimum rent was the greatest figure in the calculation of the greatest of 30% of monthly adjusted income, 10% of monthly income, minimum rent or welfare rent.

If the minimum rent is the greatest figure in the calculation of Total Tenant Payment, DMHA staff will include a copy of the notice regarding hardship request provided to the family in the family's file.

DMHA notification will advise families that hardship exception determinations are subject to DMHA review and hearing procedures.

DMHA will review all family requests for exception from the minimum rent due to financial hardships.

All requests for minimum rent hardship exceptions are required to be in writing. Requests for minimum rent exception must include a statement of the family hardship that qualifies the family for an exception.

**DMHA will use its standard verification procedures to verify circumstances, which have resulted in financial hardship.**

#### **Suspension of Minimum Rent**

DMHA will grant the minimum rent exception to all families who request it, effective the first of the following month.

The minimum rent will be suspended until DMHA determines whether the hardship is:

- Covered by statute
- Temporary or long term

"Suspension" means that DMHA must not use the minimum rent calculation until DMHA has made this decision.



## **Discretionary Minimum Rent Hardship Exception Policies**

(as excerpted from DMHA's Section 8 Administrative Plan  
and Administrative and Continued Occupancy Plan)

### • **Section 8 Program – cont.**

During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly.

If DMHA determines that the minimum rent is not covered by statute, DMHA will impose a minimum rent including payment for minimum rent from the time of suspension.

#### **Temporary Hardship**

If DMHA determines that the hardship is temporary, a minimum rent will not be imposed for a period of up to 90 days from the date of the family's request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension.

DMHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. (See "Owner and Family Debts to DMHA" chapter for Repayment agreement policy).

#### **Long-Term Duration Hardships** [24 CFR 5.616(c)(3)]

If DMHA determines that there is a qualifying long-term financial hardship, DMHA must exempt the family from the minimum rent requirements.

#### **Retroactive Determination**

DMHA will reimburse the family for any minimum rent charges, which took effect after October 21, 1998, that qualified for one of the mandatory exceptions.

If the family is owed a retroactive payment, DMHA will provide reimbursement in the form of a cash refund to the family. DMHA's definition of a cash refund is a check made out to the family.

## **Discretionary Minimum Rent Hardship Exception Policies**

(as excerpted from DMHA's Section 8 Administrative Plan  
and Administrative and Continued Occupancy Plan)

### **• Public Housing Program**

#### **13.3 MINIMUM RENT**

DMHA has set the minimum rent at \$50.00. However, if the family requests a hardship exemption, DMHA will immediately suspend the minimum rent for the family until the Housing Authority can determine whether the hardship exists and whether the hardship exists and whether the hardship is of a temporary or long-term nature.

- A. A hardship exists in the following circumstances:
1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
  2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
  3. When the income of the family has decreased because of changed circumstances, including loss of employment;
  4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare transportation, education or similar items;
  5. When a death has occurred in the family.
- B. No hardship. If DMHA determines there is no qualifying hardship, the minimum rent will be re-instated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship. If DMHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90-day period, the minimum rent will be imposed retroactively to the time of suspension.

DMHA will offer a repayment agreement in accordance with Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period DMHA will not evict the family for non-payment of the amount of tenant rent owed for the suspension period.

## **Discretionary Minimum Rent Hardship Exception Policies**

(as excerpted from DMHA's Section 8 Administrative Plan  
and Administrative and Continued Occupancy Plan)

### **• Public Housing Program – cont.**

- D. Long-term hardship. If DMHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals. The family may use the grievance procedure to appeal DMHA determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

Attachment S - Community Service



## Community Service Requirement

### 14.1 GENERAL

In order to be eligible for continued occupancy, each adult family member must either: (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located; or (2) participated in an economic self-sufficiency program unless they are exempt from this requirement.

### 14.2 EXCEPTIONS

The following adult family members of tenant families are exempt from this requirement:

- A. Family members who are 62 or older.
- B. Family members who are blind or disabled.
- C. Family members who are the primary care giver for someone who is blind or disabled.
- D. Family members engaged in work activity.
- E. Family members who are exempt from work activity under *Part A Title IV of the Social Security Act* or under any other state welfare program, including the welfare to work program.
- F. Family members receiving assistance under a state program funded under *Part A Title IV of the Social Security Act* or under any other state welfare program, including welfare to work and who are in compliance with that program.

### 14.3 NOTIFICATION OF THE REQUIREMENT

Dayton Metropolitan Housing Authority shall identify all adult family members who are apparently not exempt from the community service requirement.

Dayton Metropolitan Housing Authority shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. Dayton Metropolitan Housing Authority shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise

## Community Service Requirement

them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

### 14.4 VOLUNTEER OPPORTUNITIES

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and /or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

Dayton Metropolitan Housing Authority will coordinate with social service agencies, local schools, and the human services office in identifying a list of volunteer community service positions.

Together with its resident councils, Dayton Metropolitan Housing Authority may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

### 14.5 THE PROCESS

At the first annual reexamination on or after October 1, 1999, and each annual reexamination thereafter, Dayton Metropolitan Housing Authority will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and meet with the family member as needed to best encourage compliance.

## Community Service Requirement

- E. Thirty days before the family's next lease anniversary date, the volunteer coordinator will advise Dayton Metropolitan Housing Authority whether each applicable adult family member is in compliance with the community service requirement.

### **14.6 NOTIFICATION OF NONCOMPLIANCE WITH COMMUNITY SERVICE REQUIREMENT**

Dayton Metropolitan Housing Authority will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in non-compliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

### **14.7 OPPORTUNITY FOR CURE**

Dayton Metropolitan Housing Authority will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree to enter into an economic self-sufficiency program or agree to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns are applied toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program or falls behind in their obligation under the agreement to perform community service by more than three hours after three months, Dayton Metropolitan Housing Authority shall take action to terminate the lease.

## Community Service Requirement

### 2003 Community Service Reinstatement Requirement Update

Dayton Metropolitan Housing Authority is in compliance with the U.S. Department of Housing and Urban Development's (HUD) community service program. During August 2003, correspondence was mailed to all public housing residents notifying each household of this reinstated requirement.

At that time, each site manager conducted a mandatory briefing session for all residents and started implementation by answering any and all questions presented by residents. A Community Service Exemption Certification form was given to residents for their signature to certify exemption, along with the Community Service Compliance Certification form, which provides an explanation of the program. Each site manager then provided management with a listing of "non-exempt" residents who are to participate in the program, along with the number of hours required to serve.

Sankofa Corp, a nonprofit subsidiary of Dayton Metropolitan Housing Authority, provides community and social services to the housing authority's residents. Services include training and workshops focusing on individual development and self-sufficiency. Sankofa Corp oversees the resident rent credit program and its caseworkers assist in tracking rent credit hours and eligible community service hours. Dayton Metropolitan Housing Authority's management reviews and approves Sankofa Corp's reports and posts the information to a master file.

During the admission process, information regarding the resident community service and self-sufficiency program is given to new residents. The site manager updates and informs management of any changes to the "non-exempt" status list. The site manager also maintains the tracking report, total hours performed, dates, etc., on all "non-exempt" residents on a monthly basis.

During annual rent review recertifications, residents are again informed of their community service obligation. If a resident qualifies for an "exempt status", back up documentation is placed in their file. Residents under a "non-exempt status" must sign a community service requirement acknowledgment letter and then contact their site manager for further procedural instructions. The manager will assign tasks for those residents who have not established community service schedules.





## Legal Notice

The following Legal Ad appeared in the Dayton Daily News on February 16, 2004, 45 days prior to Dayton Metropolitan Housing Authority's Five Year Plan submission due date to HUD:

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### Public Notice

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**Dayton Metropolitan Housing Authority  
Draft Fiscal Year 2005-2009 Five Year Plan  
and  
Draft Fiscal Year 2005 Annual Plan**

Dayton Metropolitan Housing Authority will hold a public hearing in order to obtain the views of citizens, public agencies, and other interested parties on its Draft Fiscal Year 2005-2009 Five Year Plan and Draft Fiscal Year 2005 Annual Plan.

The hearing will be held:

April 1, 2004 at 1:30 p.m.  
Dayton Metropolitan Housing Authority  
Administrative Offices - Board Room  
400 Wayne Avenue  
Post Office Box 8750  
Dayton, Ohio 45401-8750

If you have a disability or are non-English speaking and require accommodations to participate in the public meeting, please contact Executive Offices as early as possible at 910-7500. A minimum of three working days prior to the public hearing is requested so that reasonable accommodations can be made. Under the agency's public meeting policy, attendees wishing to address the Board of Housing Commissioners will be requested to complete and submit a public speaking form prior to the meeting. Forms are available from 8a-5p, M-F at the above address.

A draft copy of these plans will be available for public review and comment during normal business hours from February 17, 2004, through Thursday, April 1, 2004, at 400 Wayne Avenue, Dayton, Ohio.

Dated 2-16-04