

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# **Streamlined Annual PHA Plan**

## **for Fiscal Year: 2006**

### **PHA Name: Greene Metropolitan Housing Authority**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**



Other (list below)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2006**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**HIGH PERFORMING HOUSING AUTHORITY**  
**TABLE OF CONTENTS**

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Progress Report 2000-2004

Executive Summary	i
Five-Year Plan	ii
Housing Needs	1-1
Financial Resources	2-1
Eligibility, Selection, and Admissions	3-1
Rent Determination	4-1
Operation and Management	5-1
Capital Improvements	7-1
Demolition and/or Disposition	8-1
Community Service and Self-Sufficiency	12-1
Safety and Crime Prevention	13-1
Ownership of Pets in Public Housing	14-1
Civil Rights Certification	15-1
Audit	16-1
Resident and Public Comments	18-1

Consistency with Consolidated Plan 19-1

Deconcentration in Public Housing 20-1

**Copies of any information not physically included with this document can be reviewed in the Main Office of the Greene Metropolitan Housing Authority.**

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL &SF-LLL a, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year - Not Applicable**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.NO

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year - Not Applicable**

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 next component. **NOT APPLICABLE**

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)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>
a. Development Name:

b. Development Number:

c. Status of Grant:

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

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

4.  Yes  No: 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:

5.  Yes  No: 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:

### **3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year? No more than 1% of vouchers utilized at any one time.

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:

c. What actions will the PHA undertake to implement the program this year (list)?

Section 8 Supervisor/Acting Assistant Director will attend training so that the program can be implemented. Additional procedures will be established and published. The Homeowner program will be advertised to current program participants.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Ohio State University Extension Office – Greene County, Greene County Department of Development - Homebuyers
- Demonstrating that it has other relevant experience (list experience below): GMHA through its closely held non-profit develops housing for low and moderate-income families and individuals. It has experience working with the Ohio State University Extension Office, which provides financial literacy classes and financial counseling. The non-profit also works closely with the Greene County Department of Development. A number of local lenders work with the non-profit to provide mortgage assistance to the low and moderate-income homebuyers.

**4. Use of the Project-Based Voucher Program**

**Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

**5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]



For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)City of Xenia, City of Fairborn, Greene County, and State of Ohio
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists 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)  
Operate a Section 8 Housing Choice Voucher Program and Public Housing Program that provide housing for low income families and individual; operate a Capital Fund Program that maintains viability of public housing units and increases energy efficiency; operate an Individual Development Program that provides matched savings accounts for home purchase, business capitalization, or post secondary education.
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Funds are not committed through the Consolidated Plan. The Consolidated Plan states the need for affordable housing, average cost of housing are out-of-reach for low income families and individuals, appropriateness of dwellings, housing and social mix, tenure choice, location of housing, quality of environmental planning and design, and cost. Tenant-based rental assistance is ranked number 3 as a priority for countywide housing needs.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: 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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 23 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P02250106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$5,000			
3	1408 Management Improvements	\$59,000			
4	1410 Administration	\$65,571			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$41,000			
10	1460 Dwelling Structures	\$374,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$40,000			
12	1470 Nondwelling Structures	\$8,000			
13	1475 Nondwelling Equipment	\$26,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$623,571			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$18,000			
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	\$322,000			

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part II: Supporting Pages</b>								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P02250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OH10P022001	Concrete	14 50		\$5,000				
	Electrical Upgrade	14 60		\$15,000				
	Exterior Lighting	14 50		\$3,000				
OH10P022002	Smoke Detectors	14 60		\$15,000				
	Exterior Lighting	14 50		\$3,000				
OH10P022004	Remodel Comm. Room	14 70		\$8,000				
	Water Heater	14 60		\$4,000				
	Closet Shelving	14 60		\$6,000				
OH10P022005	Exterior Doors	14 60		\$15,000				
OH10P022010	Flooring	14 60		\$10,000				
OH10P022011	Remodel Bathrooms	14 60		\$15,000				
	Tree Trimming	14 50		\$5,000				
OH10P022012	Unit Rehab	14 60		\$78,500				
	Appliances	14 65.		\$40,000				
	Furnaces	14 60		\$15,000				
	Windows	14 60		\$16,000				
OH10P022013	Exterior Lighting	14 50		\$1,000				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P02250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Exterior Concrete	14 50		\$5,000				
OH10P022014	Exterior Doors	14 60		\$2,000				
	Tree Trimming	14 60		\$5,000				
OH10P022015	Water Heaters	14 60		\$12,000				
	Tree Trimming	14 50		\$2,000				
	Playground Equip.	14 50		\$3,000				
OH10P022016	Rehab Units	14 60		\$78,500				
	Remodel Bathrooms	14 60		\$25,000				
	Replace Windows	14 60		\$50,000				
	Overhead doors	14 60		\$1,000				
OH10P022017	Exterior Concrete	14 50		\$5,000				
	Landscaping	14 50		\$4,000				
	Tree Trimming	14 50		\$2,000				
	Energy Audit	14 60		\$11,000				
OH10P022018	Tree Trimming	14 50		\$3,000				
PHA Wide	Maintenance Equip.	14 75		\$1,000				
	Resident Job Training	14 08		\$44,000				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Greene Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH10P02250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Staff Development	14 08		\$5,000				
	Computer Software	14 08		\$10,000				
	Non Tech Salaries	14 10		\$20,571				
	Tech Salaries	14 10		\$31,000				
	Employee Benefits	14 10		\$14,000				
	Plan/Consulting	14 30		\$5,000				
	Office furniture/equip.	14 75		\$10,000				
	Comp. Equip/hardware	14 75		\$15,000				
	Operations	14 06		\$5,000				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

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

PHA Name: Greene Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH10P02250106 Replacement Housing Factor No:					Federal FY of Grant:2006
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	
OH10P022001	9/2008			9/2010			
OH10P022002	9/2008			9/2010			
OH10P022004	9/2008			9/2010			
OH10P022005	9/2008			9/2010			
OH10P022010	9/2008			9/2010			
OH10P022011	9/2008			9/2010			
OH10P022012	9/2008			9/2010			
OH10P022013	9/2008			9/2010			
OH10P022014	9/2008			9/2010			
OH10P022015	9/2008			9/2010			
OH10P022016	9/2008			9/2010			
OH10P022017	9/2008			9/2010			
OH10P022018	9/2008			9/2010			
PHA Wide	9/2008			9/2010			





## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Greene Metropolitan Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2007	Work Statement for Year 3 FFY Grant: PHA FY: 2008	Work Statement for Year 4 FFY Grant: PHA FY: 2009	Work Statement for Year 5 FFY Grant: PHA FY: 2010
1406	Annual Statement	\$5,000	\$5,000	\$5,000	\$5,000
1408		\$59,000	\$59,000	\$59,000	\$59,000
1410		\$65,571	\$65,571	\$65,571	\$65,571
1430		\$5,000	\$5,000	\$5,000	\$5,000
1450		\$34,000	\$40,000	\$58,500	\$122,000
1460		\$391,000	\$388,500	\$406,600	\$197,500
1465.1		\$45,700	\$10,000	\$15,000	\$98,700
1470			\$87,000	\$43,000	\$13,000
1475		\$28,000	\$29,000	\$30,000	\$60,000
CFP Funds Listed for 5-year planning		\$633,271	\$689,071	\$687,671	\$625,771
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year :_2007___ FFY Grant: PHA FY:			Activities for Year: _2007___ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	OH10P022001	Replace roofing	\$30,000	OH10P022016	Flooring	\$20,000
<b>Annual</b>	OH10P022002	Entry door & locks Tree Trimming	\$40,000 \$4,000		Concrete	\$10,000
<b>Statement</b>	OH10P022004	Landscaping	\$2,000		Rehab Unit	\$50,000
		Concrete	\$4,000	OH10P022017	Appliances	\$18,700
		Tree Trimming	\$2,000		Entry Doors	\$2,000
	OH10P022005	Tree Trimming	\$4,000		Water Heaters	\$10,000
		Flooring	\$15,000	OH10P022018	Concrete	\$4,000
	OH10P022010	Exterior Doors	\$20,000	PHA Wide	Maint. Equip.	\$3,000
	OH10P022011	Appliances	\$10,000		Resident Job	\$44,000
	OH10P022012	Flooring	\$28,000		Staff Devel.	\$5,000
		Concrete	\$20,000		Comp. Software	\$10,000
		Roofing	\$15,000		Salaries	\$51,571
		Rehab Unit	\$75,000		Benefits	\$14,000
	OH10P022013	Roofs	\$60,000		Plan/Consulting	\$5,000
	OH10P022014	Flooring	\$6,000		Office Equip.	\$10,000
	OH10P022015	Concrete	\$4,000		Comp. Hardware	\$15,000
		Appliances	\$17,000		Operations	\$5,000
<b>Total CFP Estimated Cost</b>			\$			\$633,271

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year :_2008____ FFY Grant: PHA FY:			Activities for Year: 2008____ FFY Grant: PHA FY:		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
OH10P022001	Landscaping	\$2,000	OH10P022013	Emerg. Lighting	\$2,000
	Rehab Bathrooms	\$70,000		Siding,Sof, Gut.	\$5,000
OH10P022002	Electrical Upgrade	\$20,000		Tree Trimming	\$2,000
	Flooring	\$2,000	OH10P022014	Rehab Bath.	\$5,000
OH10P022004	Flooring	\$4,000	OH10P022015	Flooring	\$45,000
	Water Piping	\$5,000	OH10P022016	Exterior Doors	\$10,000
	Patio Doors	\$10,000		Landscaping	\$5,000
	Ceiling Tile	\$3,000		Appliances	\$10,000
OH10P022005	Rehab	\$50,000		Sewer Line	\$2,000
OH10P022010	Tree Trimming	\$2,000		Replace Furn.	\$10,000
	Rehab Bathrooms	\$37,500	OH10P022017	Concrete	\$5,000
OH10P022011	Landscaping	\$4,000		Flooring	\$10,000
OH10P022012	Sewer Lines	\$5,000		Furnaces	\$3,000
	Remove Oil Tanks	\$8,000	OH10P022018	Landscaping	\$2,000
	Rehab Bathrooms	\$15,000	PHA Wide	Maint. Equip.	\$4,000
	Reseal Driveways	\$2,000		Maint. Shop	\$85,000
	Rehab Unit	\$75,000		Resid. Training	\$44,000
	Landscaping	\$5,000		Staff Training	\$5,000
OH10P022013	Flooring	\$5,000		Comp. Software	\$10,000
Total CFP Estimated Cost		\$			\$



## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year :__2009__ FFY Grant: PHA FY:			Activities for Year: 2009__ FFY Grant: PHA FY:		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
OH10P022001	Exterior Doors	\$20,000	OH10P0220012	Cabinets	\$10,000
	Comm. Rm. Lighting	\$3,000		Windows	\$10,000
	Windows	\$5,000		Tree Trimming	\$5,000
	Flooring	\$5,000		Rehab unit	\$50,000
OH10P022002	Pave Parking Lot	\$15,000		Overhead Doors	\$2,000
	Roofing	\$45,000	OH10P0220013	Furnaces	\$21,600
	Windows	\$44,000		Play Equip.	\$5,000
OH10P022004	Retaining wall	\$10,000	OH10P0220014	Postal Boxes	\$3,000
	Replace Boil/Chill	\$40,000		Lighting	\$3,000
OH10P022005	Concrete	\$10,000		Tree Trimming	\$2,000
	Kit. cabinets	\$15,000	OH10P0220015	Play Equip.	\$1,000
	Water Heaters	\$10,000	OH10P0220016	Tree Trimming	\$2,500
	Overhead Doors	\$2,000		Roofing	\$15,000
OH10P022010	Furnaces	\$35,000		Cabinets	\$10,000
	Concrete	\$10,000		Rehab unit	\$20,000
OH10P0220011	Cabinets	\$32,000	OH10P0220017	Play Equip.	\$2,000
	Flooring	\$5,000		Gutter/Spouting	\$5,000
	Concrete	\$4,000		Cabinets	\$25,000
OH10P0220012	Flooring	\$20,000		Fencing	\$1,000
Total CFP Estimated Cost		\$			\$



## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year :_2010__			Activities for Year: _2010__		
FFY Grant:			FFY Grant:		
PHA FY:			PHA FY:		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
OH10P022001	Tree Trimming	\$2,000	OH10P022013	Concrete	\$15,000
	AC Comm. Room	\$2,000		Tree Trimming	\$2,000
	Concrete	\$10,000		Patio Fencing	\$6,000
	Replace Boilers	\$15,000		Appliances	\$28,000
OH10P022002	Water heaters	\$20,000		Storm Doors	\$5,000
	Tree Trimming	\$2,000	OH10P022014	Concrete	\$10,000
	Landscaping	\$5,000		Appliances	\$15,000
	Appliances	\$40,000		Call Aid Station	\$4,000
OH10P022004	Pave parking lot	\$10,000	OH10P022015	Tree Trimming	\$5,000
	Landscaping	\$2,000	OH10P022016	Windows	\$25,000
OH10P022005	Pave driveways	\$15,000		Fencing	\$6,000
	Exterior Doors	\$5,000		Site grading	\$5,000
OH10P022010	Replace roofs	\$40,000	OH10P022017	Tree Trimming	\$4,000
	Appliances	\$15,000	OH10P022018	Overhead doors	\$3,500
OH10P022011	Tree Trimming	\$4,000	PHA Wide	Insulation	\$5,000
OH10P022012	Concrete	\$15,000		Replace Furn.	\$6,000
	Tree Trimming	\$4,000		Appliances	\$700
	Rehab Unit	\$75,000		Staff Car	\$25,000
	Overhead Doors	\$5,000		Main. Equip.	\$10,000
Total CFP Estimated Cost		\$			\$



