

**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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 04/01/2012, 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.

Greene Metropolitan Housing Authority

OH022


PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20¹² - 20¹³

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	Title
Brenda Smallwood	Executive Director
Signature	Date
	1/12/2012

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

GREENE METROPOLITAN HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PUBLIC HOUSING AND HOUSING CHOICE VOUCHERS

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 Federalagency 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.)

SEE ATTACHED

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 BRENDA SMALLWOOD	Title EXECUTIVE DIRECTOR
Signature <i>Brenda Smallwood</i>	Date 1/12/2012

**Certification of Payments
to Influence Federal Transactions**

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

GREENE METROPOLITAN HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

PUBLIC HOUSING AND HOUSING CHOICE VOUCHERS

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 sub recipients 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)

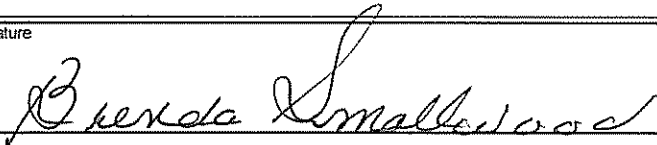
Name of Authorized Official

BRENDA SMALLWOOD

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

1/12/2012

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure)

<p>1. Type of Federal Action: a. contract <u> b </u> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance</p>	<p>2. Status of Federal Action: a. bid/offer/application <u> b </u> b. initial award c. post-award</p>	<p>3. Report Type: a. initial filing <u> a </u> b. material change</p> <p>For material change only: Year _____ quarter _____ Date of last report _____</p>
<p>4. Name and Address of Reporting Entity: <u> X </u> Prime _____ Subawardee Tier _____, if Known:</p> <p>Greene Metropolitan Housing Authority 538 North Detroit Street, Xenia, Oh 45385</p> <p>Congressional District, if known: 7</p>	<p>5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:</p> <p>Congressional District, if known:</p>	
<p>6. Federal Department/Agency: US Dept. of Housing and Urban Development Public and Indian Housing 451 7th Street S.W., Washington, DC 20410</p>	<p>7. Federal Program Name/Description: Public Housing</p> <p>CFDA Number, if applicable: <u>14-872</u></p>	
<p>8. Federal Action Number, if known:</p>	<p>9. Award Amount, if known: \$</p>	
<p>10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i></p>	<p>b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i></p>	
<p>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 reported to the Congress semi-annually and 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.</p>	<p>Signature: <u>Brenda Smallwood</u> Print Name: <u>BRENDA SMALLWOOD</u> Title: Executive Director Telephone No.: 937376-2908 Date: 1/12/2012</p>	
<p>Federal Use Only</p>	<p>Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)</p>	

11.0 (f) Resident Advisory Board (RAB) comments.

Greene Metropolitan Housing Authority developed the FY 2012 Agency Plan in full cooperation with the Resident Advisory Board (RAB), which consists of representatives from public housing and the Housing Choice Voucher Program.

The Agency Plan was reviewed and discussed during the November 8, 2011 Resident Advisory Board meeting. GMHA Staff Jessica Carter reviewed the plan, highlighting the new format, plan updates, and advising residents that the plan was located at each public housing multi-unit development and at public libraries throughout Greene County.

One resident proposed that GMHA implement an incentive programs for tenants that are following the rules such as paying their rent on time and/ or keeping their house clean. This suggestion was taken under advisement.

There were no questions and / or challenges to the 2012 Agency Plan.

CHALLENGED ELEMENTS

No elements of the Annual and Five Year Plan were challenged at the resident meetings, community meetings, or at the public hearing, which was held on Thursday, December 8th, 2011 at 2:00pm.

Part I: Summary
 PHA Name: Green Metropolitan Housing Authority Grant Type and Number: OH10P02250111 RHF Grant No.: 2011
 Date of CFFP: _____ FFY of Grant Approval: _____

Line	Summary by Development Account	Type of Grant			Total Estimated Cost		Total Actual Cost ¹	
		<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (Revision No.:)	Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds				\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³				\$49,438.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements				\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)				\$50,900.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages				\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs				\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement				\$11,000.00	\$0.00	\$7,175.00	\$3,175.00
10	1460 Dwelling Structures				\$396,438.00	\$0.00	\$35,825.00	\$3,241.29
11	1465.1 Dwelling Equipment - Nonexpendable				\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures				\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment				\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs				\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴				\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)				\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)				\$507,776.00	\$0.00	\$43,000.00	\$6,416.29
21	Amount of line 20 Related to LBP Activities:				\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities				\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs				\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs				\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures				\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director: <u>Shirley Smallwood</u>		Date: <u>3-26-12</u>		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 CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/No)		Federal FFY of Grant:		Status of Work	
PIHA Name:		OH110P02250111		2011		Total Estimated Cost		Total Actual Cost	
Greene Metropolitan Housing Authority		Development Account No.		Quantity		Original		Funds Obligated ²	
Development Number/ Name/PIHA-wide Activities		General Description of Major Work Categories		Development Account No.		Revised ¹		Funds Expended ³	
PHA WIDE	OPERATIONS - COCC	1406	1406		\$49,438.00	\$0.00	\$0.00	\$0.00	\$0.00
	TECHNICAL SALARIES	1410	1410		\$50,900.00	\$0.00	\$0.00	\$0.00	\$0.00
OH10P02200-161	LANDSCAPING	1450	1450	18	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	REPLACE ROOFS	1460	1460	33	\$60,000.00	\$0.00	\$3,000.00	\$0.00	\$0.00
	DEAD BOLT LOCKS	1460	1460	8	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	REPLACE FURNACES	1460	1460	1	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	BATHROOM REHAB	1460	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
OH10P02200-182	EXTERIOR CONCRETE	1460	1460	5	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	WINDOWS	1460	1460	6	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	REPLACE ROOFS	1460	1460	2	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	SEWER LINES	1450	1450	2	\$7,000.00	\$0.00	\$7,175.00	\$3,175.00	\$0.00
	REHAB UNITS	1460	1460	2	\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	REMOVE CHIMNEYS	1460	1460	3	\$13,938.00	\$0.00	\$0.00	\$0.00	\$0.00
	REPLACE FLOORING	1460	1460	3	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	PATIO DOORS	1460	1460	7	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00
OH10P02200-183	REPLACE AC UNITS	1460	1460	10	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	WATER HEATERS	1460	1460	3	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	REHAB UNITS	1460	1460	2	\$60,000.00	\$0.00	\$32,825.00	\$3,241.29	\$0.00
	REPLACE FURNACES	1460	1460	4	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	REPLACE ROOFING	1460	1460	12	\$85,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	BATHROOM REHAB	1460	1460	2	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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 II: Supporting Pages		Grant Type and Number		Federal FY of Grant:			
PHA Name:		CFP Grant No.:	CFPP (Year/No):	2011			
Greene Metropolitan Housing Authority		RHF Grant No.:					
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		
				\$0.00	\$0.00	\$0.00	
				\$507,776.00	\$0.00	\$43,000.00	\$6,416.29

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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 Greene Metropolitan Housing Authority – OH022		Locality (City/County & State) Xenia/Greene County, Ohio			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY 2013 _____	Work Statement for Year 3 FFY 2014 _____	Work Statement for Year 4 FFY 2015 _____	Work Statement for Year 5 FFY 2016 _____	
A.						
B.	Physical Improvements Subtotal	\$418,000	\$405,000	\$439,800	\$297,000	
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment	\$54,000	\$52,000	\$95,000	\$123,500	
E.	Administration					
F.	Other					
G.	Operations	\$110,000	\$110,000	\$110,000	\$110,000	
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001

Part I: Summary (Continuation)

PHA Name/Number-Greene Metropolitan Housing Authority OH022	Locality (City/county & State) Xenia, Oh	Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: <input type="checkbox"/>			
Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
	Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2013 FFY			Work Statement for Year 2014 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 181			AMP 181		
	Tree Trimming		\$5,000	Air Conditioning	14	\$12,000
	Exterior Concrete	4	\$15,000	Bath Rehab	5	\$30,000
	Sewer Lines	1	\$3,000	Tree Trimming	1	\$5,000
	Rehab Unit	2	\$30,000	Rehab Unit	1	\$30,000
	Furnaces	2	\$4,500	Water Heaters	2	\$3,000
	Cabinets	19	\$85,000	Flooring	5	\$15,000
	Flooring	5	\$15,000			
	182			AMP 182		
	Tree Trimming		\$5,000	Tree Trimming		\$15,000
	Furnaces	3	\$15,000	Water Heaters	5	\$6,000
	Rehab Unit	2	\$60,000	Rehab Units	2	\$70,000
	Exterior Concrete	4	\$15,000	Patio Doors	4	\$5,000
	Roofing	5	\$28,000	Roofing	10	\$40,000
	Flooring	5	\$15,000	Flooring	5	\$15,000
	Electrical Upgrade	2	\$5,000	Windows	4	\$30,000
	Cabinets	10	\$35,000	Cabinets	5	\$20,000
	Sewer Line	2	\$6,000	Sewer Lines	2	\$6,000
	Bath Rehab	2	\$10,000	Bath Rehab	4	\$20,000
				Siding	5	\$15,000
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$Continued

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

Work Statement for Year 1 FFY	Work Statement for Year 2015 FFY		Work Statement for Year 2016 FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	Amp 181		Amp 181	
	Bath Rehab	\$4,000	Tree Trimming	\$5,000
	Boiler	\$5,000	Flooring	\$24,000
	Rehab Unit	\$30,000	Exterior Concrete	\$15,000
	Exterior Concrete	\$5,000	Landscaping	\$5,000
	Furnaces	\$50,000	Siding & Soffit	\$15,000
	Flooring	\$15,000	Site Drainage	\$6,000
	Overhead Doors	\$800	Sewer Line	\$5,000
	Roofing	\$60,000		
	Windows	\$30,000	AMP 182	
			Pave Driveways	\$25,000
	AMP 182		Rehab Units	\$80,000
	Appliances	\$16,000	Flooring	\$25,000
	Boiler	\$50,000	Exterior Concrete	\$10,000
	Cabinets	\$15,000	Furnaces	\$9,000
	Exterior Concrete	\$5,000	Electrical Upgrade	\$4,500
	Flooring	\$16,000	Tree Trimming	\$15,000
	Furnaces	\$6,000	Sewer Lines	\$8,000
	Gutter & Spouting	\$6,000	Water Heaters	\$5,000
	Overhead Doors	\$2,400		
	Subtotal of Estimated Cost	\$ continued	Subtotal of Estimated Cost	\$ continued

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

Work Statement for Year 1 FFY	Work Statement for Year 2015 FFY		Work Statement for Year 2016 FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Attachment 5	Landscaping	\$6,000	AMP 183	
	Bath Rehab	\$15,000	Appliances	\$40,000
	Rehab Units	\$60,000	Rehab Units	\$70,000
	Sewer Lines	\$4,000	Flooring	\$12,000
			Exterior Concrete	\$25,000
	AMP 183		Roofing	\$8,000
	Air Conditioning	\$40,000	Sewer Line	\$4,500
	Exterior Concrete	\$5,000	Electrical Upgrade	\$4,500
	Flooring	\$12,000		
	Furnaces	\$12,000	PHW Wide	
	Overhead Doors	\$1,600	Operations	\$110,000
	Landscaping	\$3,000	Administration	
	Bath Rehab	\$8,000		
	Unit Rehab	\$30,000		
	Roofing	\$6,000		
	Siding & Soffit	\$6,000		
	Water Heaters	\$4,000		
	PHA Wide			
	Operations	\$110,000		
	Administration			
	Subtotal of Estimated Cost	\$647,000	Subtotal of Estimated Cost	

Violence Against Women Act Report HCV

A goal of GMHA's Section 8 Department is to fully act in accordance with the Violence against Women Act (VAWA). It is the Section 8 Department's objective to work with current tenants to prevent offenses covered by VAWA to the fullest extent.

The GMHA's Section 8 Department will support victims of domestic violence, dating violence, sexual assault, or stalking. The Section 8 Department will refer victims of violence to the Greene County Family Violence Prevention Center and other applicable resources. The Section 8 Department may also refer to the court system for a TPO/CPO.

Referrals will be placed to area agencies to assist with any financial hardships with maintaining their Section 8 housing unit. The Section 8 Department will work to ensure that victims of violence maintain their Housing Choice Voucher.

The GMHA's Section 8 Department provides information and referral to current tenants that exhibit signs of domestic violence, dating violence, sexual assault, and stalking, to enhance victim safety in assisted families. The Section 8 Department also will link victims with area police departments to ensure continued safety and provide housing transfers as needed to relocate the family.

GMHA provides information regarding tenant rights under VAWA. This information is provided to all tenants upon move in.

Violence Against Women Act Report Public Housing

A goal of GMHA's Public Housing Department is to fully act in accordance with the Violence against Women Act (VAWA). It is the Public Housing Department's objective to work with current tenants to prevent offenses covered by VAWA to the fullest extent.

The GMHA's Public Housing Department will support victims of domestic violence, dating violence, sexual assault, or stalking. The Public Housing Department will refer victims of violence to the Greene County Family Violence Prevention Center and other applicable resources. The Public Housing Department may also refer to the court system for a TPO/CPO.

The GMHA's Public Housing Department will provide a referral to child and adult victims of domestic violence, dating violence, sexual assault, or stalking to GMHA's Project TOTAL program to ensure that housing is maintained. Also referrals will be placed to area agencies to assist with any financial hardships with maintaining the public housing unit. The Public Housing Department will work to ensure that victims of violence maintain public housing.

The GMHA's Public Housing Department provides information and referral to current tenants that exhibit signs of domestic violence, dating violence, sexual assault, and stalking, to enhance victim safety in assisted families. The Public Housing Department also will link victims with area police departments to ensure continued safety and provide housing transfers as needed to relocate the family.

The GMHA's provides information regarding tenant rights under VAWA. This information is provided to all tenants upon move in.

Part I: Summary PHA Name: Greene Metropolitan Housing Authority		Grant Type and Number CFP Grant No: OH10P02250109 Date of CFP: _____		IRHF Grant No: _____ IRHF of Grant Approval: _____		FFY of Grant: 2009 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Revised Annual Statement (Revision No.: 2) <input type="checkbox"/> Final Performance and Evaluation Report		12/31/2011	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		Obligated	Expended
		Original	Revised ²				
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$45,988.00	\$29,397.63	\$29,397.63	\$29,397.63	\$29,397.63	\$29,397.63
3	1408 Management Improvements	\$64,000.00	\$64,000.00	\$64,000.00	\$64,000.00	\$63,616.66	\$63,616.66
4	1410 Administration (may not exceed 10% of line 20)	\$58,509.00	\$58,509.00	\$58,509.00	\$58,509.00	\$58,509.00	\$58,509.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	1413 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$53,500.00	\$54,708.16	\$54,708.16	\$54,708.16	\$54,708.16	\$54,708.16
10	1460 Dwelling Structures	\$360,100.00	\$378,482.21	\$378,482.21	\$378,482.21	\$365,205.05	\$365,205.05
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of lines 2-19)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$585,097.00	\$585,097.00	\$585,097.00	\$585,097.00	\$571,436.50	\$571,436.50
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		2/2/2010		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 IRHF 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 II: Supporting Pages		PHA Name:		Grant Type and Number		CFPP (Yes/No):		Federal FY of Grant:		Status of Work	
Greene Metropolitan Housing Authority		OH10P02250109		3				2009			
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Total Estimated Cost	Total Actual Cost		
PHA WIDE	OPERATIONS - COCC	1405		\$45,988.00	\$29,397.63	\$29,397.63	\$29,397.63	\$29,397.63	\$29,397.63		complete
	RESIDENT INITIATIVE LABOR	1408		\$44,000.00	\$56,191.63	\$56,191.63	\$56,191.63	\$56,191.63	\$56,191.63		IN PROCESS
	RESIDENT JOB TRAINING	1408		\$0.00	\$7,029.39	\$7,029.39	\$7,029.39	\$7,029.39	\$7,029.39		complete
	STAFF DEVELOPMENT	1408		\$10,000.00	\$635.12	\$635.12	\$635.12	\$635.12	\$635.12		complete
	COMPUTER SOFTWARE	1408		\$10,000.00	\$143.86	\$143.86	\$143.86	\$143.86	\$143.86		complete
	NON TECH SALARIES	1410		\$0.00	\$19,036.61	\$19,036.61	\$19,036.61	\$19,036.61	\$19,036.61		complete
	TECHNICAL SALARIES	1410		\$56,509.00	\$24,044.77	\$24,044.77	\$24,044.77	\$24,044.77	\$24,044.77		complete
	ADM-EMPLOYEE BENEFITS	1410		\$0.00	\$15,427.62	\$15,427.62	\$15,427.62	\$15,427.62	\$15,427.62		complete
OH10P02200-181	EXTERIOR DOORS	1460	8	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	FURNACES	1460		\$0.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00		
	ROOFS	1460		\$0.00	\$14,007.65	\$14,007.65	\$14,007.65	\$14,007.65	\$14,007.65		
	COMMUNITY ROOM LIGHTING	1470	1	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	WINDOWS	1460	4	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	CABINETS	1460	19	\$32,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	FLOORING	1460	4	\$5,000.00	\$7,167.64	\$7,167.64	\$7,167.64	\$7,167.64	\$7,167.64		complete
	REHAB UNITS	1460		\$0.00	\$394.20	\$394.20	\$394.20	\$394.20	\$394.20		
	EXTERIOR CONCRETE	1450		\$4,000.00	\$4,103.50	\$4,103.50	\$4,103.50	\$4,103.50	\$4,103.50		complete
	POSTAL BOXES	1450	2	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	EXTERIOR LIGHTING	1450	4	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	TREE TRIMMING	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	PLAYGROUND EQUIPMENT	1450	1	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
OH10P02200-182	RETAINING WALL	1450	1	\$10,000.00	\$24,077.66	\$24,077.66	\$24,077.66	\$24,077.66	\$24,077.66		complete
	EXTERIOR CONCRETE	1450		\$20,000.00	\$17,927.00	\$17,927.00	\$17,927.00	\$17,927.00	\$17,927.00		complete
	OVERHEAD DOORS	1460	4	\$2,000.00	\$2,450.00	\$2,450.00	\$2,450.00	\$2,450.00	\$2,450.00		complete
	FURNACES	1460	12	\$35,000.00	\$71,456.75	\$71,456.75	\$71,456.75	\$71,456.75	\$71,456.75		complete
	WATER HEATERS	1460	12	\$10,500.00	\$1,970.02	\$1,970.02	\$1,970.02	\$1,970.02	\$1,970.02		complete

Part II: Supporting Pages		Greene Metropolitan Housing Authority		OH10P02250109		8		Federal FY of Grant:		2009	
Development Number/ Name/PIA-white Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		CFRP (Yes/No)		Total Actual Cost		Status of Work	
				Original	Revised ¹	Original	Revised ¹	Funds Obligated ¹	Funds Expended ¹		
	FLOORING	1460	7	\$20,000.00	\$23,554.30			\$23,554.30	\$23,554.30	complete	
	CABINETS	1460	10	\$25,000.00	\$12,136.88			\$12,136.88	\$12,136.88	complete	
	WINDOWS	1460	3	\$10,000.00	\$3,768.52			\$3,768.52	\$3,768.52	complete	
	TREE TRIMMING	1450		\$5,000.00	\$7,000.00			\$7,000.00	\$7,000.00	complete	
	REPLACE TUB	1460		\$0.00	\$1,455.00			\$1,455.00	\$1,455.00	complete	
	REHAB UNITS	1460	2	\$50,000.00	\$130,146.20			\$130,146.20	\$130,146.20	complete	
OH10P02200-183	FURNACES	1460	20	\$21,600.00	\$3,818.70			\$3,818.70	\$3,818.70	complete	
	WATER HEATERS	1460		\$0.00	\$2,274.00			\$2,274.00	\$2,274.00	complete	
	TREE TRIMMING	1450		\$2,500.00	\$0.00			\$0.00	\$0.00		
	ROOFING	1460	4	\$15,000.00	\$433.20			\$433.20	\$433.20	complete	
	CABINETS	1460	11	\$35,000.00	\$7,465.99			\$7,465.99	\$7,465.99	complete	
	REHAB UNITS	1460	1	\$55,000.00	\$64,879.75			\$64,879.75	\$51,602.59	IN PROCESS	
	PLAYGROUND EQUIPMENT	1450	1	\$2,000.00	\$0.00			\$0.00	\$0.00		
	GUTTER & SPOUTING	1460	3	\$5,000.00	\$650.00			\$650.00	\$650.00	complete	
	FENCING	1450		\$1,000.00	\$0.00			\$0.00	\$0.00		
	WINDOWS	1460		\$9,000.00	\$3,310.00			\$3,310.00	\$3,310.00	complete	
	EXTERIOR CONCRETE	1450		\$0.00	\$1,600.00			\$1,600.00	\$1,600.00	complete	
	REPLACE SPRINKLER HEADS	1460	50	\$20,000.00	\$25,743.41			\$25,743.41	\$25,743.41	complete	
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$0.00	\$0.00			\$0.00	\$0.00		
				\$585,097.00	\$585,097.00			\$585,097.00	\$571,436.10		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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 II: Supporting Pages		Grant Type and Number		Federal FY of Grant:	
PHA Name: Greene Metropolitan Housing Authority		CFP Grant No.: OH10042250109		2009	
Development Number/ Name/PHA-wide Activities		Development Account No.:		Total Estimated Cost	
General Description of Major Work Categories		Quantity		Original	
				Revised ¹	
				Funds Obligated ²	
				Funds Expended ³	
				Total Actual Cost	
				Status of Work	

¹ To be completed for the Performance and Evaluation Report.

Part I: Summary

PHIA Name: Greene Metropolitan Housing Authority RHF Grant No: FFY of Grant: 2010

Grant Type and Number: CFP Grant No: OH10P02250110 FFY of Grant Approval:

Date of CFFP:

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: Revised Annual Statement (Revision No.: 1)

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	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$45,988.00	\$105,488.00	\$24,111.00	\$19,111.04
3	1408 Management Improvements	\$64,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$58,032.00	\$58,032.00	\$42,644.98	\$37,781.08
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$86,000.00	\$90,500.00	\$42,287.63	\$30,287.63
10	1460 Dwelling Structures	\$228,104.00	\$228,104.00	\$166,192.40	\$150,192.40
11	1465.1 Dwelling Equipment - Nonexpendable	\$98,200.00	\$98,200.00	\$44,763.99	\$44,763.99
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$580,324.00	\$580,324.00	\$320,000.00	\$282,136.14
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director: Brenda Amalwood 3826-12 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.

Part II: Supporting Pages												
PIHA Name: Greene Metropolitan Housing Authority												
Grant Type and Number												
CFIP Grant No.: OH10P02250110												
CFIP (Yes/No):												
Federal FY of Grant: 2010												
Development Number/ Name/PIHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Revised ¹	Total Actual Cost		Status of Work			
				Original	Revised ¹		Funds Obligated ²	Funds Expended ³				
PHA WIDE	OPERATIONS - COCC	1406		\$45,988.00	\$105,488.00	\$0.00	\$24,111.00	\$19,111.04				
	RESIDENT JOB TRAINING	1406		\$44,000.00	\$0.00	\$0.00	\$0.00	\$0.00				
	STAFF DEVELOPMENT	1406		\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00				
	COMPUTER SOFTWARE	1406		\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00				
	NON TECH SALARIES	1410		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
	TECHNICAL SALARIES	1410		\$58,032.00	\$58,032.00	\$0.00	\$43,000.00	\$37,781.08				
OH10P02200-181	TREE TRIMMING	1450		\$5,000.00	\$5,000.00	\$0.00	\$2,500.00	\$0.00				
	EXTERIOR CONCRETE	1450		\$15,000.00	\$15,000.00	\$0.00	\$19,075.00	\$19,075.00				
	SEWER	1450		\$0.00	\$4,500.00	\$0.00	\$0.00	\$0.00				
	REPLACE BOILERS	1460	2	\$11,000.00	\$11,000.00	\$0.00	\$4,789.06	\$4,789.06				
	APPLIANCES	1465.1	19	\$15,200.00	\$15,200.00	\$0.00	\$19,369.00	\$19,369.00				
	OVERHEAD DOORS	1460	1	\$800.00	\$800.00	\$0.00	\$600.00	\$600.00				
	PLUMBING	1460	14	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00				
	WASHER/DRYER HOOKUP	1460		\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00				
	LANDSCAPING	1450	4	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00				
OH10P02200-182	PAVE PARKING LOT	1450	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00				
	LANDSCAPING	1450		\$2,000.00	\$2,000.00	\$0.00	\$6,300.00	\$2,230.00				
	PAVE DRIVEWAYS	1450	6	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00				
	EXTERIOR DOORS	1460	3	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00				
	REPLACE ROOFS	1460	25	\$40,000.00	\$40,000.00	\$0.00	\$5,445.94	\$5,445.94				
	APPLIANCES	1465.1	25	\$15,000.00	\$15,000.00	\$0.00	\$25,394.99	\$25,394.99				
	EXTERIOR CONCRETE	1450		\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00				
	TREE TRIMMING	1450		\$10,000.00	\$10,000.00	\$0.00	\$8,000.00	\$0.00				
	REHAB UNITS	1460	3	\$65,000.00	\$65,000.00	\$0.00	\$78,332.92	\$78,332.92				
	SIDING	1460		\$0.00	\$0.00	\$0.00	\$3,744.72	\$3,744.72				
	OVERHEAD DOORS	1460	7	\$5,000.00	\$5,000.00	\$0.00	\$310.14	\$310.14				

Part II: Supporting Pages		Greene Metropolitan Housing Authority		Grant Type and Number		OH10P02250110		Federal FTY of Grant:		2010	
PIA Name:				CFPP Grant No.:				CFPP (Yes/No):			
Development Number/ Name/PIA-site 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				
	ELECTRIC UPGRADE	1460		\$6,000.00	\$6,000.00	\$3,000.00	\$0.00				
	REHAB BATHROOMS	1460	3	\$15,000.00	\$15,000.00	\$18,000.00	\$13,291.07				
OH10P02200-183	WATER HEATERS	1460	12	\$20,000.00	\$20,000.00	\$4,601.24	\$4,601.24				
	TREE TRIMMING	1450		\$4,000.00	\$4,000.00	\$0.00	\$0.00				
	LANDSCAPING	1450		\$2,000.00	\$2,000.00	\$455.00	\$455.00				
	APPLIANCES	1465.1	72	\$68,000.00	\$68,000.00	\$0.00	\$0.00				
	EXTERIOR CONCRETE	1450	1	\$15,000.00	\$15,000.00	\$6,527.63	\$6,527.63				
	PATIO FENCING	1450	7	\$3,000.00	\$3,000.00	\$0.00	\$0.00				
	STORM DOORS	1460	20	\$5,000.00	\$5,000.00	\$0.00	\$0.00				
	FURNACES	1460		\$0.00	\$0.00	\$1,382.02	\$1,382.02				
	FLOORING	1460	5	\$15,000.00	\$15,000.00	\$11,837.64	\$6,471.59				
	PATIO DOORS	1460	10	\$14,000.00	\$14,000.00	\$28,538.20	\$28,538.20				
	STRUCTURE REHAB	1460		\$0.00	\$0.00	\$85.50	\$85.50				
	ELECTRIC UPGRADE	1460	2	\$4,504.00	\$4,504.00	\$2,000.00	\$2,000.00				
	OVERHEAD DOORS	1460	2	\$1,800.00	\$1,800.00	\$600.00	\$600.00				
	SITE GRADING	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$0.00	\$0.00	\$0.00	\$0.00				
				\$580,324.00	\$580,324.00	\$320,000.00	\$282,136.14				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

CF 2011 10-31-11
 Annual Plan BS 1/12/12

Part I: Summary
PIHA Name: Greene Metropolitan Housing Authority

Grant Type and Number: CFP Grant No: OH10P02250111 RHF Grant No: 2011
 Date of CFP: _____

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: _____ Revised Annual Statement (Revision No.:)
 Final Performance and Evaluation Report 12/31/2011

Line	Summary by Development Account	Total Estimated Cost		Revised ²	Obligated	Total Actual Cost ¹	
		Original	Expended			Expended	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$49,438.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$50,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$11,000.00	\$0.00	\$0.00	\$7,175.00	\$0.00	\$3,175.00
10	1460 Dwelling Structures	\$396,438.00	\$0.00	\$0.00	\$35,825.00	\$0.00	\$3,241.29
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$507,776.00	\$0.00	\$0.00	\$43,000.00	\$0.00	\$6,416.29
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director _____ Date: _____
 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.

Part II: Supporting Pages									
Greene Metropolitan Housing Authority									
Federal FFY of Grant: 2011									
Development Number/ Name/PIA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		CEFP (Yes/No)	Total Actual Cost		Status of Work
				Original	Revised ¹		Funds Obligated ²	Funds Expended ²	
PHA WIDE	OPERATIONS - COCC	1406		\$49,438.00	\$0.00		\$0.00	\$0.00	
	TECHNICAL SALARIES	1410		\$50,900.00	\$0.00		\$0.00	\$0.00	
OH10P02200-181	LANDSCAPING	1450		\$2,000.00	\$0.00		\$0.00	\$0.00	
	REPLACE ROOFS	1460	18	\$60,000.00	\$0.00		\$3,000.00	\$0.00	
	DEAD BOLT LOCKS	1460	33	\$5,000.00	\$0.00		\$0.00	\$0.00	
	REPLACE FURNACES	1460	8	\$12,000.00	\$0.00		\$0.00	\$0.00	
	BATHROOM REHAB	1460	1	\$5,000.00	\$0.00		\$0.00	\$0.00	
OH10P02200-182	EXTERIOR CONCRETE	1450		\$2,000.00	\$0.00		\$0.00	\$0.00	
	WINDOWS	1460	5	\$12,000.00	\$0.00		\$0.00	\$0.00	
	REPLACE ROOFS	1460	6	\$25,000.00	\$0.00		\$0.00	\$0.00	
	SEWER LINES	1450	2	\$7,000.00	\$0.00		\$7,175.00	\$3,175.00	
	REHAB UNITS	1460	2	\$45,000.00	\$0.00		\$0.00	\$0.00	
	REMOVE CHIMNEYS	1460	3	\$13,938.00	\$0.00		\$0.00	\$0.00	
	REPLACE FLOORING	1460	3	\$10,000.00	\$0.00		\$0.00	\$0.00	
	PATIO DOORS	1460	7	\$6,500.00	\$0.00		\$0.00	\$0.00	
OH10P02200-183	REPLACE AC UNITS	1460	10	\$32,000.00	\$0.00		\$0.00	\$0.00	
	WATER HEATERS	1460	3	\$5,000.00	\$0.00		\$0.00	\$0.00	
	REHAB UNITS	1460	2	\$60,000.00	\$0.00		\$32,825.00	\$3,241.29	
	REPLACE FURNACES	1460	4	\$10,000.00	\$0.00		\$0.00	\$0.00	
	REPLACE ROOFING	1460	12	\$85,000.00	\$0.00		\$0.00	\$0.00	
	BATHROOM REHAB	1460	2	\$10,000.00	\$0.00		\$0.00	\$0.00	
				\$0.00	\$0.00		\$0.00	\$0.00	
				\$0.00	\$0.00		\$0.00	\$0.00	
				\$0.00	\$0.00		\$0.00	\$0.00	
				\$0.00	\$0.00		\$0.00	\$0.00	
				\$0.00	\$0.00		\$0.00	\$0.00	
				\$0.00	\$0.00		\$0.00	\$0.00	

Part II: Supporting Pages		PHA Name:		Grant Type and Number		CFEP (Yes/No):		Federal FFY of Grant:	
Greene Metropolitan Housing Authority		OHH0P02250111		2011					
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		
				\$0.00	\$0.00	\$0.00	\$0.00		
				\$507,776.00	\$0.00	\$43,000.00	\$6,416.29		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**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, Deborah McDonnell the City Manager certify that the Five Year and
Annual PHA Plan of the Greene Metropolitan Housing Authority is consistent with the Consolidated Plan of
City of Fairborn prepared pursuant to 24 CFR Part 91.

 1/12/12

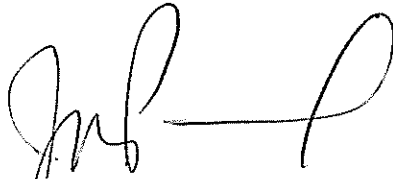
Signed / Dated by Appropriate State or Local Official

**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, Jim Percival the City Manager certify that the Five Year and
Annual PHA Plan of the Greene Metropolitan Housing Authority is consistent with the Consolidated Plan of
City of Xenia prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Greene Metropolitan Housing Authority

OH022

PHA Name

PHA Number/HA Code

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 Nancy Hadley

Title GMHA Board Chair

Signature

Nancy Hadley

Date

2-1-12

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

2012 Capital Fund

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Greene Metropolitan Housing Authority(OH022) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) C5007 dated 9/23/1972

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 415,759.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number OH10P02250112 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number OH10P02250112

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) : [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

U.S. Department of Housing and Urban Development By Date: PHA Executive Director By Brenda Smallwood Date: 3-1-12 Title Executive Director

2012 Capital Fund

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Greene Metropolitan Housing Authority(OH022) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) C5007 dated 9/23/1972

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 415,759.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number OH10P02250112 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number OH10P02250112

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1).

OR

(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

8. The PHA acknowledges its responsibility for adherence to this Amendment.

9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

U.S. Department of Housing and Urban Development By Date Title

PHA Executive Director By: [Signature] Date: 3-12-11 Title: Executive Director

2012 Capital Fund

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Greene Metropolitan Housing Authority(OH022) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) C5007 dated 9/23/1972

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 415,759.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number OH10P02250112 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number OH10P02250112

- Now Therefore, the ACC(s) is (are) amended as follows:
1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).
2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.
3. (Check one)
a. For Non-qualified PHAs:
(i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1). OR
(ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.
b. For Qualified PHAs:
(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR
(ii) If the CFP Annual Statement/Performance and Evaluation Report has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

- States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.
6. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.
7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [] Yes [X] No

- 8. The PHA acknowledges its responsibility for adherence to this Amendment.
9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation.

Table with 2 columns: U.S. Department of Housing and Urban Development By, Title and PHA Executive Director By, Title. Includes handwritten signatures and dates.

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Greene Metropolitan Housing Authority		CFP Grant No: OH10P022501112		2012	
		Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Total Estimated Cost		Total Actual Cost	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (Revision No.:) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Reserve for Disasters/Emergencies					
Line	Summary by Development Account	Original	Revised¹	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) ³	\$40,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$40,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$41,500.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$15,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$248,100.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$31,159.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities ⁴	\$0.00	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant; (sum of lines 2-19)	\$415,759.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities:	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director		Date: 3-1-12		Signature of Public Housing Director	
<i>D. Kerkala</i>					

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		Greene Metropolitan Housing Authority		Grant Type and Number		CFPP (Yes/No):		Federal FFY of Grant:		
PHA Name:		OH10P02200112		CFP Grant No.:		RHF Grant No.:		2012		Status of Work
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Funds Obligated ²	Funds Expended ²	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
PHA WIDE	OPERATIONS - COCC	1406		\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	MANAGEMENT IMPROVEMENTS	1408		\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	TECHNICAL SALARIES	1410		\$41,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
OH10P02200-181	OVERHEAD DOORS	1460	2	\$1,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE ROOFS	1460	1	\$25,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE FLOORING	1460	6	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE GUTTERS/SPOUTING	1460	1	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	APPLIANCES	1465.1	19	\$17,659.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
OH10P02200-182	REPLACE ROOFS	1460	3	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	WATER PIPING REPAIR	1460	1	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	BRICK RESTORATION	1460	1	\$80,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	WATER HEATERS	1460	5	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	REHAB UNITS	1460	1	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE FLOORING	1460	8	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	OVERHEAD DOORS	1460	5	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	APPLIANCES	1465.1	15	\$13,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
OH10P02200-183	REPLACE SEWER LINE	1450	1	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	EXTERIOR CONCRETE	1450	3	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	WINDOWS	1460	22	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	WATER HEATERS	1460	22	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages		Federal FFY of Grant:				2012	
PHA Name: Greene Metropolitan Housing Authority		Grant Type and Number CFP Grant No.: OHI10P02250112		CFFP (Yes/No):		Status of Work	
Development Number/ Name/PHA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
				\$415,759.00	\$0.00	\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Development Number/ Name/PHA-wide Activities	Greene Metropolitan Housing Authority				All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹
	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
PHA - wide	3/11/2014		3/11/2016			
AMP181	3/11/2014		3/11/2016			
AMP182	3/11/2014		3/11/2016			
AMP183	3/11/2014		3/11/2016			

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Request for Release of Funds and Certification

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB No. 2506-0087
(exp. 3/31/2011)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes 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. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Capital Fund Program OH10P02250112	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	5. Name and address of responsible entity Greene County Dept. of Building Regulation 667 Dayton-Xenia Rd. Xenia, OH 45385	
6. For information about this request, contact (name & phone number) Brenda Smallwood 937-352-0264	7. Name and address of recipient (if different than responsible entity) Greene Metropolitan Housing Authority 538 N. Detroit St. Xenia, OH 45385	
8. HUD or State Agency and office unit to receive request Cleveland HUD Office		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) Capital Fund Program OH10P02250112	10. Location (Street address, city, county, State) Various public housing locations in Greene County, Ohio
--	---

11. Program Activity/Project Description

Capital Fund Program
Year #1

AMP 181 Appliances
Overhead Doors
Roofing
Flooring
Gutters and Spouting

AMP 182 Roofing
Water Piping Repair
Flooring
Overhead Doors
Appliances
Rehab unit
Brick restoration
Water Heaters
Windows

AMP 183 Sewer Line
Exterior Concrete
Exterior doors
Windows
Water Heaters

SEE ATTACHED SHEET FOR YEARS 2-5

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

x *Al Khuzma*

Title of Certifying Officer

Chief Building Official

Date signed

11-7-11

Address of Certifying Officer

667 Dayton-Xenia Rd.
Xenia, OH 45385

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

x *Brenda Smalley*

Title of Authorized Officer

Executive Director

Date signed

11-7-11

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)

Capital Fund 2012 work item years 2 thorough 5			
2013	2014	2015	2016
AMP 181			
Tree trimming	Air Conditioning	Bath Rehab	Tree Trimming
Exterior concrete	Bath Rehab	Boiler	Flooring
Sewer lines	Tree Trimming	Rehab unit	Exterior concrete
Rehab unit	Rehab unit	Exterior concrete	Landscaping
Furnaces	Water heaters	Furnaces	Siding & Soffit
Cabinets	Flooring	Flooring	Site Drainage
Flooring		Overhead doors	Sewer Line
		Roofing	
		Windows	
AMP 182			
Tree Trimming	Tree Trimming	Appliances	Pave driveways
Funnaces	Water heaters	Boiler	Rehab unit
Rehab unit	Rehab unit	Cabinets	Flooring
Exterior concrete	Patio doors	Exterior concrete	Exterior concrete
Roofing	Roofing	Flooring	Furnaces
Flooring	Flooring	Furnaces	Electrical upgrade
Electrical upgrade	Windows	Gutter & spouting	Tree trimming
Cabinets	Cabinets	Overhead doors	Sewer line
Sewer Line	Sewer Line	Landscaping	Water heaters
Bath rehab	Bath rehab	Bath rehab	
	Siding	Rehab unit	
		Sewer lines	
		Water piping repair	
AMP 183			
Tree trimming	Tree trimming	Air Conditioning	Appliances
Flooring	Flooring	Exterior concrete	Rehab unit
Furnaces	Air Conditioning	Flooring	Flooring
Roofing	Bath Rehab	Furnaces	Exterior concrete
Overhead doors	Gutters	Overhead doors	Roofing
Cabinets	Cabinets	Landscaping	Sewer line
Rehab unit	Rehab unit	Rehab bath	Electrical upgrade
	Sewer lines	Rehab unit	
	Exterior concrete	Roofing	
		Siding & soffit	
		Water heaters	

[Code of Federal Regulations]
[Title 24, Volume 1]
[Revised as of April 1, 2010]
From the U.S. Government Printing Office via GPO Access.
[CITE: 24CFR50.20]

[Page 353]

TITLE 24--HOUSING AND URBAN DEVELOPMENT

PART 50 PROTECTION AND ENHANCEMENT OF ENVIRONMENTAL QUALITY-- Table of Contents

Subpart D General Policy: Environmental Review Procedures

Sec. 50.20 Categorical exclusions subject to the Federal laws and authorities cited in Sec. 50.4.

(a) The following actions, activities and programs are categorically excluded from the NEPA requirements of this part. They are not excluded from individual compliance requirements of other environmental statutes, Executive orders and HUD standards cited in Sec. 50.4, where appropriate. Form HUD-4128 shall be used to document compliance. Where the responsible official determines that any item identified below may have an environmental effect because of extraordinary circumstances (40 CFR 1508.4), the requirements of NEPA shall apply (see paragraph (b) of this section).

(1) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

(2) Rehabilitation of buildings and improvements when the following conditions are met:

(i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland;

(ii) In the case of multifamily residential buildings:

(A) Unit density is not changed more than 20 percent;

(B) The project does not involve changes in land use from residential to non-residential; and

(C) The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

(iii) In the case of non-residential structures, including commercial, industrial, and public buildings:

(A) The facilities and improvements are in place and will not be changed in size nor capacity by more than 20 percent; and

(B) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another.

(3)(i) An individual action on up to four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit building or any combination in between; or

(ii) An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.

(iii) Paragraphs (a)(3)(i) and (ii) of this section do not apply to rehabilitation of a building for residential use (with one to four units) (see paragraph (a)(2)(i) of this section).

(4) Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.

(5) Purchased or refinanced housing and medical facilities under section 223(f) of the National Housing Act (12 U.S.C. 1715n).

(6) Mortgage prepayments or plans of action (including incentives) under 24 CFR part 248.

(b) For categorical exclusions having the potential for significant impact because of extraordinary circumstances, HUD must prepare an EA in accordance with subpart E. If it is evident without preparing an EA that an EIS is required pursuant to Sec. 50.42, HUD should proceed directly to the preparation of an EIS in accordance with subpart F.

[61 FR 50916, Sept. 27, 1996, as amended at 68 FR 56127, Sept. 29, 2003]



538 North Detroit Street • Xenia, Ohio 45385 • PH: (937) 376-2908 • (937) 429-7736 Fax: (937) 376-2487 TDD (937) 374-1607

November 2, 2011

Al Kuzma
Chief Building Official
667 Dayton-Xenia Road
Xenia, OH 45385

Mr. Kuzma,

Environmental review / responsible entity

Greene Metropolitan Housing Authority needs you to review and sign our HUD form 7015.15 to verify our categorical exclusions as per 24CFR50.20

Item 11 on form 7015.15 gives a list of all work items.

Sincerely,

Warren Sumner
Development Manager
Greene Metropolitan Housing Authority

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**

1.0	PHA Information PHA Name: _____ Greene Metropolitan Housing Authority _____ PHA Code: <u>OH022</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/12</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>361</u> Number of HCV units: <u>1390</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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: Not Applicable at this time.				
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. Not Applicable at this time.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1.) Revision to HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy, which includes Revision to Admission for HCV and Public Housing to add 1 additional preference point for Greene County residents. 2.) Revisions to Financial Resources based on projected income. (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. At GMHA's office in lobby, at the public libraries in communities where public housing is located – Beavercreek, Cedarville, Fairborn, Xenia, and Yellow Springs – and at the community rooms of each of the senior housing developments.				
7.0	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> GMHA intends to dispose of 3978 Indian Ripple Rd. Beavercreek, and find a replacement unit in the City of Beavercreek. The area where the house is located has become a commercial area since development of The Greene Mall in Beavercreek and is no longer a good place for a family to live. GMHA is currently working with a realtor to determine fair market value.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Attached				
8.1	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. Attached				
8.2	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. Attached				

8.3	<p>Capital Fund Financing Program (CFFP). <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. Not Applicable</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>

Public Housing Waiting List

There are currently 549 applicants on the Public Housing Waiting List, of these 549 applicants 148 require 1 bedroom units, 174 applicants requires 2 bedroom units, 131 applicants require a 3 bedroom units, 66 applicants require 4 bedroom units, 18 applicants require 5 bedroom units, 9 applicants require 6 bedroom units and 3 applicants require 7 bedroom units. Of the 549 applicant families on the waiting list, the family status recap stated that 25 applicants are identified as headed by an Elderly Person, 117 applicants are identified as headed by a person with a disability. Of those applicants on the Public Housing Waiting List, 345 applicants are identified as White (Non-Hispanic), 190 are identified as Black (Non-Hispanic), 5 are identified as American Indian/ Native American, 15 are identified as Hispanic, and 1 identified as other. The Annual Income Distribution of Applicants are as follows 11 applicants are between 50% and 80% of Median Income Guidelines, 66 applicants s are between 30% and 49.9% of Median Income Guidelines, and 472 applicants are at less than 30% of Median Income Guidelines. Greene Metropolitan Housing Authority Public Housing Waiting List is currently open. Greene County Residents are given 3 local preference points and there are no site based waiting lists. The average length of time on the waiting list is 10.6 months.

Section 8 Waiting List

There are currently 1306 applicants on the Section 8 Housing Choice Voucher Waiting List, of these 1143 applicants have income less than 30% of the Median, 147 applicants have income between 30% and 49.9% of the Median , and 16 applicants have income between 50% and 80% of the Median Income guidelines. The ethnicity recap indicates that 682 applicants are identified as White, 545 applicants are identified as Black, 10 applicants are identified as American Indian/ Native Alaskan, 44 applicants are identified as Asian or Pacific Islander, and 25 applicants are identified as Hispanic. The are 58 applicant families identified as headed by an elderly person and 190 applicant families identified as headed by a person with a disability. Information regarding bedroom size was not captured at the time of application. GMHA's Section 8 Housing Choice Voucher Program waiting list is currently open. Greene County Residents are given 3 local preference points. The average length of time to receive a Section 8 Housing Choice Voucher is 5 month.

Housing Needs of Families in the Jurisdiction by Family Type *Given our review the City of Fairborn's 2010-2012 Consolidated Plan we updated the Jurisdictional Needs table below. With 5 being the most need and 1 being the lowest need*

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Extremely low income <=30% of AMI	1260	5	5	4	4	2	1
Very low income (>30% but <=50% of AMI	1143	5	5	4	4	2	1
Low income (>50% but <80% of AMI	1064	5	5	2	3	4	1
Elderly Families	656	5	5	3	4	4	1
Families with Disabilities	708	5	5	3	4	4	1
Race/ethnicity White	27,935	5	N/A	N/A	N/A	N/A	N/A
Race/ethnicity Black	1945	5	N/A	N/A	N/A	N/A	N/A
Race/ethnicity Hispanic	577	5	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Asian	899	5	N/A	N/A	N/A	N/A	N/A

9.0

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.**

The Quality Housing and Work Responsibility Act of 1998 requires that housing authorities set forth in our Annual Plan a Needs Assessment of the housing needs of our jurisdiction and our waiting list. Also, we are required to state how we intend to address these needs.

Attached (9.0) is the information contained in the Housing Needs Section of the Fairborn Consolidated Plan, Greene County CHIS, and Xenia CHIS. It shows there is a significant need for additional affordable housing resources in our community. Also, per the requirements, we have attached data and tables that provide an analysis of our waiting list.

The information was analyzed in the following manner. We gathered data from our waiting lists and we then looked at this information from the perspective of the required groups and for factors set forth in the regulations. Finally, we consulted with our local municipalities to ensure that they agree with our analysis.

The Greene Metropolitan Housing Authority used this analysis to prepare our five-year goals and objectives. It reflects our priorities that we have set forth in our Mission Statement.

Section 8 Housing Choice Voucher wait list is currently open after having been closed for about six months in 2009. The GMHA Board of Commissioners has determined that the Section 8 Housing Choice Voucher wait list will close to all but homeless families and individuals when it reaches 1,200. The Public Housing wait list is open. Public Housing does not have a site-based wait list. Both programs have a preference for local residency.

Our agency is part of the entire effort undertaken by the Housing Coalition of Greene County to address our jurisdiction's affordable housing needs. As stated above, the need for housing includes assistance for low-income families that are rent burdened. While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this Plan, we will try to address some of the identified needs by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to help add to the affordable housing available in our community. We intend to work with our local partners, Greene County Department of Job and Family Services, American Red Cross, Family Violence Prevention Center of Greene County, Women's Recovery, Community Action Partnership, Children's Service Board, TCN Behavioral Health Services, Habitat For Humanity, Interfaith Hospitality Network, Homecroft, Veterans Services, Greene County Department of Development, Greene County Fair Housing, the City of Fairborn, the City of Xenia and Western Ohio Legal Services Association to try to meet these identified needs.

This year, we expect to receive \$10,610,000 our existing Public Housing, Section 8, and other housing related programs. We will continue to use those resources to house people. The wait time on our public housing waiting list has decreased from 29 months a year ago to 19 months. Wait list time for Section 8 is 11 months. We anticipate using \$450,000 for modernization of our Public Housing units. Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes beyond our control. Our Section 8 waiting list has increased from last year. With financial assistance from Jobs and Family Services, foundations, financial institutions, and grants, we expanded our Individual Development Account program

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

During FY 2011, GMHA continued to make progress towards accomplishing its mission to provide quality, affordable housing, and services in an efficient and creative manner in the following areas in meeting the goal on the 2010-2014 Five Year Plan:

Our goals and objectives continue to serve as a benchmark as to measure progress.

Goal One: Manage the Greene Metropolitan Housing Authority in a manner that results in full compliance with applicable statutes and regulations.

Update: The Greene Metropolitan Housing Authority continues to manage the Authority in a manner that results in full compliance with applicable statutes and regulation. Currently, the occupancy rate is over 95%.

Goal Two: Assist our community to increase the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Update: The Greene Metropolitan Housing Authority through our non-profit Sensible Shelter Inc. continues to operate an IDA program targeted at increasing homeownership. There have been 2 families assisted in 2011 with purchasing homes in Greene County.

Goal Three: Manage the Greene Metropolitan Housing Authority's tenant-based program in an efficient and effective manner there by qualifying as a high-performer under SEMAP.

Update: The Greene Metropolitan Housing Authority continues to recruit new landlords through community outreach and landlord meetings conducted by Greene Metropolitan staff. Currently lease up is at 99%.

Goal Four: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting principles.

Update: The Greene Metropolitan Housing Authority was awarded the "Ohio Auditor of State Award" for 2011. The award is presented for exemplary financial reporting in accordance with the Generally Accepted Accounting Principles.

Goal Five: Enhance the image of public housing in our community.

Update: The Greene Metropolitan Housing Authority continues to meet with civic, religious, or fraternal groups within the community. Feature stories are submitted to the local media for publication.

10.0

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **Not Applicable**

A substantial deviation from the housing authority's 5- year plan is defines as any change to the overall mission or to the goals or objectives as outlines in the plan. A significant amendment or modification of the 5- year plan or annual plan includes a major deviation from any activity, proposed activity, or policy provided in the agency plan that would affect services or program provided residents. This definition does not included budget revisions, changes in organizational structure; changes resulting from HUD imposed regulations, or minor policy changes.

11.0 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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (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. 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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)