

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Medina Metropolitan Housing Authority</u> PHA Code: <u>OH-027</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>84</u> Number of HCV units: <u>530</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: The PHA's mission is to create, develop and manage properties and programs that provide affordable housing for Medina County residents with low to moderate incomes.				

5.2

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

Previous Goals and Progress

- I. Expand the supply of assisted housing by:
 - A. Applying for additional rental vouchers – The MMHA applied for and received twenty-five (25) Shelter Plus Care Vouchers and currently has over forty (40) households under contract.
 - B. Acquiring or building units or developments – The MMHA manages 11 additional units of housing on behalf of the Medina County ADAMH Board. Tax credit applications were submitted, unsuccessfully, for senior housing developments. A tax credit application for senior housing is currently pending by a private developer; the MMHA provided consultation services and will most likely serve as the management agent. The MMHA developed an Emergency Services Department and now provides emergency cash assistance, along with case management, to the homeless and those at-risk of homelessness in Medina County.
 - C. Continuing to expand the inventory of landlords for the rental assistance programs During the past five years the MMHA has been open to new landlord participation and has provided informational materials in response to every inquiry by a prospective landlord. The MMHA has participated in educational mailings to landlords. The MMHA assisted in the development of HousingMedina.org which is a tool for landlords to market properties and a tool for the MMHA to use in assisting clients to secure housing.
 - D. Continue to work on home ownership opportunities for Family Self-Sufficiency clients – The MMHA routinely conducts homebuyer education workshops. The lease-to-own program continues to be offered to eligible participants. The MMHA offers Housing Choice Voucher Homeownership Vouchers to eligible participants. The MMHA works with programs like Habitat for Humanity and the local Community Housing Improvement Programs (CHIP) to create homeownership opportunities. While homeownership has been difficult for participants in Medina County to achieve, four participants have executed Homeownership Vouchers and three of the four have purchased homes. Others have achieved homeownership without the need for continued assistance or by purchasing homes in more affordable counties after completing the MMHA's homebuyer education program.
 - E. Increase the collaboration with other agencies to foster the development of affordable housing units – The MMHA continues its collaborative efforts which have resulted in positive outcomes. Through the Medina County Housing Network (MCHN), the MMHA has supported affordable housing opportunities initiated by other entities. Both the Director and the Deputy Director have served as Chair of the MCHN. The MMHA continues to collaborate with the Medina County ADAMH Board by managing properties and programs specific to the severely mentally ill (SMI) population. The MMHA collaborated on the development of a single family home (2 units) with the Medina County Board of Developmental Disabilities to expand housing for persons with disabilities. The MMHA collaborates with Operation: HOMES (homeless program) to provide emergency intake for the homeless. The MMHA serves as the central intake in the County for emergency assistance programs which requires collaboration with many entities including Medina County Job and Family Services, the United Way of Medina County, Community Action Wayne/Medina and many others.
 - F. Work with the ADAMH Board to assist in the construction of 11 units of housing designated for families with Severe Mental Illness (SMI) - Completed.
2. Improve the quality of assisted housing by:
 - A. Improve public housing management (PHAS score) – The MMHA is rated a High Performer.
 - B. Improve voucher management (SEMAP score) – The MMHA is rated a High Performer.
 - C. Increase customer satisfaction (Survey results) – The MMHA routinely scores well on the RASS. In addition, the MMHA now employs a staff member to provide residents with supportive services twenty (20) hours per week. The staff person also assists with improving resident relations, provides educational workshops and opportunities for increased socialization.
 - D. Renovate or modernize public housing units – The MMHA continues to renovate 3 – 6 housing units each year. Approximately half of the public housing units have been renovated and this activity is expected to continue until all units have been completed.
3. Increase assisted housing choices by:
 - A. Conduct outreach efforts to potential voucher landlords – Outreach efforts have occurred primarily in collaboration with the MCHN through educational opportunities and the creation of the Medina County housing locator website. These efforts are in addition to the MMHA's efforts to educate Voucher participants regarding poverty de-concentration.

Goals and Objectives for the Next Five Years

- I. Increase the availability of decent, safe and affordable housing.
 - A. Apply for additional rental Vouchers as they become available and based on current County needs.
 - B. Leverage private or other public funds to create additional housing opportunities to include the development of new housing units and the continuation of emergency assistance programs.
 - C. Continue to offer homeownership opportunities for clients.
 - D. Continue to collaborate with other agencies to provide affordable housing units in a cost effective and efficient manner.
 - E. Participate in community efforts to address the issue of foreclosures.
2. Improve the quality of assisted housing.
 - A. Maintain a High Performer Status for public housing management (PHAS score).
 - B. Obtain and maintain High Performer Status for the Housing Choice Voucher Program (SEMAP score).
 - C. Increase customer satisfaction by continuing to provide educational and socialization opportunities.
 - D. Renovate public housing units including the use of stimulus funds for weatherization upgrades.
3. Improve community quality of life.
 - A. Continue to educate Voucher holders regarding the de-concentration of poverty.
 - B. Implement public housing security improvements.
 - C. Continue to provide supportive services to public housing residents.
4. Ensure equal opportunity and affirmatively further fair housing.
 - A. Ongoing education of staff.
 - B. Periodic review of policies and procedures to ensure compliance with all laws and regulations.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Housing Choice Voucher Program Administrative Plan: Preferences became effective, after HUD review, two years ago. HUD staff later recommended a change to the preferences which the MMHA implemented as of July 1, 2009. Currently the only preference for the Housing Choice Voucher Program is the preference for residency. Also, an Affirmatively Furthering Fair Housing Addendum has been added.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The main administrative offices of the Medina Metropolitan Housing Authority, 850 Walter Road, Medina, Ohio.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The MMHA will study the possibility of designating up to 10% of its Housing Choice Vouchers as project-based. The locations would include the three largest cities in Medina County: Medina, Brunswick, and Wadsworth. Project basing would be consistent with the 5-Year and Annual Plan as they would be used for housing for the elderly and/or disabled. Affordable housing for both populations has been identified in the Plan as a need in Medina County.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

** Please see attached "Housing Needs" for further information.**

Housing Needs.

In addition to information provided in the Consolidated Plan, Community Housing Improvement Strategy (CHIS) meetings and by HUD, the MMHA utilized the results of a county-wide Senior Needs Assessment, information from the MMHA's waiting lists for various properties and programs, emergency assistance program statistics, the Foreclosure Task Force, and the expertise of the Medina County Housing Network and various service providers to identify the following housing needs.

Affordability – Medina County severely lacks affordable housing units for low-income, very low-income and extremely low-income households. The need for affordable units includes rental units and home mortgages. Affordability issues are experienced by all consumers including those with low fixed incomes or insufficient employment income. Full-time employment at minimum wage does not provide a sufficient income to afford a unit at the Fair Market Rent when affordability is defined as expending no more than 30% of adjusted monthly income towards housing costs. The foreclosure crisis has impacted Medina County as it has across the nation with neighborhoods in jeopardy due to the number of homes in foreclosure. The County Recorder's office reports 319 homes in foreclosure the first quarter of 2009. Foreclosures are occurring in all areas of the County and across all income levels. In addition, assistance with funds for home repair was identified as a significant issue through the CHIS process.

Due to the length of the waiting list for the Housing Choice Voucher (HCV) Program, the MMHA implemented residency as a preference. The preference was selected in response to feedback received from a community agency meeting. The wait for a Voucher has been 3-4 years for many years which shows how great a need and how valuable a resource the Vouchers are.

Due to the length of the waiting lists for rental assistance, and due to the lack of a drop-in homeless shelter, there is a great need for homeless prevention programs in the County. The MMHA has documented a constantly growing need over the past four (4) years for emergency assistance for those facing homelessness due to eviction, utility shut-off and foreclosure. For example, during the first quarter of 2008 there were sixty-one (61) households that applied and were eligible to receive \$49,136.97 in emergency assistance through the State of Ohio Housing Trust Fund and the United Way of Medina County. During the first quarter of 2009, seventy-eight (78) households were eligible for \$55,820.17 in emergency assistance. There is a significant population of households that cannot meet their ongoing housing obligations and rely on emergency assistance programs to maintain their housing.

Medina County does not have any known organizations which serve just a specific race or population. The MMHA questioned social service agencies to determine if any kept client data by race/ethnicity and identified any special housing needs for these populations. While many kept race/ethnicity data none reported special housing needs any different than the needs for the overall County. The Senior Needs Assessment, referenced above, reported that the survey sample data was representative of the older adult population in Medina County in terms of race and ethnicity, age, gender and income (97% White, 2% African-American, 1% Other, less than 1% Hispanic). The Survey reported no results that identified a need separate and specific to a population of a specific race or ethnicity. Data from other entities shows that persons of various race and ethnicities are accessing services in higher percentages than that of the general population showing an awareness of available services and a need for housing located close to those services. Specifically, housing crisis data was reviewed as a way to determine need and the results are as follows:

Medina County General Population: Assistance Programs:	Accessing Various Emergency Housing
97.1% White	87.3% White
0.7% African-American	11.17% African-American
0.1% Native American	
1.1% Hispanic	1.0% Hispanic
0.8% Asian	0.3% Asian
0.0% Pacific Islander	
0.3% Other	

9.0

The needs of the specific populations are as follows:

78% of White, 70% of African-American and 100% of Hispanic households needed rent assistance

19% of White and 30% of African-American households needed utility assistance

3% of White and 100% of Asian households needed mortgage assistance

The average amount of assistance needed by African-American household and Hispanic households was the same at \$517.00. The average amount of assistance needed by White households was 16% higher at \$599.00. Overall the data shows that minority households are aware of and access services. Their needs mirror those of the general population as evidenced by agencies and surveys not identifying any specific special needs.

Supply – The Senior Needs Assessment identified that the senior population in Medina County will increase rapidly to the overall County population; experiencing tremendous growth in the next few years. Of the 151,095 Medina County residents 21,818 are age 60 and older. Five percent (5%) of seniors are over the age of 75. Projections show that by the year 2020 there

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The MMHA is currently working with a developer with a pending tax credit application to build senior housing in the City of Brunswick. If the application is not funded, the Authority will explore other options to create additional, affordable senior housing in the community.</p> <p>The MMHA will continue to collaborate with the Medina County ADAMH Board to provide housing and rental assistance to the SMI population. The Authority will continue to collaborate with the Medina County Board of DD to create additional affordable housing opportunities for Board eligible persons based on the results of their needs assessment. In addition, the MMHA received State of Ohio Housing Finance Agency loan funds to build five (5) units of affordable, completely accessible housing in the City of Wadsworth. The units are built and as soon as the occupancy permit is secured leasing will begin.</p> <p>The MMHA will be working in collaboration with local government on the Neighborhood Stabilization Program. The Authority will purchase and renovate homes in targeted areas to be sold or leased to those meeting specific income guidelines. The homes will be affordable due to the availability of the NSP funds to go towards the project along with the MMHA's cost effective renovations and energy efficiency efforts.</p> <p>The MMHA will provide homeownership education to HCV, FSS and CHIP & NSP recipients and will collaborate with the CHIP programs to assist low-income households become homeowners.</p> <p>The MMHA will apply for the continuation of funding for the Shelter Plus Care Program. If need dictates, additional vouchers will be applied for.</p> <p>The MMHA will explore the possibility for the funding of an emergency homeless shelter. In addition, the Authority will continue to try and secure the necessary resources to operate its homeless prevention programs.</p> <p>As part of the Authority's ongoing efforts to provide housing to those in need in the most cost effective and efficient manner possible, the MMHA will work to collaborate with the Battered Women's Shelter on the operation of its' facility.</p> <p>The MMHA will apply for available Vouchers that meet the needs of Medina County residents.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Over the past five (5) years the MMHA continued to operate its public housing and HCV program to the highest of standards. Services provided to residents have increased. Additionally, the Authority expanded programming to include emergency assistance, Shelter Plus Care and homeownership. The Authority has taken a leadership role within the County on housing issues and collaborative efforts have increased. The MMHA has consistently strived to successfully fulfill the mission to create, develop and manage properties and programs that create affordable housing for low-to-moderate income Medina County residents.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The MMHA defines a significant amendment as the deletion of or an addition to any of the goals or strategies listed above. A Substantial Deviation/Modification would be a change to an above listed strategy or goal which would impact the population meant to be served or which would significantly change the outcome of the project.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

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

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

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

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

BOARD RESOLUTION # 10-25

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Medina Metropolitan Housing Authority
PHA Name

OH-027
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2011 - 2015

Annual PHA Plan for Fiscal Years 2011 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Carol Lawler	Title Chairperson, Board of Commissioners
Signature <i>Carol Lawler</i>	Date June 29, 2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Medina Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

North View Manor
860 Walter Road
Medina, Ohio 44256

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James A. Sipos

Title

Executive Director

Signature

X

Date

5/28/10

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Medina Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

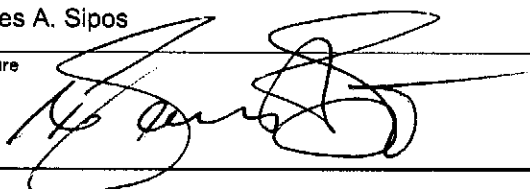
Name of Authorized Official

James A. Sipos

Title

Executive Director

Signature



Date (mm/dd/yyyy)

5/28/10

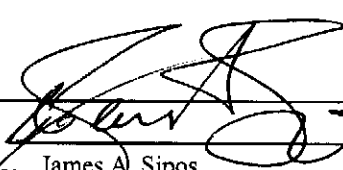
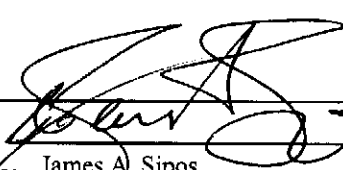
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Medina Metropolitan Housing Authority 850 Walter Road Medina, OH 44256 Congressional District, if known: Ohio 16th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Public Housing Capital Fund Program CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center;">  <hr/> </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: James A. Sipos Title: Executive Director Telephone No.: 330-725-7531 Date: 5/28/10	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Medina Metropolitan Housing Authority Page 1 of 1

Not Applicable

Resident Advisory Board Meeting

June 24, 2010

MMHA Staff Present: Debra Kubena-Yatsko, Deputy Director
Meg Frohlich, Housing Manager

Residents Present: Ruth Fullard, Lynn DeSalvo

The meeting started with an explanation of the necessity to submit a Five-Year Annual Plan. The Board reviewed each of the proposed goals in the plan.

The first goal discussed was the collaboration on a senior housing development. A question was asked regarding whether the property would be specifically for seniors. The answer was yes which the residents were in favor of. It was explained that the property would be affordable but not subsidized. Questions were asked regarding eligibility for the Public Housing property and some residents expressed concern regarding applicants with severe mental illness. It was explained that it would be illegal to discriminate and deny residency based on the type of disability. The PHA does look at criminal, credit and previous landlord history to determine eligibility.

The Board expressed interest in the goal of continuing to explore the possibility of a homeless shelter. Suggestions were made for agencies outside the County that could be approached to open a shelter. Questions were asked about current County resources. An explanation of the PHA's emergency programs and collaborations were reviewed.

The Board asked questions regarding rental assistance programs. Explanation was given regarding the Housing Choice Voucher Program and the PHA's goal of applying for additional Vouchers as they become available. Residents were strongly in favor of applying for any available Vouchers.

Residents were then asked for input and ideas regarding capital fund needs. The discussion began with questions and answers regarding previous Capital Fund plans.

Topic: When will the fence be installed? Answer: Staff will confirm and provide further information however, materials are being selected and it is believed it will be installed by fall.

Topic: When will the new windows and doors be installed on the first floor? Answer: The installer is waiting on the windows to arrive from the manufacturer. Once they arrive he will install them without delay.

Topic: What was the additional ARRA money used for? Answer: Landscaping and a plow.

Topic: Where are we with cameras for the common areas? Answer: Funds for security upgrades have been included in capital fund plans however further discussions will occur with residents prior to action being taken since there is division among residents regarding the installation of cameras.

Discussion regarding new Capital Fund needs: residents were in favor of replacing the emergency generator. Residents have expressed concern about power loss due to residents on oxygen.

Analysis: Funds for a new generator will be included in the Capital Fund Plan.

Residents suggested a new intercom system and stated that it is sometimes difficult to hear what is being said. Management reminded residents of the importance of calling in work orders.

Analysis: The intercom system was installed when the building was built and is therefore quite old. Funds will be included to replace the system in the Capital Fund Plan.

Residents asked if ceiling fans could be installed.

Analysis: The ceilings are cement and boxes and wiring necessary to install fans are not in place. It would be too difficult and costly to install the fans.

Residents requested the lobby furniture be cleaned or replaced.

Analysis: The furniture is not worn or torn. A work order will be submitted for cleaning.

It was asked how many boilers still needed to be installed? Residents stated that there are no issues with having sufficient hot water.

Residents asked if units without air conditioning remotes or switches could have them installed. The PHA asked if any of the residents on the Board did not have a remote or switch. All stated that they had them. It was suggested that if Board members know of residents without that they call the office. They will be installed as standard work orders.

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

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

Part I: Summary						
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12S02750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <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: 06-28-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	2,000.00	2,000.00	2,000.00	2,000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	2,903.00	3,121.30	3,121.30	3,121.30	
10	1460 Dwelling Structures	110,000.00	110,000.00	110,000.00	76,387.75	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	3,000.00	2,781.70	2,781.70	2,781.70	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

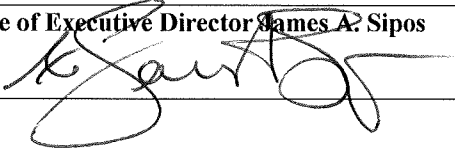
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12S02750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant						
<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: 06-28-2010		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	117,903.00	117,903.00	117,903.00	84,290.75	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	110,000.00	110,000.00	110,000.00	76,387.75	
Signature of Executive Director James A. Sipos		Date		Signature of Public Housing Director		
		6/30/2010				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02750108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <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: 06-28-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	8,800.00	9,315.00	9,315.00	9,315.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	12,000.00	11,276.92	11,276.92	11,276.92	
10	1460 Dwelling Structures	48,000.00	52,948.69	52,948.69	46,124.40	
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	4,192.00	4,192.00	4,192.00	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	16,000.00	15,412.39	15,412.39	15,412.39	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

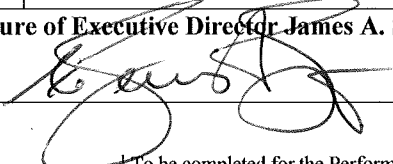
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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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

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

Part I: Summary						
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02750108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <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: 06-28-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	88,800.00	93,145.00	93,145.00	86,320.71	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures		20,000.00			
Signature of Executive Director James A. Sipos		Date		Signature of Public Housing Director		
		6/30/2010				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Medina Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12P02750108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH027-01	Administration costs	1410		8,800.00	9,315.00	9,315.00	9,315.00	
	Site improvements-	1450		12,000.00	11,276.92	11,276.92	11,276.92	
	Replacement of walkway lighting	1450						
	Dwelling Structure-	1460		48,000.00	52,948.69	52,948.69	46,124.40	
	Modernize units and replace boilers	1460						
	Non-dwelling equipment-	1475		16,000.00	15,412.39	15,412.39	15,412.39	
	New J. Deere 4x4 Maintenance vehicle	1475						
	Dwelling Equipment	1465		4,000.00	4,192.00	4,192.00	4,192.00	
	Replace air conditioners	1465						

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

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

Part I: Summary					
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02750109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <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: 06-28-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 9,284.00	9,284.00	1,193.39	1,193.39
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,562.00	10,562.00	750.00	750.00
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000.00	20,000.00	0.00	0.00
10	1460 Dwelling Structures	48,000.00	48,000.00	14,894.95	14,894.95
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	5,000.00	5,000.00	0.00	0.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <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: 06-28-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 92,846.00	92,846.00	16,838.34	16,838.34	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director: James A. Sipos		Date 6/30/2010		Signature of Public Housing Director		
				Date		

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number MEDINA METROPOLITAN HOUSING AUTHORITY- OH027		Locality (City/County & State) MEDINA/MEDINA, OHIO			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name NORTH VIEW MANOR OH-027-1	Work Statement for Year 1 FFY 2010 PHA FYE 6-30-2011	Work Statement for Year 2 FFY 2011 PHA FYE 6-30-2012	Work Statement for Year 3 FFY 2012 PHA FYE 6-30-2013	Work Statement for Year 4 FFY 2013 PHA FYE 6-30-2014	Work Statement for Year 5 FFY 2014 PHA FYE 6-30-2015
B.	Physical Improvements Subtotal	Annual Statement	\$83,561.40	\$83,561.40	\$40,000.00	\$83,561.40
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment				43,561.40	
E.	Administration		9,284.60	9,284.60	9,284.60	9,284.60
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$92,846.00	\$92,846.00	\$92,846.00	\$92,846.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

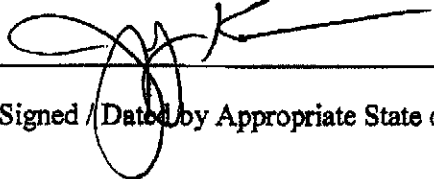
Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Jeff Kaiser the Planning and Zoning Director certify that the Five Year and
Annual PHA Plan of the Madras Metropolitan Housing Authority is consistent with the Consolidated Plan of
the City of Wadsworth, Ohio prepared pursuant to 24 CFR Part 91.

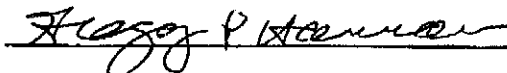
 4-2-10
Signed / Dated by Appropriate State or Local Official

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Greg Hannan the Community Development Director certify that the Five Year and
Annual PHA Plan of the Medina Metropolitan Housing Authority is consistent with the Consolidated Plan of
the City of Medina, Ohio prepared pursuant to 24 CFR Part 91.

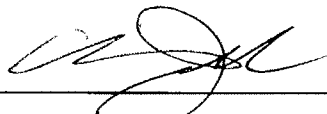

Signed / Dated by Appropriate State or Local Official

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Chris Jakab the County Administrator certify that the Five Year and
Annual PHA Plan of the Medina Metropolitan Housing Authority is consistent with the Consolidated Plan of
Medina County, Ohio prepared pursuant to 24 CFR Part 91.

 03/29/10
Signed / Dated by Appropriate State or Local Official

Housing Needs.

In addition to information provided in the Consolidated Plan, Community Housing Improvement Strategy (CHIS) meetings and by HUD, the MMHA utilized the results of a county-wide Senior Needs Assessment, information from the MMHA's waiting lists for various properties and programs, emergency assistance program statistics, the Foreclosure Task Force, and the expertise of the Medina County Housing Network and various service providers to identify the following housing needs.

Affordability – Medina County severely lacks affordable housing units for low-income, very low-income and extremely low-income households. The need for affordable units includes rental units and home mortgages. Affordability issues are experienced by all consumers including those with low fixed incomes or insufficient employment income. Full-time employment at minimum wage does not provide a sufficient income to afford a unit at the Fair Market Rent when affordability is defined as expending no more than 30% of adjusted monthly income towards housing costs. The foreclosure crisis has impacted Medina County as it has across the nation with neighborhoods in jeopardy due to the number of homes in foreclosure. The County Recorder's office reports 319 homes in foreclosure the first quarter of 2009. Foreclosures are occurring in all areas of the County and across all income levels. In addition, assistance with funds for home repair was identified as a significant issue through the CHIS process.

Due to the length of the waiting list for the Housing Choice Voucher (HCV) Program, the MMHA implemented residency as a preference. The preference was selected in response to feedback received from a community agency meeting. The wait for a Voucher has been 3-4 years for many years which shows how great a need and how valuable a resource the Vouchers are.

Due to the length of the waiting lists for rental assistance, and due to the lack of a drop-in homeless shelter, there is a great need for homeless prevention programs in the County. The MMHA has documented a constantly growing need over the past four (4) years for emergency assistance for those facing homelessness due to eviction, utility shut-off and foreclosure. For example, during the first quarter of 2008 there were sixty-one (61) households that applied and were eligible to receive \$49,136.97 in emergency assistance through the State of Ohio Housing Trust Fund and the United Way of Medina County. During the first quarter of 2009, seventy-eight (78) households were eligible for \$55,820.17 in emergency assistance. There is a significant population of households that cannot meet their ongoing housing obligations and rely on emergency assistance programs to maintain their housing.

Medina County does not have any known organizations which serve just a specific race or population. The MMHA questioned social service agencies to determine if any kept client data by race/ethnicity and identified any special housing needs for these populations. While many kept race/ethnicity data none reported special housing needs any different than the needs for the overall County. The Senior Needs Assessment, referenced above, reported that the survey sample data was representative of the older adult population in Medina County in terms of race and ethnicity, age, gender and income (97% White, 2% African-American, 1% Other, less than 1% Hispanic). The Survey reported no results that identified a need separate and specific to a population of a specific race or ethnicity. Data from other entities shows that persons of various race and ethnicities are accessing services in higher percentages than that of the general population showing an awareness

of available services and a need for housing located close to those services. Specifically, housing crisis data was reviewed as a way to determine need and the results are as follows:

Medina County General Population:	Accessing
Various Emergency Housing Assistance Programs:	87.3%
White	97.1% White
African-American	0.7% African-American 11.17%
Hispanic	0.1% Native American 1.1% Hispanic 1.0%
Asian	0.8% Asian 0.3%
	0.0% Pacific Islander 0.3% Other

The needs of the specific populations are as follows:

Hispanic households needed rent assistance	78% of White, 70% of African-American and 100% of
needed utility assistance	19% of White and 30% of African-American households
mortgage assistance	3% of White and 100% of Asian households needed

The average amount of assistance needed by African-American household and Hispanic households was the same at \$517.00. The average amount of assistance needed by White households was 16% higher at \$599.00. Overall the data shows that minority households are aware of and access services. Their needs mirror those of the general population as evidenced by agencies and surveys not identifying any specific special needs.

Supply – The Senior Needs Assessment identified that the senior population in Medina County will increase disproportionately to the overall County population; experiencing tremendous growth in the next few years. Of the 151,095 Medina County residents 21,818 are age 60 and older. Five percent (5%) of seniors are over the age of 75. Projections show that by the year 2020 there will be 46,400 residents age 60 and over. This is an increase of 113% since 1990. The typical senior receiving services in the County is a female, living alone with limited income. Seniors responding to the survey expressed a desire to remain in their current homes however overwhelmingly expressed concern with not being able to continue to afford their current residence and concerns regarding caring for the homes. Thirty-eight percent (38%) of respondents expressed as a concern outliving their financial resources and many mentioned increasing difficulty meeting their current expenses. Over ten percent (10%) of residents age 60 and over live in poverty. Nearly thirty percent (30%) age 60 and over have at least one (1) disabling condition. It is projected that by year 2020 almost 4,000 individuals age 60 and over will have a severe disability. A significant percentage of residents between the ages of 71 - 74 anticipated the need to move within two (2) years. Subsidized senior housing properties currently have waiting lists. Therefore, the current supply of assisted senior housing will not be sufficient to handle the

anticipated need. In addition, senior providers identified at the most recent CHIS meeting a growing need for home repair assistance for those recently widowed or divorced. The Senior Needs Assessment was a comprehensive study which addressed a variety of issues including, but not limited to health, financial well-being, transportation, and socialization. The results of the survey showed that increasing housing alternatives and affordability was the second greatest need in the County for seniors, specifically to “ensure resources are in place to assist older adults in obtaining housing that is affordable and appropriate in size and design to accommodate their changing needs” with “access to transportation links, walkable distance from daily needs like medical services or shopping”.

As the economy has declined the number of households needing emergency assistance has increased steadily. The MMHA received a State of Ohio Housing Trust Fund grant with a start date of January 1, 2009. When written, the funds requested would have been sufficient to fund the program for 24 months. Due to increasing need, the funds were fully utilized within 13 months.

Quality – Medina County is experiencing the same problems as communities across the country regarding the deterioration of vacant homes as a result of the foreclosure crisis. Participants of the HCV Program do not have difficulty securing units that pass Housing Quality Standards inspections. Medina County does have a large rural area and the Medina County Health Department has expressed some concern with homes in certain areas having problems with septic systems and mold. Few HCV participants live in these areas due to lack of job opportunities and transportation.

Accessibility – The Senior Needs Assessment, the MCHN, and the Medina County Board of Developmental Disabilities (BODD) have all identified as a problem the severe shortage of accessible units for those with disabilities. The need is expected to increase as the population of Medina County ages. BODD is currently conducting a needs assessment of its population.

Size of Units – There is a great need for an increase in affordable units for all size units. However, as stated above, entities in the County are planning for significant increases in the number of seniors needing affordable, accessible housing units. Therefore, it is anticipated that one and two bedroom units will be the greatest area of need.

Location - The Village of Lodi has requested that the MMHA focus efforts in their community. In addition, the need for access to transportation, stores and services dictates that housing for seniors and persons with disabilities be located in the cities of Brunswick, Medina and Wadsworth.

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

Previous Goals and Progress

1. Expand the supply of assisted housing by:
 - A. Applying for additional rental vouchers – **The MMHA applied for and received twenty-five (25) Shelter Plus Care Vouchers and currently has over forty (40) households under contract.**
 - B. Acquiring or building units or developments – **The MMHA manages 11 additional units of housing on behalf of the Medina County ADAMH Board. Tax credit applications were submitted, unsuccessfully, for senior housing developments. A tax credit application for senior housing is currently pending by a private developer; the MMHA provided consultation services and will most likely serve as the management agent. The MMHA developed an Emergency Services Department and now provides emergency cash assistance, along with case management, to the homeless and those at-risk of homelessness in Medina County.**
 - C. Continuing to expand the inventory of landlords for the rental assistance programs **During the past five years the MMHA has been open to new landlord participation and has provided informational materials in response to every inquiry by a prospective landlord. The MMHA has participated in educational mailings to landlords. The MMHA assisted in the development of HousingMedina.org which is a tool for landlords to market properties and a tool for the MMHA to use in assisting clients to secure housing.**
 - D. Continue to work on home ownership opportunities for Family Self-Sufficiency clients – **The MMHA routinely conducts homebuyer education workshops. The lease-to-own program continues to be offered to eligible participants. The MMHA offers Housing Choice Voucher Homeownership Vouchers to eligible participants. The MMHA works with programs like Habitat for Humanity and the local Community Housing Improvement Programs (CHIP) to create homeownership opportunities. While homeownership has been difficult for participants in Medina County to achieve, four participants have executed Homeownership Vouchers and three of the four have purchased homes. Others have achieved homeownership without the need for continued assistance or by purchasing homes in more affordable counties after completing the MMHA’s homebuyer education program.**
 - E. Increase the collaboration with other agencies to foster the development of affordable housing units – **The MMHA continues its collaborative efforts which have resulted in positive outcomes. Through the**

Medina County Housing Network (MCHN), the MMHA has supported affordable housing opportunities initiated by other entities. Both the Director and the Deputy Director have served as Chair of the MCHN. The MMHA continues to collaborate with the Medina County ADAMH Board by managing properties and programs specific to the severely mentally ill (SMI) population. The MMHA collaborated on the development of a single family home (2 units) with the Medina County Board of Developmental Disabilities to expand housing for persons with disabilities. The MMHA collaborates with Operation: HOMES (homeless program) to provide emergency intake for the homeless. The MMHA serves as the central intake in the County for emergency assistance programs which requires collaboration with many entities including Medina County Job and Family Services, the United Way of Medina County, Community Action Wayne/Medina and many others.

- F. **Work with the ADAMH Board to assist in the construction of 11 units of housing designated for families with Severe Mental Illness (SMI) - Completed.**
2. **Improve the quality of assisted housing by:**
 - A. **Improve public housing management (PHAS score) – The MMHA is rated a High Performer.**
 - B. **Improve voucher management (SEMAP score) – The MMHA is rated a High Performer.**
 - C. **Increase customer satisfaction (Survey results) – The MMHA routinely scores well on the RASS. In addition, the MMHA now employs a staff member to provide residents with supportive services twenty (20) hours per week. The staff person also assists with improving resident relations, provides educational workshops and opportunities for increased socialization.**
 - D. **Renovate or modernize public housing units – The MMHA continues to renovate 3 – 6 housing units each year. Approximately half of the public housing units have been renovated and this activity is expected to continue until all units have been completed.**
3. **Increase assisted housing choices by:**
 - A. **Conduct outreach efforts to potential voucher landlords – Outreach efforts have occurred primarily in collaboration with the MCHN through educational opportunities and the creation of the Medina County housing locator website. These efforts are in addition to the MMHA’s efforts to educate Voucher participants regarding poverty de-concentration.**

Goals and Objectives for the Next Five Years

1. **Increase the availability of decent, safe and affordable housing.**
 - A. **Apply for additional rental Vouchers as they become available and based on current County needs.**

- B. Leverage private or other public funds to create additional housing opportunities to include the development of new housing units and the continuation of emergency assistance programs.
 - C. Continue to offer homeownership opportunities for clients.
 - D. Continue to collaborate with other agencies to provide affordable housing units in a cost effective and efficient manner.
 - E. Participate in community efforts to address the issue of foreclosures.
2. Improve the quality of assisted housing.
- A. Maintain a High Performer Status for public housing management (PHAS score).
 - B. Obtain and maintain High Performer Status for the Housing Choice Voucher Program (SEMAP score).
 - C. Increase customer satisfaction by continuing to provide educational and socialization opportunities.
 - D. Renovate public housing units including the use of stimulus funds for weatherization upgrades.
3. Improve community quality of life.
- A. Continue to educate Voucher holders regarding the de-concentration of poverty.
 - B. Implement public housing security improvements.
 - C. Continue to provide supportive services to public housing residents.
4. Ensure equal opportunity and affirmatively further fair housing.
- A. Ongoing education of staff.
 - B. Periodic review of policies and procedures to ensure compliance with all laws and regulations.

Violence Against Women Act Statement

The Medina Metropolitan Housing Authority (MMHA) strives to provide comprehensive, client oriented services to low-to-moderate income households in Medina County. As a result, the MMHA provides services covering situations that range from homelessness to homeownership. Some programs, while not specifically designed solely for victims of domestic violence, would provide services to victims of violence as defined in Public Law 109-162. The Housing Choice Voucher Program and North View Manor (Public Housing) have incorporated the Violence Against Women Act (VAWA) requirements into policy and procedures.

Policy

The requirements of VAWA have been incorporated in the Housing Choice Voucher Program Administrative Plan and North View Manor's Occupancy Guidelines. Submitted with this plan is the chapter of the Occupancy Policy which describes the MMHA's policy.

The Housing Choice Voucher Program initially notified landlords and clients of VAWA through a mailing. All new voucher holders are informed of VAWA at their briefing session. In addition, when a situation in which VAWA applies arises the client is reminded of their rights and provided with the certification form.

North View Manor notification occurred at a resident meeting and was followed by information in the resident newsletter. New residents are informed at move-in. Residents will be reminded of their rights when abuse situations occur.

In all situations, care will be taken to ensure that the certification requirements do not place the victim in harm's way. Forms will be available at the office and not mailed unless requested. Confidentiality will be strictly enforced.

Programs, Activities, and Objectives

In addition to following the requirements of VAWA, the MMHA provides a variety of programs, including emergency case management to those experiencing a housing crisis. Case Management includes conducting a needs assessment, referrals, and if eligible, emergency security deposit, rent and/or utility assistance. These services would be available to those experiencing a housing crisis due to domestic violence.

Staff collaborates with the Battered Women's Shelter to transition clients to and from the shelter and permanent housing. In addition, the MMHA agreed to collaborate with the BWS on a grant application they submitted and the PHA is the maintenance provider on the shelter.

Chapter 15

DENIAL OR TERMINATION OF ASSISTANCE

[24 CFR 5.902, 5.903, 5.905, 982.4, 982.54, 982.552, 982.553]

INTRODUCTION

The PHA may deny or terminate assistance for a family because of the family's action or failure to act. The PHA will provide families with a written description of the Family Obligations under the program, the grounds under which the PHA can deny or terminate assistance, and the PHA's informal hearing procedures. This Chapter describes when the PHA is required to deny or terminate assistance, and the PHA's policies for the denial of a new commitment of assistance and the grounds for termination of assistance under an outstanding HAP contract.

A. GROUNDS FOR DENIAL/TERMINATION [24 CFR 982.54, 982.552, 982.553]

If denial or termination is based upon behavior resulting from a disability, the PHA will delay the denial or termination in order to determine if there is an accommodation, which would negate the behavior resulting from the disability.

Form of Denial/Termination

Denial of assistance for an applicant may include any or all of the following:

- Denial for placement on the PHA waiting list
- Denying a voucher or withdrawing a certificate or voucher
- Refusing to enter into a HAP contract or approve a tenancy
- Refusing to process or provide assistance under portability procedures

Termination of assistance for a participant may include any or all of the following:

- Refusing to enter into a HAP contract or approve a tenancy
- Terminating housing assistance payments under an outstanding HAP contract
- Refusing to process or provide assistance under portability procedures

Mandatory Denial and Termination [24 CFR 982.553(a)]

HUD requires the PHA to deny assistance in the following cases:

if any member of the family has been evicted from federally assisted housing in the last 3 years for drug-related criminal activity.

the PHA determines that any household member is currently engaged (within the last six months) in the use of illegal drugs.

the PHA has reasonable cause to believe that any household member's current use or pattern of use of illegal drugs, or current abuse or pattern of abuse of alcohol, may threaten the health, safety or right to peaceful enjoyment of the premises by other residents.

any household member has ever been convicted of drug-related criminal activity for the production or manufacture of methamphetamine on the premises of federally assisted housing.

any member of the household is subject to a lifetime registration requirement under a State sex offender registration program.

The PHA must deny assistance to applicants, and terminate assistance for participants if the family is under contract and 180 days (or 12 months, depending on the HAP contract used) have elapsed since the PHA/s last housing assistance payment was made. (See "Contract Terminations" chapter)

Other Permitted Reasons for Denial of Assistance

The PHA will deny program assistance for an applicant, or terminate program assistance for a participant, for any of the following reasons:

If any family member has violated the family obligations under 24 CFR 982.551 not to engage in any drug-related criminal activity.

If any family member has violated the family obligation under 24 CFR 982.551 not to engage in any violent criminal activity.

If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.

The family currently owes rent or other amounts to the PHA or to another PHA.

The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.

The family breaches an agreement with a PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA. The PHA at its discretion may offer the family the opportunity to enter into a repayment agreement. The PHA will prescribe the terms of the agreement. (See "Repayment Agreements" chapter.)

The family has engaged in or threatened abusive or violent behavior toward PHA personnel.

"Abusive or violent behavior towards PHA personnel" includes verbal as well as physical abuse or violence. Use of expletives that are generally considered insulting, racial epithets, or other language, written or oral, that is customarily used to insult or intimidate, may be cause for termination or denial. "PHA personnel" includes a PHA employee or a PHA contractor, subcontractor or agent.

"Threatening" refers to oral or written threats or physical gestures that communicate an intent to abuse or commit violence.

Actual physical abuse or violence will always be cause for termination.

If any member of the family engages in, or has engaged in drug or alcohol abuse that interferes with the health, safety or peaceful enjoyment of other residents. See Section B of this chapter.

If any member of the family commits drug-related criminal activity, or violent criminal activity. (See Section B of this chapter and 982.553 of the regulations)

Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) provides some protection to victims of actual or threatened violence, dating violence or stalking. VAWA provides that:

- An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and will not be good cause for terminating the assistance.
- Criminal activity directly relating to domestic violence, dating violence or stalking engaged in by a member of the tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights, if the tenant or an immediate family member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence or stalking.
- The PHA may terminate assistance in order to evict or remove any individual who is a

tenant or lawful occupant, and who engages in criminal acts of physical violence against family members or others, without terminating the assistance of the victim of such violence who is also a tenant of lawful occupant.

- Nothing limits the ability of the PHA to terminate assistance to a tenant for lease violations not related to incidents of domestic violence, although the victim cannot be subjected to a “more demanding standard” than non-victims.
- The PHA is still authorized to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and to address the distribution or possession of property among the household members in cases where the family breaks up.

VAWA Certification

The PHA will request that an individual certify via a HUD-approved certification form that the individual is a victim of domestic violence, dating violence or stalking and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse, and meet the requirements set forth above. Such certification shall include the name of the perpetrator and will be submitted within fourteen (14) business days after the PHA requests such certification in writing. If the certification is not received within this timeframe, nothing would limit the ability to terminate assistance.

The certification requirement can also be met by providing the PHA with documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional from who the victim has sought assistance in addressing domestic violence, dating violence sexual assault or stalking. The professional must attest under the penalty of perjury to their belief that the incident or incidents in question are bona fide incidents of abuse and the victim must sign or attest to the documentation. The PHA will also accept as certification the submission of a Federal, State, tribal, territorial or local police or court record.

Information provided by the victim pursuant to the certification shall be retained in confidence, and not entered into any shared database nor provided to any related entity, except when the disclosure is: consented to by the individual in writing, required for use in eviction proceedings or otherwise required by law.

VAWA Definitions

The following definitions will be used:

Domestic Violence – Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim share a child in common, by a person who is cohabitated with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence

laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence – Violence committed by a person:

- (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (b) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.

Stalking – to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate; or to place under surveillance with the intent to kill, injure, harass or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

Immediate Family Member – a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage

B. SCREENING AND TERMINATION FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY

Purpose

All federally assisted housing is intended to provide a place to live and raise families, not a place to commit crime, to use or sell drugs or terrorize neighbors. It is the intention of the MMHA to fully endorse and implement a policy designed to:

Help create and maintain a safe and drug-free community

Keep our program participants free from threats to their personal and family safety

Help maintain an environment where children can live safely, learn and grow up to be productive citizens

Assist families in their vocational/educational goals in the pursuit of self-sufficiency

Administration

All screening and termination of assistance procedures shall be administered fairly and in such a way as not to violate rights to privacy or discriminate on the basis of race, color, nationality, religion, familial status, disability, **sex** or other legally protected groups.

To the maximum extent possible, the PHA will involve other community and governmental entities in the promotion and enforcement of this policy.

Screening of Applicants

In an effort to prevent future drug related and other criminal activity, as well as other patterns of behavior that pose a threat to the health, safety or right to peaceful enjoyment of the premises by other residents, and as required by the 24 CFR 982, Subpart L and CFR Part 4, Subpart J, the PHA will endeavor to screen applicants as thoroughly and fairly as possible **for drug-related and violent criminal behavior via a criminal background check.**

Such screening will apply to any member of the household who is 18 years of age or older.

HUD Definitions

Covered person, for purposes of 24 CFR Part 982 and this chapter, means a tenant, any member of the tenant's household, a guest or another person under the tenant's control.

Drug means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).

Drug-related criminal activity is the illegal manufacture, sale, distribution or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug [24 CFR 5.100].

Guest, for purposes of this chapter and 24 CFR part 5, subpart A and 24 CFR Part 982, means a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. The requirements of part 982 apply to a guest as so defined.

Household, for the purposes of 24 CFR Part 982 and this chapter, means the family and PHA-approved live-in aide.

Other person under the tenant's control, for the purposes of the definition of *covered person* and for 24 CFR Parts 5 and 982 and for this chapter, means that the person, although not staying as a guest (as defined in this chapter) in the unit, is, or was at the time of the activity in question, on the premises because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not *under the tenant's control*.

Violent criminal activity means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage [24 CFR 5.100].

Immediate vicinity means within a three-block radius of the premises.

Standard for Violation

The PHA will deny participation in the program to applicants and terminate assistance to participants in cases where the PHA determines there is reasonable cause to believe that a household member is illegally using a drug or if the person abuses alcohol in a way that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents, including cases where the PHA determines that there is a pattern of illegal use of a drug or a pattern of alcohol abuse.

The PHA will consider the use of a controlled substance or alcohol to be a pattern if there is more than one incident during the previous 6 months.

“Engaged in or engaging in” violent criminal activity means any act by an applicant or participant or household member which involved criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage, whether or not it resulted in the arrest and/or conviction of the applicant, participant or household member.

Three (3) years from the date the applicant, participant or household member was charged OR 3 years from the completion of the sentence, WHICHEVER IS LATER, will be the timeframe used in denying assistance.

The existence of the above-referenced behavior by any household member or guest, regardless of the applicant or participant’s knowledge of the behavior, shall be grounds for denial or termination of assistance.

Termination of Assistance for Participants

Termination of Assistance for Drug-related Criminal Activity or Violent Criminal Activity:

Under the family obligations listed at 24 CFR 982.551, the members of the household must not engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. HUD regulations at 24 CFR 982.553(b) require the PHA to establish standards for termination of assistance when this family obligation is violated. The MMHA has established the following standards for termination of assistance for the family when a household member has violated the family obligation to refrain from participating in drug-related or violent criminal activity.

Assistance will be terminated for participants who have been:

Convicted for drug-related or violent criminal activity during participation in the program, and within the last 3 years prior to the date of the notice to terminate assistance.

Terminating Assistance for Alcohol Abuse by Household Members

Under the family obligations listed at 24 CFR 982.551, the members of the household must not abuse alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. Assistance will be terminated due to violation of a family obligation if the PHA determines that a member of the household has demonstrated a pattern of alcohol abuse that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.

Notice of Termination of Assistance

In any case where the PHA decides to terminate assistance to the family, the PHA must give the family written notice which states:

The reason(s) for which assistance has been terminated,

The effective date of the termination,

The family's right, if they disagree, to request an Informal Hearing

The date by which a request for an informal hearing must be received by the PHA.

If the PHA proposes to terminate assistance for criminal activity as shown by a criminal record, the PHA will provide the subject of the record and the tenant with a copy of the criminal record.

The PHA will simultaneously provide written notice of the contract termination to the owner so that it will coincide with the Termination of Assistance. The Notice to the owner will not include any details regarding the reason for termination of assistance.

Required Evidence

For criminal activity, HUD permits the PHA to terminate assistance if a *preponderance of evidence* is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred. Preponderance of evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

Credible evidence may be obtained from police and/or court records. Testimony from neighbors, when combined with other factual evidence can be considered credible evidence. Other credible evidence includes documentation of drug raids or arrest warrants.

The PHA will pursue fact-finding efforts as needed to obtain credible evidence.

Confidentiality of Criminal Records

The PHA will ensure that any criminal record received is maintained confidentially, not misused or improperly disseminated, and destroyed once the purpose for which it was requested is accomplished.

Misuse of the above information by any employee will be grounds for termination of employment. Legal penalties for misuses are contained in the Ohio Revised Code.

C. FAMILY OBLIGATIONS [24 CFR 982.551]

The family must supply any information that the PHA or HUD determines is necessary in the administration of the program, including submission of required evidence of citizenship or eligible immigration status (as provided by 24 CFR 982.551). "Information" includes any requested certification, release or other documentation.

The family must supply any information requested by the PHA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition in accordance with HUD requirements.

The family must disclose and verify Social Security Numbers (as provided by 24 CFR 5.216) and must sign and submit consent forms for obtaining information in accordance with 24 CFR 5.230.

All information supplied by the family must be true and complete.

The family is responsible for an HQS breach caused by the family as described in 982.404(b).

The family must allow the PHA to inspect the unit at reasonable times and after reasonable notice.

The family may not commit any serious or repeated violations of the lease.

The family must notify the owner and, at the same time, notify the PHA before the family moves out of the unit or terminates the lease upon notice to the owner.

The family must promptly give the PHA a copy of any owner eviction notice.

The family must use the assisted unit for residence by the family. The unit must be the family's only residence.

The composition of the assisted family residing in the unit must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. The family must request PHA approval to add any other family member as an occupant of the unit.

The family must promptly notify the PHA if any family member no longer resides in the unit.

If the PHA has given approval, a foster child or a live-in aide may reside in the unit. If the family does not request approval or PHA approval is denied, the family may not allow a foster child or live-in aide to reside with the assisted family.

Members of the household may engage in legal profit-making activities in the unit, but only if such activities are incidental to primary use of the unit as a residence by members of the family.

The family must not sublease or let the unit.

The family must not assign the lease or transfer the unit.

The family must supply any information or certification requested by the PHA to verify that the family is living in the unit, or relating to family absence from the unit, including any PHA-requested information or certification on the purposes of family absences. The family must cooperate with the PHA for this purpose. The family must promptly notify the PHA of absence from the unit.

The family must not own or have any interest in the unit.

The members of the family must not commit fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program.

The household members may not engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. The members of the household must not abuse alcohol in a way that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises. An assisted family, or members of the family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same unit or a different unit, under any duplicative (as determined by HUD or in accordance with HUD requirements) federal, State or local housing assistance program.

Housing Authority Discretion [24 CFR 982.552(c)]

In deciding whether to deny or terminate assistance because of action or failure to act by members of the family, the PHA has discretion to consider all of the circumstances in each case, including the seriousness of the case. The PHA will use its discretion in reviewing the extent of participation or culpability of individual family members and the length of time since the

violation occurred. The PHA may also review the family's more recent history and record of compliance, and the effects that denial or termination of assistance may have on other family members who were not involved in the action or failure to act.

Enforcing Family Obligations

Explanations and Terms

The term "Promptly" when used with the Family Obligations always means "within 10 days." Denial or termination of assistance is always optional except where this Plan or the regulations state otherwise.

HQS Breach

The **inspector** will determine if an HQS breach as identified in 24 CFR 982.404 (b) is the responsibility of the family. Families may be given extensions to cure HQS breaches by the Program Manager

Lease Violations

The following criteria will be used to decide if a serious or repeated violation of the lease will result in termination of assistance:

If the owner terminates tenancy through court action for serious or repeated violation of the lease.

If the owner notifies the family of termination of tenancy assistance for serious or repeated lease violations, and the family moves from the unit prior to the completion of court action, and the PHA determines that the cause is a serious or repeated violation of the lease based on available evidence.

If the owner notifies the family of termination of tenancy assistance for serious or repeated lease violations, and the family moves from the unit prior to the completion of court action

Notification of Eviction

If the family requests assistance to move and they did not notify the PHA of an eviction within **20** days of receiving the Notice of Lease Termination, the move will be denied.

Proposed Additions to the Family

The PHA will deny a family's request to add additional family members who are:

Persons who have previously violated a family obligation listed in 24CFR 982.51 of the HUD regulations.

Persons who commit drug-related criminal activity or violent criminal activity.

Persons who do not meet the PHA's definition of family.

Persons who commit fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.

Persons who currently owe rent or other amounts to the PHA or to another PHA

Persons who have engaged in or threatened abusive or violent behavior toward PHA personnel.

Family Member Moves Out

Families are required to notify the PHA if any family member leaves the assisted household. When the family notifies the PHA, they must furnish the following information:

The date the family member moved out.

The new address, if known, of the family member.

Limitation on Profit-making Activity in Unit

If the business activity area results in the inability of the family to use any of the critical living areas, such as a bedroom utilized for a business which is not available for sleeping, it will be considered a violation.

If the PHA determines that the use of the unit as a business is not incidental to its use as a dwelling unit, it will be considered a program violation.

If the PHA determines the business is not legal, it will be considered a program violation.

Interest in Unit

The owner may not reside in the assisted unit regardless of whether (s)he is a member of the assisted family, unless the family owns the mobile home and rents the pad under the Certificate Program.

Fraud

In each case, the PHA will consider which family members were involved, the circumstances, and any hardship that might be caused to innocent members.

D. PROCEDURES FOR NON-CITIZENS [24 CFR 5.514, 5.516, 5.518]

Denial or Termination due to Ineligible Immigrant Status

Applicant or participant families in which all members are neither U.S. citizens nor eligible immigrants are not eligible for assistance and must have their assistance terminated. The PHA must offer the family an opportunity for a hearing. (See "Eligibility for Admission" chapter, section on Citizenship/Eligible Immigration Status.)

Assistance may not be terminated while verification of the participant family's eligible immigration status is pending.

False or Incomplete Information

When the PHA has clear, concrete, or substantial documentation (such as a permanent resident card or information from another agency) that contradicts the declaration of citizenship made by an applicant or participant, an investigation will be conducted and the individual will be given an opportunity to present relevant information.

If the individual is unable to verify their citizenship, the PHA may give him/her an opportunity to provide a new declaration as an eligible immigrant or an opportunity to elect not to contend their status. The PHA will then verify eligible status, deny, terminate, or prorate as applicable.

The PHA will deny or terminate assistance based on the submission of false information or misrepresentation.

Notice of Termination Based on Citizenship Status [24 CFR 5.514 (c) and (d)]

The PHA must terminate assistance if (1) a family fails to submit required documentation within the required timeframe concerning any family member's citizenship or eligible immigration status; (2) evidence of citizenship and eligible immigration status is submitted timely, but USCIS primary and secondary verification does not verify eligible immigration status of a family; or (3) the PHA determines that a family member has knowingly permitted another individual who is not eligible for assistance to reside (on a permanent basis) in the unit. For (3) above, such termination must be for a period of at least 24 months.

The notice of termination must advise the family of the reasons their assistance is being terminated, that they may be eligible for proration of assistance, the criteria and procedures for obtaining relief under the provisions for preservation of families, that they have the right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or a written explanation in support of the appeal, and that they have the right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.

E. ZERO (\$0) ASSISTANCE TENANCIES

HAP Contracts Prior to 10/2/95

For contracts which were effective prior to 10/2/95, the PHA is liable for unpaid rent and damages if the family vacates during the allowable 12 months after the last HAP payment. The PHA must perform all of the functions normally required, such as reexaminations and inspections.

The participant will be notified of the right to remain on the program at \$0 assistance for 12 months. If the family is still in the unit after 12 months, the assistance will be terminated.

In order for a family to move to another unit during the 12 month, the rent for the new unit would have to be high enough to necessitate a housing assistance payment.

HAP Contracts On or After 10/2/95 [24 CFR 982.455 (a)]

For contracts effective on or after 10/2/95, the PHA has no liability for unpaid rent or damages, and the family may remain in the unit at \$0 assistance for up to 180 days after the last HAP payment. If the family is still in the unit after 180 days, the assistance will be terminated. If, within the 180 day timeframe, an owner rent increase or a decrease in the Total Tenant Payment causes the family to be eligible for a housing assistance payment, the PHA will resume assistance payments for the family.

In order for a family to move to another unit during the 180 days, the rent for the new unit would have to be high enough to necessitate a housing assistance payment.

F. OPTION NOT TO TERMINATE FOR MISREPRESENTATION [24 CFR 982.551, 982.552(c)]

If the family has misrepresented any facts that caused the PHA to overpay assistance, the PHA may choose not to terminate and may offer to continue assistance provided that the family **executes a Repayment Agreement and makes payments in accordance with the agreement.**

G. MISREPRESENTATION IN COLLUSION WITH OWNER [24 CFR 982.551, 982.552 (c)]

If the family intentionally, willingly, and knowingly commits fraud or is involved in any other illegal scheme with the owner, the PHA will deny or terminate assistance.

H. MISSED APPOINTMENTS AND DEADLINES [24 CFR 982.551, 982.552 (c)]

It is a Family Obligation to supply information, documentation, and certification as needed for the PHA to fulfill its responsibilities. The PHA schedules appointments and sets deadlines in order to obtain the required information. The Obligations also require that the family allow the PHA to inspect the unit, and appointments are made for this purpose.

An applicant or participant who fails to keep an appointment, or to supply information required by a deadline without notifying the PHA, may be sent a notice of denial or termination of assistance for failure to provide required information, or for failure to allow the PHA to inspect the unit.

The family will be given information about the requirement to keep appointments and the number of times appointments will be rescheduled, as specified in this Plan.

Appointments will be scheduled and time requirements will be imposed for the following events and circumstances:

Eligibility for Admissions

Verification Procedures

Voucher Issuance and Briefings

Housing Quality Standards and Inspections

Recertifications

Appeals

Acceptable reasons for missing appointments or failing to provide information by deadlines are:

Medical emergency

Family emergency

Procedure when Appointments are Missed or Information not Provided

For most purposes in this Plan, the family will be given 2 opportunities before being issued a notice of termination or denial for breach of a family obligation.

After issuance of the termination notice, if the family offers to correct the breach within the time allowed to request a hearing:

The termination will be rescinded after the family cures the breach.

Chapter 12

LEASE TERMINATIONS

[24 CFR 966.4]

INTRODUCTION

The MMHA may terminate tenancy for a family because of the family's action or failure to act in accordance with HUD regulations [24 CFR 966.4 (1)(2)], and the terms of the lease. This Chapter describes the MMHA's policies for notification of lease termination and provisions of the lease.

A. TERMINATION BY RESIDENT

The Resident may terminate the lease by providing the MMHA with a written 30-day advance notice as defined in the lease agreement.

B. TERMINATION BY MMHA

Termination of tenancy will be in accordance with the MMHA's lease.

The lease may be terminated by the MMHA at any time by giving written notice for serious or repeated violation of material terms of the lease, such as, but not limited to the following:

Nonpayment of rent or other charges due under the Lease, or repeated chronic late payment of rent;

Failure to provide timely and accurate statements of income, assets, expenses and family composition at Admission, Interim, Special or Annual Rent Recertifications;

Assignment or subleasing of the premises or providing accommodation for boarders or lodgers;

Use of the premises for purposes other than solely as a dwelling unit for the Resident and Resident's household as identified in this Lease, or permitting its use for any other purposes;

Failure to abide by necessary and reasonable rules made by the MMHA for the benefit and well being of the housing development and the residents;

Failure to abide by applicable building and housing codes materially affecting health or safety;

Failure to dispose of garbage waste and rubbish in a safe and sanitary manner;

Failure to use electrical, plumbing, sanitary, heating, ventilating, air conditioning

and other equipment, including elevators, in a safe manner;

Acts of destruction, defacement or removal of any part of the premises, or failure to cause guests to refrain from such acts;

Failure to pay reasonable charges (other than for normal wear and tear) for the repair of damages to the premises, project buildings, facilities, equipment, or common areas; or

The Resident, any member of the Resident's household, or a guest shall not engage in criminal activity, including drug-related criminal activity, *on or off* public housing premises (as defined in the lease), while the Resident is a Resident in public housing, and such criminal activity shall be cause for termination of tenancy. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

Alcohol abuse that the MMHA determines interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.

Non-compliance with Non-Citizen Rule requirements.

Discovery after admission of facts that made the Resident ineligible;

Discovery of material false statements or fraud by the Resident in connection with an application for assistance or with reexamination of income;

Failure to accept the MMHA's offer of a lease revision to an existing lease that is on a form adopted by the MMHA in accordance with HUD regulations, with written notice of the offer of the revision at least 60 calendar days before the lease revision is scheduled to take effect; and with the offer specifying a reasonable time limit within that period for acceptance by the family.

Other good cause.

C. NOTIFICATION REQUIREMENTS

The MMHA's written Notice of Lease Termination will state the reason for the proposed termination, the date that the termination will take place, and it will offer the resident all of the rights and protections afforded by the regulations and this policy. (See Chapter on Complaints, Grievances and Hearings.)

Notices of lease termination shall be in writing and delivered to Resident or adult member of the household or sent by first class mail properly addressed to Resident.

The notice shall contain a statement describing the resident's right to meet with the manager to determine whether a reasonable accommodation would eliminate the need for a lease termination.

Timing of the Notice

If the MMHA terminates the lease, written notice will be given as follows:

At least 14 calendar days prior to termination in the case of failure to pay rent;

A reasonable time, considering the seriousness of the situation, but not to exceed 30 days:

If the health or safety of other residents, MMHA employees, or persons residing in the immediate vicinity of the premises is threatened; or

If any member of the household has engaged in any drug-related criminal activity or violent criminal activity; or

If any member of the household has been convicted of a felony.

At least thirty days prior to termination in all other cases.

The MMHA shall notify the Post Office that mail should no longer be delivered to the person who was evicted for criminal activity, including drug-related criminal activity.

Criminal Activity

The MMHA will immediately terminate tenancy of persons convicted of manufacturing or producing methamphetamine on the premises of the assisted housing project in violation of any Federal or State law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and grounds.

The MMHA will terminate assistance of participants in cases where the MMHA determines there is reasonable cause to believe that the person is illegally using a controlled substance or engages in drug-related or other criminal activity. The same will apply if it is determined that the person abuses alcohol in a way that interferes with the health, safety or right to peaceful enjoyment of the premises by other residents. This includes cases where the MMHA determines that there is a pattern of illegal use of controlled substances or a pattern of alcohol abuse.

The MMHA will consider the use of a controlled substance or alcohol to be a *pattern* if there is more than one incident during the previous three months.

"Engaged in or engaging in or recent history of" drug related criminal activity means any act or completion of any sentence within the past 3 years by applicants or participants, household members, or guests which involved drug-related criminal activity including, without limitation, drug-related criminal activity, possession and/or use of narcotic paraphernalia, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.

"Engaged in or engaging in or recent history of" criminal activity means any act or completion of any sentence within the past 3 years by applicants or participants, household members, or guests which involved criminal activity that would threaten the health, safety or right to peaceful enjoyment of the public housing premises by other residents or employees of the MMHA, which did or did not result in the arrest and/or conviction of the applicant or participant, household members, or guests.

The MMHA will not waive this policy.

D. Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) was signed into law as Public Law 109-162. VAWA provides some protection to victims of actual or threatened violence, dating violence or stalking.

The following definitions will be used:

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim share a child in common, by a person who is cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence: Violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors: the length of the relationship, the type of relationship and the frequency of the interaction between the persons involved in the relationship.

Stalking: To follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate; or to place under surveillance with the intent to kill, injure, harass or intimidate another person; and in the course of or as a result of, such following, pursuit surveillance or repeatedly committed acts, to place a person in reasonable fear of death of, or serious bodily injury to, or to cause substantial emotional harm to that person, a member of the immediate family of that person, or the spouse or intimate partner of that person.

Immediate Family Member: A spouse, parent, brother or sister, or child of the person, or an individual to who that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

VAWA provides that:

The MMHA shall not deny admission to the project to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission, and that nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence or stalking.

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of the victim of such violence.

Criminal activity directly relating to domestic violence , dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of the tenancy or occupancy rights , if the tenant or immediate member of the tenant's family is a victim of that domestic violence, dating violence, or stalking.

The MMHA may bifurcate a lease, in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

The MMHA is still authorized to, when notified, honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim ad issued to address the distribution or possession of property among the household members in cases where a family breaks up.

The MMHA may still evict a tenant for any violation of a lease not premised on the acts or acts of violence in question against the tenant or a member of the tenant's household, provided that the public housing agency does not subject an individual who is or has been a victim of domestic violence , dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

The authority may choose to terminate the tenancy of any tenant if the MMHA can demonstrate an actual or imminent threat to other tenants or those employed at or providing service to the property if that tenant's tenancy is not terminated.

VAWA Certification

The MMHA will request that an individual certify via a HUD-approved certification form that the individual is a victim of domestic violence, dating violence, or stalking and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse, and meet the requirements set forth above. Such certification shall include the name of the perpetrator and must be submitted within fourteen (14) business days after the MMHA requests such certifications in writing. If the certification is not received within this timeframe, nothing would limit the ability to evict any tenant or lawful occupant that commits violations of a lease. The MMHA may extend the fourteen (14) day deadline at its discretion. The MMHA is mindful that the delivery of the certification form to the tenant in response to an incident via mail may place the victim at risk therefore the MMHA may require that the tenant come to the office to pick up the certification form.

The certification requirement includes providing the MMHA with documentation signed by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional from who the victim has sought assistance in addressing domestic violence, dating violence, sexual assault or stalking. The professional must attest under the penalty of perjury to their belief that the incident or incidents in question are bona fide incidents of abuse and the victim must sign or attest to the documentation. The PHA will also accept as certification the submission of a Federal, State, tribal, territorial or local police or court record. The MMHA may, at its discretion, provide benefits to a victim based solely on the individual's statement or other corroborating evidence.

Information provided by the victim pursuant to the certification shall be retained in confidence, and not entered into any shared database nor provided to any related entity, except when the disclosure is: consented to by the individual in writing, required for use in eviction proceedings or otherwise required by law.

E. RECORD KEEPING

A written record of every termination and/or eviction shall be maintained by the MMHA at the development where the family was residing, and shall contain the following information:

Name of resident, number and identification of unit occupied;

Date of the Notice of Lease Termination and any other notices required by State or local law; these notices may be on the same form and will run concurrently;

Specific reason(s) for the Notices, citing the lease section or provision that was violated, and other facts pertinent to the issuing of the Notices described in detail (other than the Criminal History Report);

Date and method of notifying the resident;

Summaries of any conferences held with the resident including dates, names of conference participants, and conclusions.

Records for persons whose leases were terminated for any reason will be kept by the MMHA indefinitely.

F. TERMINATIONS DUE TO INELIGIBLE IMMIGRATION STATUS

[24 CFR 5.514]

If the MMHA determines that a family member has knowingly permitted an ineligible individual to reside in the family's unit on a permanent basis, the family's assistance will be terminated for **not less than 24 months**. This provision does not apply to a family if the eligibility of the ineligible individual was considered in calculating any proration of assistance provided for the family.

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

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

Part I: Summary						
PHA Name: Medina Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P02750110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	\$9,197.60				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	20,000.00				
10	1460 Dwelling Structures	62,778.40				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

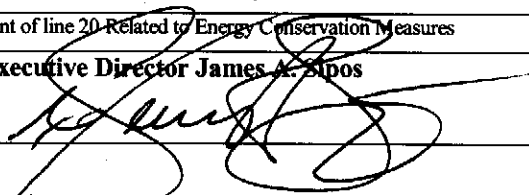
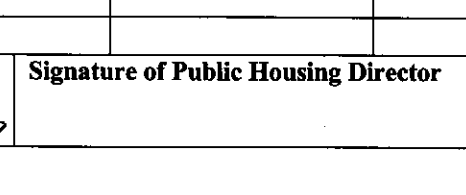
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$91,976.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director James A. Sipos 		Date 8/3/2010	Signature of Public Housing Director 		Date	

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