

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

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

PHA Plan Agency Identification

PHA Name: Dayton Metropolitan Housing Authority

PHA Number: OH005

PHA Fiscal Year Beginning: (07/2001)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The mission of DMHA is to provide decent, safe, and affordable housing; to foster among the residents we serve, self-sufficiency, economic independence, upward mobility, and a sense of participation in the economic and political system.

B. Goals

1. Improve the efficiency and effectiveness of our public housing program in order to move from a standard performer to a high performer (90%+) under the Public Housing Assessment System (PHAS) by June 30, 2005.
 - 1.a. Initiate a program of physical inspections of all sites, using the new HUD physical inspection protocol, a minimum of 180 days prior to REAC inspections, giving special attention to any failing item which resulted in a significant point deduction from the previous year's inspections.
 - 1.b. Lower the percentage of rents uncollected from the current 5% to less than 4% by the end of FY01, and to less than 2% by the end of FY02.
 - 1.c. Improve the number of emergency service request completed within 24 hours from the current 98% to 99% by the end of FY01.
 - 1.d. Implement the security measures, and reach the goals as outlined in the Public Housing Drug Elimination Program Plan, attached as part of this overall Agency Plan.
2. Operate the Section 8 programs so as to achieve no less than a standard performer rating the first year and achieve a high performer rating (90%+) under the Section 8 Management Assessment Program (SEMAP) by the end of FY02.
 - 2.a. Improve the Multifamily Tenant Characteristics System (MTCS) transmission rates to average between 85-90% each month by the end of FY01, and maintain that percentage throughout the 5-year plan.

- 2.b. Improve the rent reasonableness procedures to obtain a sampling of no less than 80% by the end of FY01, and reach at least 98% by the end of FY02.
- 2.c. Establish an internal audit team and procedures in order to improve the accuracy of information in Indicator #3 to no less than 80% by the end of FY01; and at least 90% by the end of FY02, and to obtain the highest available points under Indicators #10 and #12 by the end of FY02.
3. Successfully implement the Hope VI Project for Edgewood Court and Metro Gardens and complete it no later than the end of FY05.
- 3.a. Complete the following portion of the Revitalization Plan during FY02:
1. Demolish Edgewood Court and Metro-Annex;
 2. Execute Master Developer's Agreement;
 3. Obtain low income housing tax credits;
 4. Begin acquiring rental property in the City and County;
 5. Close on mixed finance projects;
 6. Begin construction of the elderly and family units.
4. Improve our public housing occupancy rate and eliminate our long-term vacancy problem by demolishing at least 550 units by June 30, 2005.
- 4.a. In order to reduce the density of Arlington Courts and to eliminate so many long-term vacancies at that location, obtain HUD approval for selective demolition of 114 units and apply for a HOPE VI demolition-only grant in the 2001 round.
- 4.b. In order to reduce the density of DeSoto Bass Courts and eliminate so many long-term vacancies at that location, obtain HUD approval for the selective demolition of 128 units and apply for a HOPE VI demolition -only grant in the 2002 round.
- 4.c. In order to reduce the density of Dunbar Manor and to eliminate so many long-term vacancies at that location, obtain HUD approval for the selective demolition of 30 units.
- 4.d. In order to reduce the density of Parkside Homes, and eliminate so many long-term vacancies at that location, obtain HUD approval for the selective demolition of 154 units and apply for a HOPE VI revitalization grant for the entire site in the 2002 round.

- 4.e. In order to reduce the excess supply of elderly units for which there is no longer a market (for older subsidized elderly units within the City of Dayton), develop an alternative use for the Helena Hi-Rise when HUD publishes its Final Rule on Voluntary Conversions.
- 4.f. Apply to HUD, in FY02, for permission to demolish 2 single family units that are too expensive to maintain, cannot be sold as is and would require more to fix up to sell than we could receive by way of a sale. The two addresses are 2332 Germantown and 200 Hawthorn.
5. In order to keep our occupancy rate strong, in conjunction with the above demolition, comprehensively modernize and revitalize our older community sites to ensure their long-term viability.
- 5.a. Modernize the various community sites in the order as outlined in the 5 year modernization plan, included as part of this overall Agency Plan.
- 5.b. Implement an alternative financing plan for Grand Avenue by the end of FY02, thereby further stretching our modernization dollars for additional sites.
- 5.c. Complete a revitalization plan and the financing plan for Arlington Courts by the end of FY02.
- 5.d. Complete a revitalization plan and the financing plan for DeSoto Bass Courts by the end FY02.
6. Assist the local community in the redevelopment efforts for the South Park neighborhood.
- 6.a. Complete negotiations with the City of Dayton by July 31, 2001, for the sale/demolition/replacement of Cliburn Manor.
- 6.b. If a tentative agreement is reached by the above date, work will immediately begin toward submitting any appropriate demolition &/or disposition applications to HUD. Upon approval, the residents will be relocated, the site cleared and implementation shall begin toward whatever replacement housing plan is agreed upon. The Capital Fund dollars identified for Cliburn Manor in the Five-Year Action Plan would then be reallocated to the comprehensive modernization of Caliph Court.
- 6.c. If the parties fail to reach agreement by July 31,2001, then plans will be prepared for the comprehensive modernization of Cliburn Manor and the work shall proceed according to the Five-Year Action Plan for the Capital Fund.
7. Provide high quality and effective services to our resident population through a contract with Sankofa Corp, a 501(c)(3) nonprofit corporation established by DMHA

for such purpose, in order to assist them in attaining self-sufficiency and to create homeownership opportunities.

- 7.a. Facilitate self-sufficiency through coordinated case management for 1,000 residents per year.
- 7.b. Assist 500 residents per year in obtaining employment offers in non-subsidized jobs providing benefits and paying at least \$6.75/hr.
- 7.c. Coordinate job skills training for at least 500 residents per year.
- 7.d. Prepare 100 residents for transitional housing and homeownership.
- 7.e. Create new homeownership opportunities for 20 families utilizing conversions of existing public housing units to section 5(h) homeownership units, or by development of new units through non-traditional/mixed-finance resources.
- 7.f. Sell 10 homes to participants in our lease/purchase programs.
- 7.g. Create 5 transitional housing opportunities for participants in the Family Self-Sufficiency Program through conversion of public housing units.
8. During FY02, explore the feasibility of either acquiring or newly constructing a warehouse in order to facilitate the central procurement, storage and utilization of appliances and maintenance equipment, materials and supplies. If such plans prove to be viable, proceed with implementation.
9. Seek to reach an agreement with the Red Cross, during FY02, to relocate the emergency housing program from Parkside Homes to Dunbar Manor. If such an agreement is reached, proceed with any further demolition/disposition/rehabilitation within Dunbar Manor that the agreement would require and seek to obtain any necessary HUD approvals, including the approval to transfer the subsidy of an equal number of units in Dunbar Manor to the deprogrammed units in Parkside Homes that currently house the emergency housing program.
10. Complete the sale, in FY02, of 12 units on Irving Ave. to the University of Dayton, pending HUD approval and the successful resolution of the outstanding project debt issue.
11. Apply to HUD, in FY02, for permission to sell 4 single family homes that are too costly to repair and maintain: 621 Randolph, 218 Kammer, 2830 McCall, 659 Oak.

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

-N/A

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement (**oh005b01**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5 Year Action Plan (**oh005c01**)
- Public Housing Drug Elimination Program (PHDEP) Plan (**oh005d01**)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**oh005j01**)
- Other (List below, providing each attachment name)
 1. Progress on Five Year Goals (**oh005a01**)
 2. Section 8 Homeownership Program (**oh005e01**)
 3. Community Service Requirements (**oh005f01**)
 4. Pet Policy (**oh005g01**)
 5. Resident Board Member Status (**oh005h01**)
 6. Resident Advisory Board Members (**oh005i01**)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Resident Assessment Subsystem Follow-Up Plan	PHAs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	17,350	2	1	3	2	4	5
Income >30% but <=50% of AMI	10,950	2	1	3	2	4	5
Income >50% but <80% of AMI	14,070	2	1	3	2	4	5
Elderly	4,080	2	1	5	2	4	5
Families with Disabilities	5,190	2	1	5	4	4	5
Race/Ethnicity White	19,920	2	1	3	2	4	5
Race/Ethnicity Black	15,170	2	1	3	2	4	5
Race/Ethnicity Asian	250	2	1	3	2	4	5
Race/Ethnicity Other	220	2	1	3	2	4	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	541		895
Extremely low income <=30% AMI	489	89.8%	
Very low income (>30% but <=50% AMI)	50	9.2%	
Low income (>50% but <80% AMI)	3	0.6%	
Families with children	213	39.4%	
Elderly families	12	2.2%	
Families with Disabilities	128	23.7%	
Race/ethnicity W	157	29.0%	
Race/ethnicity B	364	67.3%	
Race/ethnicity NAM/AL	4	0.7%	
Race/ethnicity Other	16	3.0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	292	54%	297
2 BR	158	29.2%	343
3 BR	74	13.7%	209

Housing Needs of Families on the Waiting List			
4 BR	15	2.8%	40
5 BR	2	0.4%	5
5+ BR	0	0.0%	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2692		563
Extremely low income <=30% AMI	2163	80.3%	
Very low income (>30% but <=50% AMI)	477	17.7%	
Low income (>50% but <80% AMI)	46	1.7%	
Families with children	1849	68.7%	
Elderly families	15	0.6%	
Families with Disabilities	618	23.0%	
Race/ethnicity W	394	14.6%	
Race/ethnicity B	2204	81.9%	
Race/ethnicity NAM/AL	12	0.4%	
Race/ethnicity Other	82	3.0%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	711	26.4%	56
2 BR	1092	40.6%	170
3 BR	716	26.6%	225
4 BR	155	5.8%	84
5 BR	17	0.6%	20
5+ BR	1	0.0%	8
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	8,000,000	
b) Public Housing Capital Fund	8,058,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	13,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,007,000	
g) Resident Opportunity and Self-Sufficiency Grants	300,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Sec 8 Contract Admin	900,000	PH Supp Servs
2. Prior Year Federal Grants (unobligated funds only) (list below)		
HOPE VI Revitalization	16,000,000	Capital Improvement
Policy Research and Development	550,000	PH Supp Servs
Resident Opportunity and Self Sufficiency	100,000	PH Supp Servs
Comprehensive Grant Program	3,000,000	Capital Improvement
3. Public Housing Dwelling Rental Income	5,500,000	PH Operartions
4. Other income (list below)		
Interest-Operating	175,000	PH Operations
Interest-Section 8	10,000	8 Program
4. Non-federal sources (list below)		
Montgomery Co. Human Services	400,000	PH Supp Srvs
Montgomery Co. Human Services	361,100	PH Supp Srvs
Opening Doors for the Homeless	28,000	PH Supp Srvs
City of Dayton	37,500	PH Supp Srvs

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Byrne Memorial Grant	15,000	PH Supp Srvs
Minority Commission on Health	2,000	PH Supp Srvs
OH Dept. of Development	70,000	PH Supp Srvs
OH Com. Devel Finance Fund	4,000	PH Cap Improvement
Affordable Housing Fund	7,500	PH Cap Improvement
Total Resources	57,525,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (within 30 days)
- Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists

- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below) 225 W. First Street
9 Management Offices, Job Center, and Senior Center

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

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

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Overhoused (mingled with new admissions if necessary to maximize occupancy)
 Underhoused (mingled with new admissions if necessary to maximize occupancy)
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans’ families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
County Home Program

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

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

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Medical; > 4 bdrms; documented unsuccessful searches; reasonable accommodations.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Elderly; Disabled/Handicap; All remaining who are not receiving rental assistance.

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

5 Date and Time

Former Federal preferences

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

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families (ranking within each preference)
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs

- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 2 Elderly
 - 3 Handicap/Disabled
 - 4 All remaining families not receiving rental assistance

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) N/A

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices in all forms of media
- Other (list below) Utilize current wait list for those eligible.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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

N/A

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
The only optional lower rents apply only to the Jobs Plus site (DeSoto Bass) per that program's guidelines.
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)
85% of operating costs applies to older family sites and 100% of operating costs applies to elderly and newer family sites.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 25%
 - Other (list below)
- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)
Greater Dayton Apartment Association Study

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)
Also have area exception rents (HUD approved) at 120%

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Executive Director, Roland L. Turpin, reports to a five (5) person Board of Housing Commissioners. His direct reports include administrative services, Edre-1 (a non-profit homeownership/development corporation), Sankofa (a non-profit resident services corporation), and housing operations. The division director of housing operations, Thomas R. Denardo (who is also general counsel), has the remaining departments as direct reports: human resources, organizational advancement, MIS, financial management, contracts and general services, housing and economic opportunities (which includes occupancy, section 8 and grantsmanship), housing management services (which includes site management, maintenance and security services), planning and development (which includes modernization), and central maintenance.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3391	900
Section 8 Vouchers	516	120
Section 8 Certificates	1439	240
Section 8 Mod Rehab	142	13
Special Purpose Section 8 Certificates/Vouchers (list individually)	PBC 25 FUP 30 Mainstream 65	5

Public Housing Drug Elimination Program (PHDEP)	3391	
Other Federal Programs(list individually)		
Jobs Plus	510	
EDSS	510	

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
ACOP, PH Lease, Maintenance Plan, Procurement Policy, Fleet Operations Policy, Homeownership Plan, New Visions Homeownership Plan, Investment Policy, Petty Cash Policy, Financial Reporting Policy, Fixed Assets Capitalization Policy, Check Distribution Policy, Personnel Policy, Collective Bargaining Agreement, EEO Policy

- (2) Section 8 Management: (list below)
Admin Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

- 2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 PHA main administrative office

- PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **oh005b01**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **oh005c01**

-or-

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

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

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

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Old Dayton View
2. Development (project) number: OH10URD005199
3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Parkside Homes (1992 Application Round)

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

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Edgewood Courts
1b. Development (project) number:	OH10P005004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	(09/02/01)
5. Number of units affected:	138
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 01/07/01 b. Projected end date of activity: 15/08/01

Demolition/Disposition Activity Description	
1a. Development name:	Edgewood Courts
1b. Development (project) number:	OH10P00504
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(20/02/01)</u>
5. Number of units affected:	138
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 26/02/01 b. Projected end date of activity: Redevelopment complete 01/04/04

Demolition/Disposition Activity Description	
1a. Development name:	Metro Gardens
1b. Development (project) number:	OH10P005007C
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	<u>(09/02/01)</u>
5. Number of units affected:	51
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 01/07/01 b. Projected end date of activity: Redevelopment complete 01/04/04

Demolition/Disposition Activity Description	
1a. Development name:	Metro Gardens
1b. Development (project) number:	OH10P005007C
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(20/02/01)</u>
5. Number of units affected:	51
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 26/02/01 b. Projected end date of activity: Redevelopment complete 01/04/04

Demolition/Disposition Activity Description	
1a. Development name:	Metro Gardens Annex
1b. Development (project) number:	OH10P005011
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved:	<u>(09/02/01)</u>
5. Number of units affected:	24
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 01/07/01 b. Projected end date of activity: 15/08/01

Demolition/Disposition Activity Description	
1a. Development name:	Metro Gardens Annex
1b. Development (project) number:	OH10P005011
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(20/02/01)</u>
5. Number of units affected:	24
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 26/02/01 b. Projected end date of activity: Redevelopment complete 01/04/04

Demolition/Disposition Activity Description	
1a. Development name:	Arlington Courts
1b. Development (project) number:	OH10P005006
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(14/06/00)</u>
5. Number of units affected:	114
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: Date subject to approval of demo and successful Hope VI Demo-Only application in 2001 round. b. Projected end date of activity: Same as above.

Demolition/Disposition Activity Description	
1a. Development name:	Parkside Homes
1b. Development (project) number:	OH10P005001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(21/12/00)</u>
5. Number of units affected:	154
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: Date subject to approval of demo and either a successful Hope VI Revitalization application in the 2002 round or a successful Demo-only application in the 2003 round. b. Projected end date of activity: Same as above.

Demolition/Disposition Activity Description	
1a. Development name:	DeSoto Bass Courts
1b. Development (project) number:	OH10P005002
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(18/07/00)</u>
5. Number of units affected:	84
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: Date subject to approval of demo and a successful Hope VI Demo-Only application in the 2002 round. b. Projected end date of activity: Same as above.

Demolition/Disposition Activity Description	
1a. Development name:	DeSoto Bass Courts
1b. Development (project) number:	OH10P005005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(18/07/00)</u>
5. Number of units affected:	44
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: Dates subject to approval of demo and a successful Hope VI Demo-only application in the 2002 round. b. Projected end date of activity: Same as above.

Demolition/Disposition Activity Description	
1a. Development name:	Dunbar Manor
1b. Development (project) number:	OH10P005020
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application submitted:	<u>(21/06/00)</u>
5. Number of units affected:	30
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: Date subject to approval of demo. b. Projected end date of activity: Same as above.

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites
1b. Development (project) number:	OH10P005013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	<u>(30/09/01)</u>
5. Number of units affected:	16
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 15/01/02...subject to approval. b. Projected end date of activity:

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites
1b. Development (project) number:	OH10P005015
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission:	<u>(30/09/01)</u>
5. Number of units affected:	1
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Projected start date of activity: 15/01/02...pending approval. b. Projected end date of activity:

Demolition/Disposition Activity Description	
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1a. Development name: Scattered Sites 1b. Development (project) number: OH10P005015
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission: <u>(30/09/01)</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: 15/01/02...pending approval. b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: Helena Hi-Rise 1b. Development (project) number: OH10P005024
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application planned for submission: <u>(30/06/02)</u>
5. Number of units affected: 102
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Projected start date of activity: Dates are tentative, pending final rule on voluntary conversion, development of an alternative use and approval of application. b. Projected end date of activity: Same as above.

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Park Manor	
1b. Development (project) number: OH10P005007B	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (02/11/00)	
5. If approved, will this designation constitute a (select one) N/A	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 185	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Central Avenue (The Metropolitan)	
1b. Development (project) number: OH10P005016	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (02/11/00)	
5. If approved, will this designation constitute a (select one) N/A	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 75	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Grand Avenue
1b. Development (project) number:	OH10P005026
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(02/11/00)</u>
5. If approved, will this designation constitute a (select one) N/A	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected:	95
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Hallmark-Meridian
1b. Development (project) number:	OH10P005014
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(02/11/00)</u>
5. If approved, will this designation constitute a (select one) N/A	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected:	75
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Old Dayton View Hope VI Elderly	
1b. Development (project) number: not assigned yet	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation planned for submission: (01/08/01)	
5. If approved, will this designation constitute a (select one) N/A	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
10. Number of units affected: 30	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Hickorydale 1b. Development (project) number: OH10P005022
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Burkhardt & Cosler 1b. Development (project) number: OH10P005025
2. Federal Program authority:

<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)
6. Number of units affected: 2 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Scattered Sites 1b. Development (project) number: OH10P005030
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)
8. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Sites	1b. Development (project) number: OH10P005033
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YY)	
9. Number of units affected: 2 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Encore Homes	1b. Development (project) number: None assigned (Converted Turnkey III Units)
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h)	

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(29/02/1996) & Modification approved 28/10/1997</u>
10. Number of units affected: 13 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Hope VI County Homeownership Program 1b. Development (project) number: None assigned
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(01/12/01)</u>
11. Number of units affected: 30 Scattered Sites 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: New Visions of Homeownership 1b. Development (project) number: None
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III

<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(01/06/1996)</u>
12. Number of units affected: 9 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: New Visions II Homeownership Program 1b. Development (project) number: None
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(01/06/1998)</u>
13. Number of units affected: 11 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below

See Attachment # oh005e01

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

-Agreement negotiated and currently pending before the Commission for approval.

If yes, what was the date that agreement was signed? 13/04/00

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Narcotics/Alcoholic Anonymous	25	First Come, First Serve	Sankofa Corp	Public Housing
Life Skills (Houskeeping Classes)	5	First Come, First Serve	DMHA	Public Housing
University Enrichment Program	24	Specific Criteria	Wilberforce University	Public Housing
DMHA Community Choir	40	First Come, First Serve	DMHA	Public Housing
Crafts For Seniors	12	Specific Criteria	DMHA	Public Housing
Job Shadowing Program	7	Specific Criteria	DMHA	Public Housing
Tutoring Program	76	First Come, First Serve	DMHA	Public Housing
Job Plus	90	Specific Criteria	Sankofa Corp	Public Housing
Truancy Program	15	DPS Referrals	Sankofa Health Advocate	Public Housing
Management Referral System	11	DMHA Mgt. Referrals	Sankofa Case Managers	Public Housing
Senior Monthly Activity	75	First Come, First Serve	Sankofa Senior Coordinator	Public Housing
Domestic Violence	12	First Come, First Serve	Artemis	Public Housing
Substance Abuse Assistance	62	First Come, First Serve	Sankofa Corp.	Public Housing
Camp Fire Boys & Girls Program	80	First Come, First Serve	Camp Fire Boys & Girls	Public Housing
Multi-Computer Lab	30	First Come, First Serve	Sankofa Corp.	Public Housing
Pre-Admission	30	Random	Development Office	Public Housing
Women's Encouragement Group	15	None	Various Community	Both
Get Ahead Loan	64	Specific Criteria	Sankofa Corp.	Both
Transitional Housing Program	68	Specific Criteria	Sankofa Corp.	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/02/01)
Public Housing	0	98
Section 8	65	65

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children

- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment **oh005d01**)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Included as attachment oh005g01.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? N/A
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? N/A
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

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

18. Other Information

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment **oh005j01**
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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

 - Other: (list below)

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

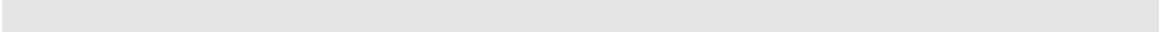
D. Other Information Required by HUD

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

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

Attachments

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



PROGRESS TOWARD MEETING FIVE-YEAR PLAN GOALS

We are well on our way toward meeting our first goal of obtaining high performer status under PHAS. At the halfway point in our current fiscal year, we had achieved each of the objectives under this goal and anticipate that we will close the fiscal year on June 30, 2001, in the same fashion.

On the Section 8 side, we are equally on track in meeting our second goal of becoming a high performer under SEMAP. To date, we are on schedule and anticipate meeting each of the objectives under this goal by the close of our fiscal year on June 30, 2001.

Our third goal, relating to the Hope VI project, was very preliminary at the time our plan was submitted. We are now well into our redevelopment and have included a wide range of specific objectives for the upcoming FY02.

We have made substantial progress, to date, on our fourth goal of demolishing our longterm vacant units. Four of the objectives have been completed by submitting demolition applications to HUD for approval and applying in the 2000 demo-only round for a grant to demolish units within Arlington Courts. However, our grant application was not approved, so we will be resubmitting in the 2001 round. This will add one year to all of the other site applications for either revitalization or demo-only grants. We are continuing to seek other alternative uses for Helena Hi-Rise, while we wait for the publication of the Voluntary Conversion Final Rule.

We are currently working toward each of the objectives under our fifth goal regarding modernization of several of our community sites. To date, we anticipate no substantial delays in meeting these objectives.

Our sixth goal related to working with the city to seek a way to accommodate their development plans for South Park and possibly replace Cliburn Manor. We have continued to discuss ways to accomplish this with all of the parties for more than a year.

Though we have not reached a tentative agreement, based upon our negotiations, the changes we made to our objectives for this current plan year should resolve this matter during FY02.

Our seventh goal related to our resident services, self-sufficiency and homeownership opportunities. All of the objectives under this goal are currently on schedule and we anticipate no problems meeting any of them.

CAPITAL FUND PROGRAM TABLES – CGP 706

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:			Federal FY of Grant: 1997
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	686,619.80	686,619.80	686,619.80
3	1408 Management Improvements Soft Costs	1,373,239	659,317.62	659,317.62	659,317.62
	Management Improvements Hard Costs				
4	1410 Administration	686,619	429,449.25	429,449.25	429,449.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	400,000	654,212.72	654,212.72	654,212.72
8	1440 Site Acquisition				
9	1450 Site Improvement	289,159.00	0	0	0
10	1460 Dwelling Structures	3,070,522	4,057,094.24	4,057,094.24	4,057,094.24
11	1465.1 Dwelling Equipment—Nonexpendable	25,000	0	0	0
12	1470 Nondwelling Structures	0	178,457.48	178,457.48	178,457.48
13	1475 Nondwelling Equipment	422,364	176,528.00	176,528.00	176,528.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	24,518.89	24,518.89	24,518.89
18	1499 Development Activities – 24				
19	1502 Contingency	549,295	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:	Federal FY of Grant: 1997
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	6,866,198	6,866,198	6,866,198	6,866,198
	Amount of line XX Related to LBP Activities	70,000	14,796	14,796	14,796
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security—Soft Costs	122,280	34,628.37	34,628.37	34,628.37
	Amount of Line XX related to Security—Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		0	\$686,619.80	\$686,619.80	\$686,619.80	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and supervisors				\$333,950.00	\$100,075.14	100,075.14	100,075.14	
	'b/c. Maint./Mgmt. Training Program				\$195,650.00	\$5,897.87	\$5,897.87	\$5,897.87	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				\$667,556.00	\$499,523.73	\$499,523.73	\$499,523.73	
	e. Computer Software expansion				\$24,456.00	\$3,532.99	\$3,532.99	\$3,532.99	
	f. Marketing program				\$29,347.00	\$15,659.52	\$15,659.52	\$15,659.52	
	g. Security Services				\$122,280.00	\$34,628.37	\$34,628.37	\$34,628.37	
	Program Administration								

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr.		1410.1		\$463,514.00	\$216,260.87	\$216,260.87	\$216,260.87	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		\$102,993.00	\$39,844.50	\$39,844.50	\$39,844.50	
PHA-Wide	Employee Benefits		1410.9		\$102,993.00	\$173,343.88	\$173,343.88	\$173,343.88	
PHA-Wide	Travel Related to CFP/RHF		1410.10		\$11,739.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Sundry Administration		1410.19		\$5,380.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		\$181,188.00	\$590,531.09	\$590,531.09	\$590,531.09	
	Planning Consultant		1430.2		\$24,950.00	\$24,950.00	\$24,950.00	\$24,950.00	
	Permit Fees		1430.6		\$122,114.00	\$0.00	\$0.00	\$0.00	
	Construction Inspection 1. Clerk of the Works 2. Construction Inspector		1430.7		\$69,685.00	\$38,731.63	\$38,731.63	\$38,731.63	
	Sundry Planning Costs		1430.19		\$2,063.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment Ranges and Refrigerators		1465.1		\$25,000.00	\$0.00	0.00	\$0.00	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		\$109,903.00	\$71,373.77	\$71,373.77	\$71,373.77	
	2. Marketing Equipment		1475.1		\$5,699.00				
	3. Telephone System		1475.1		\$30,000.00				
	4. Computer Hardware		1475.1		\$75,000.00				
	5. Maintenance Equipment		1475.2		\$101,762.00	\$23,743.83	\$23,743.83	\$23,743.83	
	6. Vehicle Replacement		1475.7		\$100,000.00	\$81,410.40	\$81,410.40	\$81,410.40	
PHA-Wide	Relocation		1495.1		\$50,000.00	\$24,518.89	\$24,518.89	\$24,518.89	
PHA-Wide	Contingency		1502		\$549,295.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:					Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-2, DeSoto Bass	Replace roofs	1	1460	7	\$0.00	\$476,570.00	\$476,570.00	\$476,570.00	Work completed	
OH5-7A, Westdale Terr.	Completion of Comprehensive Mod. work	2	1450	100%	\$254,749.00	\$0.00	\$0.00	\$0.00	Moved to other phase	
OH5-7A, Westdale Terr.	HVAC replacement	3	1460	100%	\$0.00	\$83,112.29	\$83,112.29	\$83,112.29	Work completed	
OH5-12B, Rosemont	Install interchangeable core locks	4	1460	21	\$0.00	\$1,092.00	\$1,092.00	\$1,092.00	Work completed	
OH5-12C, Helena St	Install interchangeable core locks	5	1460	14	\$0.00	\$728.00	\$728.00	\$728.00	Work completed	
OH5-13, Scattered Sites	Comprehensive Site Improvements	6	1450		\$27,910.00	\$0.00	\$0.00	\$0.00		
OH5-13, Scattered Sites	Comprehensive Dwelling Structures Modernization	7	1460		\$834,765.00	\$322,824.02	\$322,824.02	\$322,824.02	Work completed	
OH5-13C	Install interchangeable core locks	8	1460	12	\$0.00	\$624.00	\$624.00	\$624.00	Work completed	
OH5-13D, Frederick	Install interchangeable core locks	9	1460	9	\$0.00	\$468.00	\$468.00	\$468.00	Work completed	
OH5-13F, Irving	Install interchangeable core locks	0	1460	4	\$0.00	\$233.00	\$233.00	\$233.00	Work completed	
OH5-13G,	Install interchangeable core locks	11	1460	6	\$0.00	\$312.00	\$312.00	\$312.00	Work	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:					Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Bruce									completed	
OH5-13G, Bruce	Modernize roof	12	1460	6	\$0.00	\$3,962.90	\$3,962.90	\$3,962.90	Work completed	
OH5-13I, Norman	Install interchangeable core locks	13	1460	10	\$0.00	\$520.00	\$520.00	\$520.00	Work completed	
OH5-13K, Niagara	Install interchangeable core locks	14	1460	5	\$0.00	\$260.00	\$260.00	\$260.00	Work completed	
OH5-13M, Delaware	Install interchangeable core locks	15	1460		\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	Work completed	
OH5-13P, Theodore	Install interchangeable core locks	16	1460	5	\$0.00	\$260.00	\$260.00	\$260.00	Work completed	
OH5-13R, Hudson/Cherry	Install interchangeable core locks	17	1460	12	\$0.00	\$624.00	\$624.00	\$624.00	Work completed	
OH5-13T, Redwood	Install interchangeable core locks	18	1460	10	\$0.00	\$520.00	\$520.00	\$520.00	Work completed	
OH5-13W, Watervliet	Install interchangeable core locks	19	1460	4	\$0.00	\$233.00	\$233.00	\$233.00	Work completed	
OH5-15D, Pulaski	Install interchangeable core locks	20	1460	2	\$0.00	\$159.65	\$159.65	\$159.65	Work completed	
OH5-18, Revere	Comprehensive Site Improvements	21	1450		\$6,500.00	\$0.00	\$0.00	\$0.00	Transferred to different account	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:					Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-18, Winters	Comprehensive Dwelling Structures Modernization	22	1460		\$122,102.00	\$0.00	\$0.00	\$0.00	Transferred to different phase	
OH5-18A, Revere	Install interchangeable core locks	23	1460	8	\$0.00	\$416.00	\$416.00	\$416.00	Work completed	
OH5-18D, Quitman	Install interchangeable core locks	24	1460	24	\$0.00	\$1,248.00	\$1,248.00	\$1,248.00	Work completed	
OH5-18F, Willow	Install interchangeable core locks	25	1460	7	\$0.00	\$364.00	\$364.00	\$364.00	Work completed	
OH5-19, Superba	Repair kitchens and flooring	26	1460	4	\$0.00	\$20,995.00	\$20,995.00	\$20,995.00	Work completed	
OH5-21A, Mt. Crest	Install interchangeable core locks	27	1460	200	\$0.00	\$10,400.00	\$10,400.00	\$10,400.00	Work completed	
OH5-26, Grand	Install air conditioning and any electrical	28	1460	100%	\$225,622.00	\$0.00	\$0.00	\$0.00	Moved to later phase	
OH5-26, Grand	Replace waste line system	29	1460	100%	\$122,084.00	\$0.00	\$0.00	\$0.00	Moved to later phase	
OH5-26, Grand	Replace domestic water piping, valves and	30	1460	100%	\$152,294.00	\$31,130.22	\$31,130.22	\$31,130.22	Work completed	
OH5-28, Pompano	Install interchangeable core locks	31	1460	38	\$0.00	\$1,976.00	\$1,976.00	\$1,976.00	Work completed	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 706 Replacement Housing Factor Grant No:					Federal FY of Grant: 1997			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-40, Madrid	Correct site drainage problem	32	1450	100%	\$0.00	\$0.00	\$0.00	\$0.00	Moved to future phase	
OH5-41, Olive Hills	Remove and replace gutters and downspouts	33	1460	100%	\$0.00	\$14,450.00	\$14,450.00	\$14,450.00	Work completed	
OH5-41, Olive Hills	Install interchangeable core locks	34	1460	100	\$0.00	\$11,024.00	\$11,024.00	\$11,024.00	Work completed	
OH5-45, Hallmark, Meridian	Install interchangeable core locks	35	1460	138	\$0.00	\$7,176.00	\$7,176.00	\$7,176.00	Work completed	
Central Office	Roof	36	1470	1	\$0.00	\$204,228.70	\$178,457.48	\$178,457.48	Work completed	
PHA Wide	Vacancy Reduction Work Order	37	1460		\$1,500,000.00	\$3,049,116.16	\$3,049,116.16	\$3,049,116.16		
PHA Wide	Lead Based Paint Abatement		1460		\$113,655.00	\$14,796.00	\$14,796.00	\$14,796.00	Work completed	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 706 Replacement Housing Factor No:			Federal FY of Grant: 1997	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-2, DeSoto Bass	9/99		4/99	9/00		5/99	
OH5-7A, Westdale Terr.	9/99		2/99	9/00		6/99	
OH5-12B, Rosemont	9/99		8/99	9/00		10/99	
OH5-12C, Helena St	9/99		8/99	9/00		10/99	
OH5-13, Scattered Sites	9/99		8/99	9/00		10/99	
OH5-15D, Pulaski	9/99		2/99	9/00		10/99	
OH5-18, Revere	9/99		8/99	9/00		10/99	
OH5-18, Winters	9/99		8/99	9/00		10/99	
OH5-18A, Revere	9/99		8/99	9/00		10/99	
OH5-18D, Quitman	9/99		8/99	9/00		10/99	
OH5-18F, Willow	9/99		8/99	9/00		10/99	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 706 Replacement Housing Factor No:			Federal FY of Grant: 1997	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-19, Superba	9/99		6/99	9/00		11/99	
OH5-21A, Mt. Crest	9/99		9/99	9/00		10/99	
OH5-26, Grand	9/99		9/99	9/00		3/00	
OH5-28, Pompano	9/99		8/99	9/00		10/99	
OH5-40, Madrid	9/99		8/99	9/00		5/00	
OH5-41, Olive Hills	9/99		8/99	9/00		10/00	
OH5-45, Hallmark Meridian	9/99		8/99	9/00		10/00	
PHA-Wide	9/99		9/99	9/00		2/00	

CAPITAL FUND PROGRAM TABLES – CGP 707

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/00 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	734,292.00	734,292.00	734,292.00
3	1408 Management Improvements Soft Costs	1,468,585	873,801.19	873,801.19	604,494.94
	Management Improvements Hard Costs				
4	1410 Administration	514,005	503,067.00	503,067.00	370,791.76
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	518,812	514,949.24	514,949.24	418,568.32
8	1440 Site Acquisition				
9	1450 Site Improvement	545,000	20,544.21	20,544.21	20,544.21
10	1460 Dwelling Structures	3,178,486	4,479,702.9	4,479,702.9	4,171,061.7
11	1465.1 Dwelling Equipment—Nonexpendable	150,000	0	0	0
12	1470 Nondwelling Structures	0	133,549.15	133,549.15	133,549.15
13	1475 Nondwelling Equipment	330,603	64,421.88	64,421.88	62,040.31
14	1485 Demolition	0	3,596.43	3,596.43	3,596.43
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000	15,000	15,000	3,865.50
18	1499 Development Activities – 24				
19	1502 Contingency	587,433	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	7,342,924	7,342,924	7,342,924	6,522,804.32
	Amount of line XX Related to LBP Activities	70,000	0	0	0
	Amount of line XX Related to Section 504 compliance	352,000			
	Amount of line XX Related to Security—Soft Costs	125,000	180,000	180,000	163,073.87
	Amount of Line XX related to Security—Hard Costs	0	195,258.40	195,258.40	186,671.40
	Amount of line XX Related to Energy Conservation Measures	239,174			
	Collateralization Expenses or Debt Service				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		0	734,292	734,292	734,292	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and supervisors				333,950	150,143.70	150,143.70	72,369.62	
	'b/c. Maint./Mgmt. Training Program				200,000	17,452.36	17,452.36	13,215.24	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				754,635	504,095.13	504,095.13	338,337.81	
	e. Computer Software expansion				25,000	2110.00	2110.00	2110.00	
	f. Marketing program				30,000	20,000.00	20,000	15388.4	
	g. Security Services				125,000	180,000	180,000	163,073.87	
	Program Administration								
PHA-Wide	Non-Technical Salaries								

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		327,019	327,019.00	327,019	251,997.54	
PHA-Wide	Technical Salaries 4. Development Director 5. Planner/Architect 6. Specification Technicians		1410.2		72,993	72,993.00	72,993	47,926.40	
PHA-Wide	Employee Benefits		1410.9		102,993	102,993.00	102,993.00	70,805.82	
PHA-Wide	Travel Related to CFP/RHF		1410.10		8,000	0	0	0	
PHA-Wide	Sundry Administration		1410.19		3,000	62.00	62.00	62.00	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		331,627	434,600.39	434,600.39	397,530.26	
	Planning Consultant		1430.2		25,000	0	0	0	
	Permit Fees		1430.6		80,000	0	0	0	
	Construction Inspection 8. Clerk of the Works 9. Construction Inspector		1430.7		79,685.00	\$79,723.61	\$79,723.61	20,569.14	
	Sundry Planning Costs		1430.19		2,500	625.24	625.24	468.92	
	Dwelling Equipment Ranges and Refrigerators		1465.1		150,000	0	0	0	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		89,903	2,824.40	2,824.40	2,141.20	
	2. Marketing Equipment		1475.1		5,700	0	0	0	
	3. Telephone System		1475.1		30,000	9,716.92	9,716.92	8,018.55	
	4. Computer Hardware		1475.1		75,000	0	0	0	
	5. Maintenance Equipment		1475.2		80,000	27,086.56	27,086.56	27,086.56	
	6. Vehicle Replacement		1475.7		50,000	24,794.00	24,794.00	24,794.00	
PHA-Wide	Relocation		1495.1		50,000	15,000	15,000	3,865.50	
PHA-Wide	Contingency		1502		587,433	0	0	0	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-2, DeSoto Bass	Roof replacement (mansard roof)	1	1460	3 bldg.	\$175,000.00	\$176,013.98	\$176,013.98	14,700.00	Work completed	
OH5-6 Arlington Ct.	Building signage		1460	1	\$0.00	\$6,264.00	\$6,264.00	6,264.00	Work completed	
OH5-7A Westdale Terr.	Site improvements, fencing		1450	100%	\$220,000.00	\$0.00	\$0.00	0	Moved to future phases	
OH5-7A Westdale Terr.	Upgrade fire alarm system		1460	1 bldg.	\$0.00	\$10,730.00	\$10,730.00	22,126.05	Contract in progress – Figures may change after closeout	
OH5-7A Westdale Terr.	Correct HVAC		1460	1 bldg.	\$0.00	\$41,621.00	\$41,621.00	41,621.00	Work completed	
OH5-7A Westdale Terr.	Develop central security camera system		1460	1 bldg.	\$0.00	\$6,100.00	\$6,100.00	6,100.00	Work completed	
OH5-7B Park Manor	Upgrade fire alarm system		1460	1 bldg.	\$0.00	\$10,730.00	\$10,730.00	9,715.02	Work completed	
OH5-7B Park Manor	Develop central security camera system		1460	1 bldg.	\$0.00	\$6,100.00	\$6,100.00	0.00	Work completed	
OH5-8 Cliburn Manor	Comprehensive Modernization – Site Improvements		1450	100%	\$300,000.00	\$0.00	\$0.00	0	Design on hold	
OH5-8	Comprehensive Modernization –		1460	100%	\$1,200,000.0	\$0.00	\$0.00	0	Design on	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Cliburn Manor	Dwelling Structure Improvements				0				hold
OH5-10 Wilkinson Pl.	Interior work in hallways and lobby		1460	14 floors	\$170,000.00	\$0.00	\$0.00	0	Design in progress, transferred to future phase
OH5-10 Wilkinson Pl	Upgrade fire alarm system		1460	1 bldg.	\$0.00	\$10,730.00	\$10,730.00	10,035.15	Work completed
OH5-10 Wilkinson Pl	Develop central security camera system		1460	1	\$0.00	\$6,100.00	\$6,100.00	17,649.00	Work completed – Figures may be changes after audit
OH5-13G, Bruce	Comprehensive Dwelling Structure Improvements		1460	100%	\$0.00	71,342.35	71,342.35	71,342.35	Work completed
OH5-13D Frederick	Drainage system		1460	1 loc	\$0.00	6,534.68	6,534.68	6,534.68	Work completed
OH5-13F Irving	Repair retaining wall		1450	2 sites	0	16,002.21	16,002.21	16,002.21	Work completed
OH5-13H	Replace exterior storm doors		1460	100%	0	5,000.00	5,000.00	5,000.00	Work completed
OH5-13P Theodore	Exterior and storm doors		1460	8	0	3,200.00	3,200.00	3,200.00	Work completed
OH5-13T Redwood	Exterior and storm doors		1460	10	0	3,000.00	3,000.00	3,000.00	Work completed
OH5-14	Interior work in hallways and lobby		1460	100%	150,486.00	0	0	0	Design in

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Wentworth									progress, transferred to future phase
OH5-14 Wentworth	Install security camera system		1460	1 bldg.	0	15,872.00	15,872.00	15,872.00	Work completed
OH5-14 Wentworth	Upgrade fire alarm system		1460	1 bldg.	0	10,730.00	10,730.00	7,690.15	Work completed
OH5-15A Huffman and Parnell	Replace siding		1460	100%	0	23,247.16	23,247.16	23,247.16	Work completed
OH5-15B Hickory Hills	Exterior and storm doors: Hickory Hills		1460	10	0	3,200.00	3,200.00	3,200.00	Work completed
OH5-15H, Fitch and Hawthorne	Correct falling porch and gutters: Fitch and Hawthorne	24	1460	2 bldg.	0	30,695.90	30,695.90	10,160.00	Work completed
OH5-16 Metropolitan	Upgrade fire alarm system	28	1460	1 bldg.	0	10,730.00	10,730.00	7,690.15	Work completed
OH5-16 Metropolitan	Install security camera system		1460	1 bldg.	0	6,100.00	6,100.00	0.00	Work completed
OH5-17 Wilmington	Upgrade fire alarm system	29	1460	1 bldg.	0	10,730.00	10,730.00	0	Work completed
OH5-17	Install security camera system		1460	1 bldg.	0	10,460.00	10,460.00	10,460.00	Work

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Wilmington									completed
OH5-18F, Scattered Sites	COMPREHENSIVE IMPROVEMENTS		1460		0	66,831.00	66,831.00	57,681.03	Work completed
OH5-18A Revere	Exterior and storm doors		1460	8	0	3,000.00	3,000.00	3,000.00	Work completed
OH5-19 Superba	Exterior and storm doors		1460	24	0	12,409.00	12,409.00	12,409.00	Work completed
OH5-19 Superba	Flooring and kitchen cabinets		1460	2	0	11,549.00	11,549.00	0.00	Work completed
OH5-24 Helena	Upgrade fire alarm system		1460	1 bldg.	0	10,730.00	10,730.00	0.00	Work completed
OH5-24 Helena	Develop central security camera system		1460	1 bldg.	0	6,100.00	6,100.00	6,100.00	Work completed
OH5-26 Grand Hi-Rise	Comprehensive Modernization		1460	1 bldg.	0	3,243,736.45	3,243,736.45	3,243,736.45	Work in progress: transferred from past phases
OH5-28 Pompano	Upgrade site to handicap accessible		1460	1 bldg.	0	16,122.94	16,122.94	16,122.94	Work completed
OH5-32A Caliph Court	Replace furnace: Caliph Court		1460	36 units	48,000.00	0	0	0	Transferred to future phase
OH5-40 Madrid	Repair drainage problem		1450	1 loc	0	4,542.00	4,542.00	4,542.00	Work completed

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-45, Hallmark Meridian	Modernize passenger elevators		1460	2	65,000.00	0	0	0	Work not necessary
OH5-45, Hallmark Meridian	Upgrade fire alarm system		1460	1 bldg.	0	10,730.00	10,730.00	0.00	Work completed
OH5-45, Hallmark Meridian	Develop central security camera system		1460	1 bldg.	0	13,760.00	13,760.00	13,760.00	Work completed
OH5-52, Bellefontaine	Repair drainage problem		1450	1 location	25,000.00	0	0	0	Work completed in separate phase
Central Office	Upgrade fire alarm system		1460	1 bldg.	0	10,730.00	10,730.00	7690.15	Work completed
Central Office	Develop central security camera system		1460	1 bldg.	0	17,383.00	17,383.00	78,195.00	Work completed – Figures may change after contract closeout
Central Office	Emergency roof/HVAC		1470	1 bldg.	0	133,549.15	133,549.15	133,549.15	Work completed
Perry Building	Upgrade fire alarm system		1460	1 bldg.	0	10,730.00	10,730.00	7,690.15	Work completed
Perry Building	Develop central security camera system		1460	1 bldg.	0	52,149.00	52,149.00	458.45	Work completed – Figures may

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 707 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
									change after contract closeout
PHA Wide	Vacancy Reduction Work Order Reduction		1460		1,300,000.00	508,511.44	508,511.44	428,611.82	
PHA Wide	Lead Based Paint Abatement		1460		70,000.00	0	0	0	Transferred to future phase
OH5-13 Mercer	Demolition – City of Dayton Nuisance Abatement program		1485	1 bldg.	0.00	3,596.43	3,596.43	3,596.43	Work completed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 707 Replacement Housing Factor No:			Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/00		7/00	7/01			
OH5-2, DeSoto Bass	7/00		7/00	7/01			
OH5-6 Arlington Ct.	7/00		7/00	7/01			
OH5-7A Westdale Terr.	7/00		7/00	7/01			
OH5-7B Park Manor	7/00		7/00	7/01			
OH5-8 Cliburn Manor	7/00		7/00	7/01			
OH5-8 Cliburn Manor	7/00		7/00	7/01			
OH5-10 Wilkinson Pl.	7/00		7/00	7/01			
OH5-13G, Scattered Sites	7/00		7/00	7/01			
OH5-13D Frederick	7/00		7/00	7/01			
OH5-13F Irving	7/00		7/00	7/01			
OH5-13H	7/00		7/00	7/01			
OH5-13P Theodore	7/00		7/00	7/01			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 707 Replacement Housing Factor No:			Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-13T Redwood	7/00		7/00	7/01			
OH5-14 Wentworth	7/00		7/00	7/01			
OH5-15A Huffman and Parnell	7/00		7/00	7/01			
OH5-15B Hickory Hills	7/00		7/00	7/01			
OH5-15H, Fitch and Hawthorne	7/00		7/00	7/01			
OH5-16 Metropolitan	7/00		7/00	7/01			
OH5-17 Wilmington	7/00		7/00	7/01			
OH5-18F, Scattered Sites	7/00		7/00	7/01			
OH5-18A Revere	7/00		7/00	7/01			
OH5-19 Superba	7/00		7/00	7/01			
OH5-24 Helena	7/00		7/00	7/01			
OH5-26 Grand Hi-Rise	7/00		7/00	7/01			
OH5-28 Pompano	7/00		7/00	7/01			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 707 Replacement Housing Factor No:			Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-32A Caliph Court	7/00		7/00	7/01			
OH5-40 Madrid	7/00		7/00	7/01			
OH5-45, Hallmark Meridian	7/00		7/00	7/01			
OH5-45, Hallmark Meridian	7/00		7/00	7/01			
OH5-52, Bellefontaine	7/00		7/00	7/01			
Central Office	7/00		7/00	7/01			
Perry Building	7/00		7/00	7/01			

CAPITAL FUND PROGRAM TABLES – CGP 708

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	887,321.00	887,321.00	887,321.00
3	1408 Management Improvements Soft Costs	1,230,981	669,130.19	572,224.73	40,068.09
	Management Improvements Hard Costs				
4	1410 Administration	887,322	429,363.50	426,363.50	5,041.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	521,698	651,811.35	543,232.60	93,835.29
8	1440 Site Acquisition				
9	1450 Site Improvement	346,000.00	1,236,091.47	796,562.00	\$622,301.60
10	1460 Dwelling Structures	4,713,253.00	4,618,206.88	4,217,609.78	\$3,184,787.95
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	63,500	\$110,587.61	78,087.61	\$16,153.21
13	1475 Nondwelling Equipment	375,603	245,700.00	8,935.69	6,743.65
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	25,000	25,000	0
18	1499 Development Activities – 24				
19	1502 Contingency	709,855	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	8,873,212	\$8,873,212.00	7,555,336.91	\$4,907,624.29
	Amount of line XX Related to LBP Activities	70,000	0	0	0
	Amount of line XX Related to Section 504 compliance	352,000		\$7,575,336.91	
	Amount of line XX Related to Security—Soft Costs	125,000	180,000	180,000	163,073.87
	Amount of Line XX related to Security—Hard Costs		195,258.40	195,258.40	186,671.40
	Amount of line XX Related to Energy Conservation Measures	239,174			
	Collateralization Expenses or Debt Service				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		\$0.00	\$887,321.00	\$887,321.00	\$887,321.00	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and supervisors				\$279,000.00	\$157,149.19	\$157,149.19	\$0.00	
	'b/c. Maint./Mgmt. Training Program				\$100,000.00	\$100,000.00	\$27,535.54	\$18,396.00	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				\$721,981.00	\$271,981.00	\$271,981.00	\$0.00	
	e. Computer Software expansion				\$25,000.00	\$25,000.00	\$559.00	\$559.00	
	f. Marketing program				\$30,000.00	\$40,000.00	\$40,000.00	\$4,021.89	
	g. Security Services				\$75,000.00	\$75,000.00	\$75,000.00	\$17,091.20	
	Program Administration								

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Non-Technical Salaries 1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		\$521,322.00	\$221,322.00	\$221,322.00	\$0.00	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		\$170,000.00	\$125,000.00	\$125,000.00	\$0.00	
PHA-Wide	Employee Benefits		1410.9		\$190,000.00	\$75,000.00	\$75,000.00	\$0.00	
PHA-Wide	Travel Related to CFP/RHF		1410.10		\$3,000.00	\$5,041.50	\$5,041.50	\$5,041.50	
PHA-Wide	Sundry Administration		1410.19		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		\$400,000.00	\$580,000.00	\$473,484.25	\$93,771.94	
	Planning Consultant		1430.2		\$24,950.00	\$0.00	\$0.00	\$0.00	
	Permit Fees		1430.6		\$25,000.00	\$63.35	\$63.35	\$63.35	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		\$69,685.00	\$69,685.00	\$69,685.00	\$0.00	
	Sundry Planning Costs		1430.19		\$2,063.00	\$2,063.00	\$0.00	\$0.00	
	Dwelling Equipment								

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Ranges and Refrigerators		1465.1		0	0	0	0	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		\$89,903.00	\$50,000.00	\$6,435.69	\$4,278.69	
	2. Marketing Equipment		1475.1		\$5,700.00	\$5,700.00	\$0.00	\$0.00	
	3. Telephone System		1475.1		\$30,000.00	\$15,000.00	\$0.00	\$0.00	
	4. Computer Hardware		1475.1		\$75,000.00	\$50,000.00	\$2,500.00	\$2,464.96	
	5. Maintenance Equipment		1475.2		\$75,000.00	\$25,000.00	\$0.00	\$0.00	
	6. Vehicle Replacement		1475.7		\$100,000.00	\$100,000.00	\$0.00	\$0.00	
PHA-Wide	Relocation		1495.1		\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	
PHA-Wide	Contingency		1502		\$709,855.00	\$0.00		\$0.00	

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-1, Parkside Homes	Replace traffic signs	1	1450	100%	\$3,000.00	\$0.00	\$0.00	\$0.00	In design stage – future phase	
OH5-1, Parkside Homes	Replace basketball court	2	1450	1	\$2,000.00	\$31,732.00	\$31,732.00	\$29,762.00	Work completed	
OH5-1, Parkside Homes	Replace gate with cellar doors	3	1460	1	\$1,500.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Replace exterior door on the Day Care	4	1470	1	\$2,000.00	\$0.00	\$0.00	\$0.00	Transferred to future phase	
OH5-1, Parkside Homes	Install A/C for Day Care Center	5	1470	1 bldg	\$1,500.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-1, Parkside Homes	Install new HVAC in Community Room	6	1470	1 bldg	\$0.00	\$16,130.00	\$16,130.00	\$0.00	Work completed	
OH5-2, DeSoto Bass	Replace damaged playground equipment	7	1450	3	\$20,000.00	\$75,356.00	\$75,356.00	\$16,258.00	Work in progress	
OH5-2, DeSoto Bass	Repair slate roofs	8	1460	12	\$35,000.00	\$24,983.00	\$24,983.00	\$0.00	In design stage	
OH5-2, DeSoto Bass	Cover electric meters and enclosures	9	1460	100	\$20,000.00	\$0.00	\$0.00	\$0.00	Work omitted to	

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									fund overages	
OH5-2, DeSoto Bass	Install CO detectors	10	1460	100%	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-2, DeSoto Bass	Replace mansard roofs	11	1460	5	\$352,753.00	\$466,753.42	\$413,156.32	\$411,156.32	Work completed	
OH5-6, Arlington Ct.	Install playground equipment	12	1450	2	\$30,000.00	\$71,991.00	\$71,991.00	\$69,853.00	Work completed	
OH5-6, Arlington Ct.	Replace roof, correct gutter deterioration	13	1460	1	\$3,000.00	\$20,000.00	0.00	0	In design stage	
OH5-6, Arlington Ct.	Install handicapped ramp and bathroom access in office and comm. Center	14	1470	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-7B, Park Manor	Comprehensive Modernization	15	1460	1 bldg	\$0.00	\$56,667.38	\$56,667.38	\$56,667.38	Arbitration settlement from comp. Mod	
OH5-7A, Westdale Terr	Install emergency cord pull system for all elderly residents	16	1460	30	\$30,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-7A, Westdale Terr	Landscaping and major site improvements	17	1450	1 site	\$0.00	\$388,004.47	\$48,475.00	\$72,693.20	From previous phase; work completed	
OH5-7A, Westdale Terr	HVAC	19	1460	1 bldg.	\$0.00	\$38,714.20	\$38,714.20	0	Work completed	
OH5-8, Cliburn Manor	Replace playground equipment	20	1450	2	\$25,000.00	\$36,377.00	\$36,377.00	\$33,187.00	Work in progress	
OH5-8, Cliburn Manor	Replace trash containment walls	21	1450	2	\$20,000.00	\$0.00	\$0.00	\$0.00	Work in discussion	
OH5-8, Cliburn Manor	Repair and replace broken sidewalk	22	1450	200 l.f.	\$40,000.00	\$0.00	\$0.00	\$0.00	Work in discussion	
OH5-8, Cliburn Manor	Repair siding, gutters and downspouts	23	1460	4 bldg.	\$35,000.00	\$0.00	\$0.00	\$0.00	Work in discussion	
OH5-8, Cliburn Manor	Replace handrailing at steps	24	1460	1 loc	\$5,000.00	\$0.00	\$0.00	\$0.00	Work in discussion	
OH5-8, Cliburn Manor	Comprehensive Dwelling Structures	25	1460	100%	\$1,000,000.00	\$0.00	\$0.00	\$0.00	Work in discussion	
OH5-9, Hilltop Homes	Install playground equipment	26	1450	2	\$30,000.00	\$56,715.00	\$56,715.00	\$12,321.00	Work in progress	

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-9, Hilltop Homes	Weatherize interior and exterior doors, front and back	27	1460	30	\$6,000.00	\$0.00	\$0.00	\$0.00	Insufficient funds – Work omitted to fund overages	
OH5-10 Wilkinson Plaza	Replace HVAC units	28	1460	100	\$125,000.00	\$0.00	\$0.00	\$0.00	Will review in energy performance contract	
OH5-10 Wilkinson Plaza	Motorize door operating for handicapped egress	29	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	In design stage – future phase	
OH5-10 Wilkinson Plaza	Install handicapped accessible door openers	30	1460	28	\$10,000.00	\$0.00	\$0.00	\$0.00	In design stage – future phase	
OH5-10 Wilkinson Plaza	Improve interior common areas, including entrance doors	31	1460	1 floor	\$0.00	\$75,000.00	\$0.00	\$0.00	From previous phase	
OH5-12A, Smithville	Install security/safety lighting	32	1450	1 site	\$2,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-12A, Smithville	Repair and replace sidewalks	33	1450	20%	\$2,500.00	\$0.00	\$0.00	\$0.00	Work omitted to	

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									fund overages	
OH5-12B, Rosemont	Install dryer vents in utility rooms	34	1470	28	\$7,500.00	\$0.00	\$0.00	\$0.00	Transferred to future phase	
OH5-13A	Replace furnaces	35	1460	3	\$22,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-13E, Gettysburg	Replace exterior doors with steel units	36	1460	8	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-13T Redwood	Replace front door locks for security and repair intercom system	37	1460	8	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-13W Watervliet	Replace jambs, doors, trim and storm doors	38	1460	8	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-14, Wentworth	Bring community kitchen up to fire code	39	1470	1 kitchen	\$15,000.00	\$0.00	\$0.00	\$0.00	Transferred to future phase	
OH5-14,	Improve interior common areas	40	1460	1 floor	\$0.00	\$75,000.00	\$0.00	\$0.00	From	

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Wentworth									previous phase	
OH5-15F, Riverview	Provide outside benches	41	1450	12	\$2,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-15F, Riverview	Security screens	42	1460		\$0.00	\$9,560.32	\$9,560.32	\$9,560.32	Emergency; work completed	
OH5-15G, Woodview	Upgrade playground equipment	43	1450	2	\$20,000.00	\$37,151.00	\$37,151.00	\$36,412.00	Work in progress	
OH5-15G, Woodview	Repair roofs	44	1460	6	\$16,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-15H, Fitch Hawthorne	Comprehensive Site Improvements	45	1450	8 units	\$0.00	0.00	0	\$17,492.00	Figures may change after audit	
OH5-15H, Fitch Hawthorne	Comprehensive Dwelling Structures	45	1460	8 units	\$0.00	\$320,748.00	\$320,748.00	\$4,776.00	Work in progress	
OH5-16 Metropolitan	Replace roof	46	1460	1	\$100,000.00	\$63,705.00	\$63,705.00	\$0.00	Work in progress	
OH5-17, Wilmington	Install ramps for handicapped access	47	1450	1	\$500.00	\$0.00	\$0.00	\$0.00	Work completed by HA staff	

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PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CGP 708 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-17, Wilmington	Paint common areas and remove asbestos floor tile	48	1460		\$0.00	\$178,518.00	\$178,518.00	\$0.00	Work in progress	
OH5-19 Superba	Modernize kitchens and flooring	49	1460	14	\$40,000.00	\$84,990.00	\$84,990.00	\$37,830.00	To complete remainder of site	
OH5-20 Dunbar Manor	Remove benches	50	1450	4	\$2,500.00	\$0.00	\$0.00	\$0.00	Work transferred to WI #51	
OH5-20, Dunbar Manor	Install playground surface	51	1450	2	\$20,000.00	\$30,356.00	\$30,356.00	\$17,562.00	Work in progress	
OH5-20, Dunbar Manor	Repair collapsing porches and siding	52	1460	100%	\$125,000.00	\$50,000.00	\$0.00	\$0.00	In design stage	
OH5-21A Mt. Crest	Install playground equipment	53	1450	3	\$30,000.00	\$58,803.00	\$58,803.00	\$51,329.00	Work in progress	
OH5-21A, Mt. Crest	Install siding on buildings	54	1460	100%	\$0.00	\$380,443.00	\$380,443.00	\$87,616.35	Work in progress	
OH5-21B, Cornell Ridge	Replace playground equipment	55	1450	2	\$20,000.00	\$33,564.00	\$33,564.00	\$29,907.00	Work in progress	
OH5-21B, Cornell Ridge	Upgrade electric meter panels	56	1460	100%	\$12,000.00	\$12,000.00	\$0.00	\$0.00	In design stage	
OH5-24, Helena	Vent the laundry room	57	1470	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	In design phase	
OH5-24, Helena	Bring community kitchen under fire code compliance	58	1470	1	\$30,000.00	\$30,000.00	\$0.00	\$0.00	In design phase	
OH5-24, Helena	Replace roof	59	1460	1	\$0.00	\$86,020.00	\$86,020.00	\$86,020.00	Work	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Helena									transferred from future phase
OH5-26, Grand	Comprehensive Modernization: Dwelling Structures	60	1460		\$1,000,000.0 0	\$1,992,996.0 0	\$1,992,996.0 0	\$1,960,929.0 0	78% complete; multi-phase
OH5-28, Pompano	Install playground equipment	61	1450	2	\$20,000.00	\$22,134.00	\$22,134.00	\$0.00	Work in progress
OH5-31, Malden	Replace roof: Malden	62	1460	1	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages
OH5-32A, Caliph Ct.	Replace unsafe porch awnings	63	1460	6	\$30,000.00	\$30,000.00	\$0.00	\$0.00	In design phase
OH5-32A Caliph Ct.	Upgrade sewer system and repair basement floors	64	1460	18	\$30,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages
OH5-32A, Caliph Ct.	Replace playground equipment	65	1450	2	\$0.00	\$32,049.00	\$32,049.00	\$24,319.00	Work in progress
OH5-35, Channingway	Replace playground equipment	66	1450	2	\$0.00	\$20,299.00	\$20,299.00	\$20,299.00	Work in progress
OH5-36, Friden	Replace roofs	67	1460	20	\$80,000.00	\$0.00	\$0.00	\$0.00	Will transfer to future phase

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-40, Madrid	Complete installation of emergency switches	68	1460	100%	\$5,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages
OH5-41, Olive Hills	Replace playground equipment	69	1450	2	\$2,500.00	\$39,894.00	\$39,894.00	\$21,864.00	Work in progress
OH5-41, Olive Hills	Improve safety of electric meters and panels	70	1460	100%	\$10,000.00	\$85,000.00	\$0.00	\$0.00	Out to bid
OH5-44, Indian Trails	Replace playground and basketball equipment	71	1450	2	\$3,000.00	\$20,577.00	\$20,577.00	\$8,138.00	Work in progress
OH5-44, Indian Trails	Weatherstrip exterior doors (seal)	72	1460	35	\$15,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages
OH5-44, Indian Trails	Replace wood siding on units	73	1460	15	\$30,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages
OH5-45, Hallmark Meridian	Replace lighting in garage	74	1450	1	\$4,500.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages
OH5-45, Hallmark Meridian	Install handicapped railing	75	1450	15 ft	\$1,500.00	\$0.00	\$0.00	\$0.00	Work omitted to fund

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									overages	
OH5-47, Winston Woods	Improve unsafe storm drainage	76	1450	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00	In design phase	
OH5-47 Winston Woods	Replace playground equipment	77	1450	2	\$0.00	\$30,491.00	\$30,491.00	\$25,534.00	Work in progress	
OH5-48, Riverside	Install playground equipment	78	1450	2	\$10,000.00	\$16,760.00	\$16,760.00	\$13,469.00	Work in progress	
OH5-48, Riverside	Replace breaker panels and equipment	79	1460	1	\$20,000.00	\$0.00	\$0.00	\$0.00	Work omitted to fund overages	
OH5-52, Bellefontaine	Correct drainage problem - from previous phase	80	1450	1 loc.	\$0.00	\$46,543.00	\$46,543.00	\$28,688.40	Work in progress	
OH5-52, Bellefontaine	Install playground equipment from Summit Court	81	1450	1 loc.	\$0.00	\$44,346.00	\$44,346.00	\$41,842.00	Work in progress	
OH5-53, Wolf Creek	Relocate dumpster pads and other exterior work	82	1450	3	\$10,000.00	\$75,000.00	\$0.00	\$0.00	In design phase	
OH5-53 Wolf Creek	Install barriers to protect vehicles from hitting structures	83	1460	7 units	\$25,000.00	\$0.00	\$0.00	\$0.00	Work transferred to future phase	
OH5-53, Wolf Creek	Install playground equipment	84	1450	2	\$0.00	\$42,949.00	\$42,949.00	\$0.00	Work in progress	
PHA Wide	Vacancy Reduction	85	1460		\$1,500,000.00	\$567,108.56	\$567,108.56	\$506,365.34	Transferred from CGP 706	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Central Office	Site Improvements	86	1450	1 bldg	\$0.00	0	0	51,372.00	Figures may change after audit
Central Office	Dwelling Structures	86	1460	1 bldg	\$0.00	0	0	\$23,867.24	Figures may change after audit
Central Office	Replace HVAC and roof	86	1470	1 bldg	\$0.00	\$61,957.61	\$61,957.61	\$16,153.21	Work completed

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 708 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-1, Parkside Homes	7/01			7/02			
OH5-1, Parkside Homes	7/01			7/02			
OH5-2, DeSoto Bass	7/01			7/02			
OH5-2, DeSoto Bass	7/01			7/02			
OH5-6, Arlington Ct.	7/01			7/02			
OH5-7B, Park Manor	7/01		2/00	7/02			
OH5-7A, Westdale Terr	7/01		9/00	7/02			
OH5-8, Cliburn Manor	7/01			7/02			
OH5-9, Hilltop Homes	7/01			7/02			
OH5-10 Wilkinson Plaza	7/01			7/02			
OH5-12A, Smithville	7/01			7/02			
OH5-12B, Rosemont	7/01			7/02			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 708 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-13A	7/01			7/02			
OH5-13E, Gettysburg	7/01			7/02			
OH5-13T Redwood	7/01			7/02			
OH5-13W Watervliet	7/01			7/02			
OH5-14, Wentworth	7/01			7/02			
OH5-15F, Riverview	7/01			7/02			
OH5-15G, Woodview	7/01			7/02			
OH5-15H, Fitch Hawthorne	7/01		4/00	7/02			
OH5-16 Metropolitan	7/01			7/02			
OH5-17, Wilmington	7/01			7/02			
OH5-19 Superba	7/01		3/00	7/02			
OH5-20 Dunbar Manor	7/01			7/02			
OH5-21A, Mt. Crest	7/01		4/00	7/02			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: CGP 708 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-21B, Cornell Ridge	7/01			7/02			
OH5-24, Helena	7/01		10/00	7/02			
OH5-26, Grand	7/01		7/99	7/02			
OH5-28, Pompano	7/01		6/00	7/02			
OH5-32A, Caliph Ct.	7/01		6/00	7/02			
OH5-35, Channingway	7/01		6/00	7/02			
OH5-40, Madrid	7/01			7/02			
OH5-41, Olive Hills	7/01			7/02			
OH5-41, Olive Hills	7/01			7/02			
OH5-44, Indian Trails	7/01			7/02			
OH5-45, Hallmark Meridian	7/01			7/02			
OH5-47, Winston Woods	7/01			7/02			
OH5-47 Winston Woods	7/01			7/02			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: CGP 708 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-48, Riverside	7/01			7/02			
OH5-52, Bellefontaine	7/01		6/00	7/02			
OH5-53, Wolf Creek	7/01			7/02			
PHA Wide	7/01			7/02			
Central Office	7/01		12/00	7/02			

CAPITAL FUND PROGRAM TABLES- 709

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	810,806	810,806	810,806	0
3	1408 Management Improvements Soft Costs	810,000.00	724,680.47	519,879.47	0.00
	Management Improvements Hard Costs				
4	1410 Administration	656,000.00	626,000.00	620,000.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	521,698.00	481,748.00	479,685.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	84,500.00	617,778.53	0.00	0.00
10	1460 Dwelling Structures	4,119,768.00	4,385,666.00	1,576,371.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	6,000.00	6,000.00	0.00	0.00
13	1475 Nondwelling Equipment	380,500.00	380,500.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000.00	25,000.00	25,000.00	0.00
18	1499 Development Activities – 24				
19	1502 Contingency	643,907.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	8,058,179	8,058,179	4,031,741.47	0.0

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities	114,753	0	0	0
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security–Soft Costs	75,000	75,000	0	0
	Amount of Line XX related to Security–Hard Costs	78,500	78,500	0	0
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		810,806.00	810,806.00	810,806.00	0.00	
PHA-Wide	Resident Management and Security		1408						
	a. Resident Aides and supervisors				75,000.00	75,000.00	75,000.00	0.00	
	b/c. Maint./Mgmt. Training Program				105,000.00	105,000.00	199.00	0.00	
	d. Resident Support Services 1. Mgmt. Improvements Coord. 2. Training Services Coord. 3. Resident Activity Coord. 4. Safety Program Coord. 5. Clerical Support 6. Computer Programmer/Analyst 7. Software Specialist 8. Marketing and Communication Specialist 9. Communication Specialist 10. Maintenance Specialist				500,000.00	414,680.47	414,680.47	0.00	
	e. Computer Software expansion				25,000.00	25,000.00	0.00	0.00	
	f. Marketing program				30,000.00	30,000.00	30,000.00	0.00	
	g. Security Services				75,000.00	75,000.00	0.00	0.00	
	Program Administration								
PHA-Wide	Non-Technical Salaries								

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		300,000.00	270,000.00	270,000.00	0.00	
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		200,000.00	200,000.00	200,000.00	0.00	
PHA-Wide	Employee Benefits		1410.9		150,000.00	150,000.00	150,000.00	0.00	
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	Sundry Administration		1410.19		3,000.00	3,000.00	0.00	0.00	
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		400,000.00	400,000.00	400,000.00	0.00	
	Planning Consultant		1430.2		24,950.00	0.00	0.00	0.00	
	Permit Fees		1430.6		25,000.00	10,000.00	10,000.00	0.00	
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685.00	69,685.00	69,685.00	0.00	
	Sundry Planning Costs		1430.19		2,063.00	2,063.00	0.00	0.00	
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		85,000.00	85,000.00	0.00	0.00	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	2. Marketing Equipment		1475.1		5,500.00	5,500.00	0.00	0.00	
	3. Telephone System		1475.1		30,000.00	30,000.00	0.00	0.00	
	4. Computer Hardware		1475.1		75,000.00	75,000.00	0.00	0.00	
	5. Maintenance Equipment		1475.2		75,000.00	75,000.00	0.00	0.00	
	6. Vehicle Replacement		1475.7		110,000.00	110,000.00	0.00	0.00	
PHA-Wide	Relocation		1495.1		25,000.00	25,000.00	25,000.00	0.00	
PHA-Wide	Contingency		1502		643,907.00	0.00	0	0	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
OH5-1, Parkside Homes	Replace signs	1	1450	100%	0.00	15,000.00	0.00	0.00	Transferred from earlier phase	
OH5-2, DeSoto Bass	Mansard roof replacement	2	1460	6	399,219.00	700,000.00	0.00	0.00	In design phase	
OH5-7A Westdale Terr.	Landscaping	3	1450	Entire site	0.00	491,219.53	0.00	0.00	In design phase	
OH5-7A Westdale Terr.	Install handicapped handrails	4	1460	1 corridor	15,000.00	15,000.00	0.00	0.00	In design phase	
OH5-9, Hilltop Homes	Increase security lighting	5	1450	6 loc	31,000.00	31,000.00	0.00	0.00	In design phase	
OH5-10, Wilkinson Pl.	Repair roof	6	1460	1 bldg.	30,000.00	30,000.00	0.00	0.00	In design phase	
OH5-10, Wilkinson Pl.	Replace boilers	7	1460	2	125,000.00	125,000.00	0.00	0.00	In design phase	
OH5-12, Smithville	Sidewalk repair and replacement	8	1450		6,000.00	0.00	0.00	0.00	Transferred to future phase	
OH5-12B, Rosemont	Install dryer vents in utility rooms	9	1460	8	0.00	20,000.00	0.00	0.00	In design phase	
OH5-13, Redwood, Frederick	Increase security lighting	10	1450	3 sites	12,500.00	12,500.00	0.00	0.00	In design phase	
OH5-13	Increase security for garages	11	1470	1 bldg.	6,000.00	6,000.00	0.00	0.00	In design	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
									phase	
OH5-14, Wentworth	Design and install sign	12	1450	1	0.00	9,078.00	0.00	0.00	In design phase	
OH5-14, Wentworth	Replace boilers	13	1460	2	190,000.00	225,000.00	0.00	0.00	In design phase	
OH5-14, Wentworth	Replace corroded piping	14	1460	1 bldg.	0.00	325,000.00	0.00	0.00	In design phase	
OH5-15F Riverview	Repair damaged fence/gate	15	1450	1	0.00	15,000.00	0.00	0.00	In design phase	
OH5-15G Woodview	Repair flooring	16	1460	100%	50,000.00	50,000.00	0.00	0.00	In design phase	
OH5-17, Wilmington	Modernize elevator	17	1460	1	160,000.00	140,000.00	0.00	0.00	In design phase	
OH5-17, Wilmington	Replace entrance doors	18	1460	1	6,000.00	6,000.00	0.00	0.00	In design phase	
OH5-20, Dunbar Manor	Siding replacement	19	1460	100%	75,000.00	400,000.00	0.00	0.00	In design phase	
OH5-20, Dunbar Manor	Replace baseboard heaters with furnaces	20	1460	3 bldg.	0.00	40,000.00	0.00	0.00	In design phase	
OH5-21A, Mt. Crest	Design and install sign	21	1450	1	0.00	8,981.00	0.00	0.00	In design phase	
OH5-21B Cornell Ridge	Modernize kitchens	22	1460	32	100,000.00	100,000.00	0.00	0.00	In design phase	

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-23, Triangleview	Waterproof basements and correct drainage problem into basements	23	1460	10 bldg	45,000.00	150,000.00	0.00	0.00	In design phase
OH5-24, Helena	Replace roof	24	1460	1 bldg.	125,000.00	0.00	0.00	0.00	Work completed in earlier phase
OH5-35, Channingway	Repair roofs and install dryer vents	25	1460	32 units	0.00	35,000.00	0.00	0.00	In design phase
OH5-40, Madrid	Replace gutters and downspouts and correct drainage problem	26	1460	100 units	20,000.00	164,295.00	0.00	0.00	In design phase
OH5-45, Hallmark Meridian	Lighting	27	1450	1 bldg.	10,000.00	10,000.00	0.00	0.00	In design phase
OH5-45, Hallmark Meridian	Replace carpeting	28	1460	4 floors	60,000.00	60,000.00	0.00	0.00	In design phase
OH5-45, Hallmark Meridian	Replace roof	29	1460	1 bldg.	194,000.00	194,000.00	0.00	0.00	In design phase
OH5-47, Winston Woods	Increase lighting	30	1450		25,000.00	25,000.00	0.00	0.00	In design phase
OH5-48, Riverside	Replace doors	31	1460	40	30,000.00	30,000.00	0.00	0.00	In design phase
OH5-26 Grand Avenue	Comprehensive Modernization	32	1460	1 bldg.	1,176,371.00	1,176,371.00	1,176,371.00	0.00	78% completed

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 1 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA-Wide	Work Order Reduction (Vacancy Reduction, Force account labor)	33	1460		1,204,425.00	400,000.00	400,000.00	0.00	In design phase
PHA-Wide	Lead based paint abatement	34	1460		114,753.00	0.00	0.00	0.00	In design phase

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: 1 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	7/02			7/03			
OH5-1, Parkside Homes	7/02			7/03			
OH5-2, DeSoto Bass	7/02			7/03			
OH5-7A Westdale Terr.	7/02			7/03			
OH5-9, Hilltop Homes	7/02			7/03			
OH5-10, Wilkinson Pl.	7/02			7/03			
OH5-12, Smithville	7/02			7/03			
OH5-12B, Rosemont	7/02			7/03			
OH5-13, Redwood, Frederick	7/02			7/03			
OH5-13	7/02			7/03			
OH5-14, Wentworth	7/02			7/03			
OH5-15F Riverview	7/02			7/03			
OH5-15G Woodview	7/02			7/03			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: 1 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-17, Wilmington	7/02			7/03			
OH5-20, Dunbar Manor	7/02			7/03			
OH5-21A, Mt. Crest	7/02			7/03			
OH5-21B Cornell Ridge	7/02			7/03			
OH5-23, Triangleview	7/02			7/03			
OH5-24, Helena	7/02			7/03			
OH5-35, Channingway	7/02			7/03			
OH5-40, Madrid	7/02			7/03			
OH5-45, Hallmark Meridian	7/02			7/03			
OH5-47, Winston Woods	7/02			7/03			
OH5-48, Riverside	7/02			7/03			
OH5-26 Grand Avenue	7/02		9/00	7/03			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: 1 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide				7/03			

REPLACEMENT HOUSING FACTOR – CGP 710

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: 1	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	313,436			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities – 24				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	313,436			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: 1	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/00 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security—Soft Costs				
	Amount of Line XX related to Security—Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: 1				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-4	<p>Build 3 single family homes as part of 1999 HOPE VI community.</p> <p>The HOPE VI Program intends to demolish Edgewood Court and develop up to 50 new single-family and duplex family rental units throughout the neighborhood, including the Edgewood Court site.</p>	1	1460		313,436				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: 1					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-4, Edgewood Court	7/04			7/05			

CAPITAL FUND PROGRAM TABLES - 711

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	805,800			
3	1408 Management Improvements Soft Costs	800,800			
	Management Improvements Hard Costs				
4	1410 Administration	564,060			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	501,698			
8	1440 Site Acquisition				
9	1450 Site Improvement	360,000			
10	1460 Dwelling Structures	4,200,202			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	75,000			
13	1475 Nondwelling Equipment	361,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	50,000			
18	1499 Development Activities – 24				
19	1502 Contingency	381,440			
	Amount of Annual Grant: (sum of lines.....)	8,100,000			
	Amount of line XX Related to LBP Activities	100,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Dayton Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security–Soft Costs	75,000			
	Amount of Line XX related to Security–Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	595,000			
	Collateralization Expenses or Debt Service				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
PHA-Wide	Operating Expenses		1406		805,800			
PHA-Wide	Resident Management and Security		1408					
	a. Resident Aides and supervisors				75,000			
	'b/c. Maint./Mgmt. Training Program				100,000			
	d. Resident Support Services				495,800			
	1. Mgmt. Improvements Coord.							
	2. Training Services Coord.							
	3. Resident Activity Coord.							
	4. Safety Program Coord.							
	5. Clerical Support							
	6. Computer Programmer/Analyst							
	7. Software Specialist							
	8. Marketing and Communication Specialist							
	9. Communication Specialist							
	10. Maintenance Specialist							
	e. Computer Software expansion				25,000			
	f. Marketing program				30,000			
	g. Security Services				75,000			
	Program Administration							
PHA-Wide	Non-Technical Salaries							

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	1. Clerical/Secretary 2. Bookkeeper 3. Fiscal Program Accountant 4. Contract Administrator 5. Contract Compliance Officer 6. Modernization Program Mgr. 7. Accounting Administrator		1410.1		225,000				
PHA-Wide	Technical Salaries 1. Development Director 2. Planner/Architect 3. Specification Technicians		1410.2		150,000				
PHA-Wide	Employee Benefits		1410.9		183,060				
PHA-Wide	Travel Related to CFP/RHF		1410.10		3,000				
PHA-Wide	Sundry Administration		1410.19		3,000				
PHA-Wide	Fees and Costs								
	Architectural and Engineering		1430.1		404,013				
	Permit Fees		1430.6		25,000				
	Construction Inspection 4. Clerk of the Works 5. Construction Inspector		1430.7		69,685				
	Sundry Planning Costs		1430.19		3,000				
PHA-Wide	Non-Dwelling Equipment								
	1. Office Equipment		1475.1		50,000				
	2. Marketing Equipment		1475.1		7,000				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	3. Telephone System		1475.1		25,000			
	4. Computer Hardware		1475.1		50,000			
	5. Maintenance Equipment		1475.2		50,000			
	6. Vehicle Replacement		1475.7		179,000			
PHA-Wide	Relocation		1495.1		50,000			
PHA-Wide	Contingency		1502		381,440			
OH5-1, Parkside Homes	Replace day care entrance doors, maintenance roof, gutters and downspouts (1201 Brennan Dr.)	1	1470	1 bldg.	40,000			
OH5-2, Desoto Bass	Replace mansard roofs: Phase IV	2	1460	4 bldgs	440,000			

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
OH5-6, Arlington Ct.	Install addresses on building	3	1450	Auth. Wide	30,000			
OH5-6, Arlington Ct.	Install downspouts	4	1460	Auth. Wide	100,000			
OH5-6, Arlington Ct.	Repair roofs, gutters, downspouts	5	1460	2 bldgs	40,000			
OH5-9, Hilltop Homes	Replace gutters and downspouts	6	1460	32 bldgs	500,000			
OH5-13 Niagara	Replace roofs: Niagara	7	1460	2 bldg.	10,000			
OH5-14 Wentworth	Paint and caulk stucco and metal building exterior	8	1460	1 bldg.	100,000			
OH5-14 Wentworth	Replace windows	9	1460	521	325,000			
OH5-14 Wentworth	Upgrade community room kitchen to fire code	10	1470	1 bldg.	25,000			
OH5-15G Woodview	Install roofs and gutters, downspouts	11	1460	1/2 of site	100,000			
OH5-20, Dunbar Manor	Renovate community room	12	1470	1	5,000			
OH5-21B Cornell Ridge	Replace furnaces	13	1460	32 units	155,000			
OH5-23 Triangleview	Replace roof	14	1460	1 roof	10,000			

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
OH5-23 Triangleview	Upgrade public restroom	15	1470	1 bldg.	5,000				
OH5-26, Grand Hi-Rise	Comprehensive Modernization	16	1460	1 bldg.	863,200				
OH5-28 Pompano	Roofs, gutters, downspouts	17	1460	9 bldgs.	45,000				
OH5-31 Malden	Install roofs and gutters, downspouts	18	1460	100%	100,000				
OH5-31 521 Malden	Foundation repair; cracks in foundation: 521 Malden	19	1460	1 bldg.	5,000				
OH5-32A Caliph Court	Comprehensive Modernization	20	1460	36 units	746,002				
OH5-34 610/612 Ingram 1024 Bunche	Replace roof	21	1460	2 bldg.	10,000				
OH5-34 Malden	Repair and replace roof, gutters and downspouts	22	1460	4 bldgs	36,000				
OH5-35 Channingway	Parking lot repair, repave street	23	1450	100%	80,000				
OH5-35 Channingway	Replace windows	24	1460	100%	80,000				
OH5-48 Riverside	Replace electric panels	25	1460	All	10,000				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 2 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Item No.	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Authority Wide	Concrete/asphalt Work - Phase I	26	1450	Auth. Wide	200,000				
Authority Wide	Trim trees to protect structures and increase lighting	27	1450	Auth. Wide	50,000				
Authority Wide	Hardwire smoke alarms	28	1460	Auth. Wide	75,000				
Authority Wide	Lead Based Paint Abatement	29	1460	Auth. Wide	75,000				
Authority Wide	Vacancy Reduction: Force Account	30	1460	Auth. Wide	375,000				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: 2 Replacement Housing Factor No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide	7/03			7/04				
OH5-1, Parkside Homes	7/03			7/04				

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: 2 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OH5-2, Desoto Bass	7/03			7/04			
OH5-6, Arlington Ct.	7/03			7/04			
OH5-9, Hilltop Homes	7/03			7/04			
OH5-10 Wilkinson Plaza	7/03			7/04			
OH5-13 Niagara	7/03			7/04			
OH5-14 Wentworth	7/03			7/04			
OH5-15G Woodview	7/03			7/04			
OH5-21B Caliph Court	7/03			7/04			
OH5-23 Triangleview	7/03			7/04			
OH5-26, Grand Hi-Rise	7/03			7/04			
OH5-28 Pompano	7/03			7/04			
OH5-31 Malden	7/03			7/04			
OH5-32A							

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

PHA Name: Dayton Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: 2 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Caliph Court	7/03			7/04			
OH5-32A Caliph Court	7/03			7/04			
OH5-34 Scattered Sites	7/03			7/04			
OH5-34 Malden	7/03			7/04			
OH5-35 Channingway	7/03			7/04			
OH5-48 Riverside	7/03			7/04			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Dayton Metropolitan Housing Authority					
		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
OH5-1, Parkside Homes	Annual Statement	100,000			
OH5-2, DeSoto Bass		430,000	20,000		156,000
OH5-5, DeSoto Bass		1,220,000	1,100,000	1,025,000	
OH5-6, Arlington Ct.					1,549,900
OH5-7A, Westdale Terrace					40,500
OH5-7B, Park Manor				20,000	
OH5-8, Cliburn Manor		1,500,000	1,200,000		
OH5-9, Hilltop Homes		500,000		800,000	30,000
OH5-10, Wilkinson					279,000
OH5-12B, Rosemont					8,000
OH5-13C, Citiview			65,000		
OH5-13D, Frederick			9,100		
OH5-13I, Irving			4,000		
OH5-13K, Niagara			1,800		
OH5-13P, Theodore			20,250		
OH5-13R, Hudson/Cherry			21,200		
OH5-13T, Redwood			14,100		
OH5-14, Wentworth		400,000	160,000		72,000
OH5-15A, Huffman Parnell			15,000		
OH5-15G, Woodview				50,000	
OH5-15K, Lori Sue			20,000		

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Dayton Metropolitan Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
OH5-16, Metropolitan			40,000		
OH5-17, Wilmington		200,000	10,000	424,000	54,000
OH5-20, Dunbar			500,000		10,000
OH5-21A, Mt. Crest			400,000		2,509,000
OH5-21B, Cornell Ridge			845,000		
OH5-23, Triangleview					5,000
OH5-24, Helena					43,500
OH5-28, Pompano				180,000	10,000
OH5-32B, Gettysburg and Germantown				100,000	
OH5-34, 1114 Randolph			20,000		
OH5-35, Channingway					20,000
OH5-40, Madrid				190,000	70,000
OH5-41, Olive Hills			42,000		5,000
OH5-44, Indian Trails				120,000	
OH5-45, Hallmark Meridian			25,000	300,000	80,000
OH5-47, Winston Woods				365,000	44,000
OH5-48, Riverside			40,000		10,000
OH5-52,			60,000	70,000	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Dayton Metropolitan Housing Authority					
		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
Bellefontaine					
OH5-53, Wolf Creek			12,000		
Authority Wide Physical Improvements		1,200,000	950,000	1,950,000	620,000
Authority-Wide Admin. And Other		2,550,000	2,505,550	2,506,000	2,484,100
Total CFP Funds (Est.)		8,100,000	8,100,000	8,100,000	8,100,000
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2001 PHA FY: 2002			Activities for Year: 3 FFY Grant: 2001 PHA FY: 2003		
See	OH5-1, Parkside Homes	Replace slate roofs: Phase II	100,000	OH5-2A, DeSoto Bass	Replace boilers: Carver, Robeson, Hughes	20,000
Table	OH5-2, DeSoto Bass	Replace mansard roofs: Phase V	400,000	OH5-5, DeSoto Bass	Comprehensive Modernization	1,100,000
One	OH5-2, DeSoto Bass	Replace boiler system and controls: 811 Oldfield	30,000	OH5-8, Cliburn Manor	Comprehensive Modernization	1,200,000
	OH5-5, DeSoto Bass	Comprehensive Modernization	1,220,000	OH5-13C, Citiview	Replace roof, gutters and downspouts	65,000
	OH5-8, Cliburn Manor	Comprehensive Modernization	1,500,000	OH5-13D, Frederick	Install windows and security screens	6,600
	OH5-9, Hilltop Homes	Replace gutters and downspouts: Phase II	500,000	OH5-13D, Frederick	Upgrade exterior lighting	2,500
	OH5-14, Wentworth	Replace windows	400,000	OH5-13I, Norman	Replace entry doors/screens	2,000
	OH5-17, Wilmington	Modernize HVAC	200,000	OH5-13I, Norman	Improve security lighting	2,000
	Auth. Wide	Concrete Work - Phase II	250,000	OH5-13K, Niagara	Install security screens	800
	Auth. Wide	Lead Based Paint Abatement	200,000	OH5-13K, Niagara	Upgrade exterior lighting	1,000
	Auth. Wide	Vacancy Reduction	750,000	OH5-13P, Theodore	Replace entry doors	2,000
	Auth. Wide	Mgmt. Improvement and Administration	1,500,000	OH5-13P, Theodore	Repair window seals/sashes	4,500
	Auth. Wide	Equipment, Fees and Costs, Relocation	1,050,000	OH5-13P, Theodore	Upgrade interior and exterior lighting	2,250
				OH5-13P, Theodore	Replace all plumbing	10,000
		TOTAL	8,100,000	OH5-13P, Theodore	Resurface stairs/hallways	1,500
				OH5-13R, Hudson/Cherry	Repair/secure garage doors	7,000
				OH5-13R, Hudson/Cherry	Resurface floors in hallways	6,000
				OH5-13R, Hudson/Cherry	Install security screens	3,200

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2001 PHA FY: 2002			Activities for Year: 3 FFY Grant: 2001 PHA FY: 2003		
				OH5-13R, Hudson/Cherry	Replace gutters and downspouts:	5,000
				OH5-13T, Redwood	Install lighting	2,500
				OH5-13T, Redwood	Repair intercom	5,500
				OH5-13T, Redwood	Install security screens	3,000
				OH5-13T, Redwood	Replace mailboxes	600
				OH5-13T, Redwood	Replace HW tanks	2,500
				OH5-14, Wentworth	Enlarge parking lot	60,000
				Oh5-14, Wentworth	Install intercom system	100,000
				OH5-15A, Huffman Parnell	Replace roofs	15,000
				OH5-15K, Lori Sue	Replace soffits, gutters and downspouts	20,000
				OH5-16, Metropolitan	Install ADA automatic doors at front and back	40,000
				OH5-17, Wilmington	Repair, reseal and restrrip parking lot	10,000
				OH5-20, Dunbar	Replace kitchen cabinets	300,000
				OH5-20, Dunbar	Replace all furnaces	200,000
				OH5-21A, Mt. Crest	Replace roofs	100,000
				OH5-21A, Mt. Crest	Replace windows	300,000
				OH5-21B, Cornell Ridge	Comprehensive Modernization	845,000
				OH5-34, 1114 Randolph	Comp. Mod.: 1114 Randolph	20,000
				OH5-41, Olive Hills	Install fencing system	42,000
				OH5-45, Hallmark Meridian	Replace carpet with tile in halls, add handrails	25,000
				OH5-48, Riverside	Replace entry doors/screens	40,000
				OH5-52, Bellefontaine	Repair exterior siding and	60,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2001 PHA FY: 2002			Activities for Year: 3 FFY Grant: 2001 PHA FY: 2003		
					soffits	
				OH5-53, Wolf Creek	Install speed bump and barrier	12,000
				Auth. Wide	Concrete Work - Phase III	250,000
				Auth. Wide	Lead Based Paint Abatement	200,000
				Auth. Wide	Vacancy Reduction	500,000
				Auth. Wide	Mgmt. Improvement and Administration	1,500,000
				Auth. Wide	Equipment, Fees and Costs, Relocation	1,005,550
					Total	8,100,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2001 PHA FY: 2004			Activities for Year: 5 FFY Grant: 2001 PHA FY: 2005		
See	OH5-5, DeSoto Bass	Comprehensive Modernization	1,025,000	OH5-2/2A, DeSoto Bass	Install gutters and downpouts	105,000
Table	OH5-7B, Park Manor	Vent community room kitchen	20,000	OH5-2, DeSoto Bass	Install 100 amp service	4,000
One	OH5-8, Cliburn Manor	Comprehensive Modernization	0	OH5-2, DeSoto Bass	Replace carpet in offices	5,000
	OH5-9, Hilltop Homes	Replace windows	800,000	OH5-2, DeSoto Bass	Replace windows	40,000
	OH5-15G, Woodview	Improve security lighting	50,000	OH5-2, DeSoto Bass	Remove and trim trees	2,000
	OH5-17, Wilmington	Install fencing	24,000	OH5-6, Arlington Court	Breaker box, fume vent and exhaust fan in maintenance area	32,400
	OH5-17, Wilmington	Replace all windows	400,000	OH5-6, Arlington Court	Replace kitchen cabinets	1,500,000
	OH5-28, Pompano	Upgrade furnaces	90,000	OH5-6, Arlington Court	Increase security lighting	7,500
	OH5-28, Pompano	Remodel kitchens	90,000	OH5-6, Arlington Court	Replace damaged fencing	10,000
	OH5-32B, Gettysburg	Landscaping hillside	20,000	OH5-7A, Westdale Terr	Install handrails	16,500
	OH5-32B, Gettysburg	Replace floor tile in all units	80,000	OH5-7A, Westdale Terr	Install new heating system	10,000
	OH5-40, Madrid Estates	Replace kitchen cabinets and countertops	160,000	OH5-7A, Westdale Terr	Upgrade A/C in community room	10,000
	OH5-40, Madrid Estates	Repair approaches	30,000	OH5-7A, Westdale Terr	Replace carpet in offices	4,000
	OH5-44, Indian Trails	Replace roofs, siding and shingles	120,000	OH5-9, Hilltop Homes	Replace handrails	30,000
	OH5-45, Hallmark Meridian	Replace windows	300,000	OH5-10, Wilkinson Plaza	replace kitchen cabinets	279,000
	OH5-47, Winston Woods	Stucco all surfaces and install maint. Free trim	245,000	OH5-12B, Rosemont	Replace roofs	8,000
	OH5-47, Winston Woods	Replace furnaces	120,000	OH5-14, Wentworth	Install restroom in maint. Shop	12,000
	OH5-52, Bellefontaine	Resurface drive and parking area	70,000	OH5-14, Wentworth	Build 4 bay garage	60,000
	Auth. Wide	Vacancy Reduction	500,000	OH5-17, Wilmington	Replace 12' exterior storage shed	4,000
	Auth. Wide	Lead Based Paint Abatement	200,000	OH5-17, Wilmington	Replace ceiling tile throughout first floor	50,000

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2001 PHA FY: 2004			Activities for Year: 5 FFY Grant: 2001 PHA FY: 2005		
Auth. Wide	Resurface parking lots	500,000	OH5-20, Dunbar Manor	Remove wall to enlarge community room	10,000	
Auth. Wide	Exterior surface preparations: caulking, painting	750,000	OH5-21A, Mt. Crest	Upgrade fencing	9,000	
Auth. Wide	Mgmt. Improvement and Administration	1,500,000	OH5-21A, Mt. Crest	Comprehensive Modernization	2,500,000	
Auth. Wide	Equipment, Fees and Costs, Relocation	1,006,000	OH5-23, Triangleview	Install door locks	5,000	
			OH5-24, Helena	Upgrade fire alarm system	10,500	
		TOTAL	8,100,000	OH5-24, Helena	Upgrade security system	24,000
			OH5-24, Helena	Replace mailboxes	6,000	
			OH5-24, Helena	Upgrade security lighting	3,000	
			OH5-28, Pompano	Replace entry doors	10,000	
			OH5-35, Channingway	Replace entry doors	20,000	
			Oh5-40, Madrid	Replace patio doors	70,000	
			OH5-41, Olive Hills	Upgrade security lighting	5,000	
			OH5-45, Hallmark Meridian	Upgrading wiring	20,000	
			OH5-45, Hallmark Meridian	Design and install defensible fencing and lighting system	60,000	
			OH5-47, Winston Woods	Upgrade security lighting	44,000	
			OH5-48, Riverside	Replace mailboxes	2,500	
			OH5-48, Riverside	Improve plumbing in storage area	7,500	
			Auth. Wide	Vacancy Reduction	500,000	
			Auth. Wide	Lead Based Paint Abatement	120,000	
			Auth. Wide	Mgmt. Improvement and Administration	1,500,000	
			Auth. Wide	Equipment, Fees and Costs,	984,100	

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2001 PHA FY: 2004			Activities for Year: 5 FFY Grant: 2001 PHA FY: 2005		
					Relocation	
					TOTAL	8,100,000

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$1,007,894

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R x _____

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

“Residents Abating Drugs In All Neighborhoods Together” (RADIANT) Drug Elimination Program is a comprehensive strategy designed to address the problems of drug use and drug-related crime in and around Dayton Metropolitan Housing Authority’s targeted communities. The Fiscal Year 2001 request for \$1,007,894 will help fund both the “weeding” and “seeding” components of Operation RADIANT. The “weeding component will enable Dayton Metropolitan Housing to continue implementation of its Comprehensive Security Plan by maintaining an in-house security staff and by contracting with local law enforcement and private-sector security organizations. The “seeding” component consists of programs designed to provide education and economic opportunities. These plans enable residents to move from welfare to work and to live in drug-free, crime-free lifestyles.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Arlington Courts, Caliph Court, Central Avenue, Cliburn Manor, DeSoto Bass Courts, Dunbar Manor, Edgewood Courts, Grand Avenue, Hallmark-Meridian, Helena Street Hi-rise, Hilltop Homes, Mt. Crest Court, Park Manor, Parkside Homes, Olive Hills, Triangleview, Wentworth, Westdale Terrace, Wilkinson Plaza, Wilmington Avenue, Woodview Apartments, and other DMHA sites as the drug-related crime level demands.	4,403	11,450

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months **X** Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$1,124,750	OH10DEP005195	-0-	N/A	Closed
FY 1996	\$1,130,206	OH10DEP005196	\$0.00	N/A	Closed
FY 1997	\$1,098,000	OH10DEP0050197	-0-	N/A	Closed
FY1998	\$1,141,920	OH10DEP0050198	-0-	N/A	Closed
FY 1999	\$ 967,078	OH10DEP0050199	\$867,078	N/A	11/30/01
FY 2000	\$1,007,894	OH10DEP0050100	\$789,154	N/A	12/2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Operation RADIANT involves management practices, increased services by the City of Dayton Police Department, private and in-house security, a multi-agency partnering approach, a combination of drug abuse prevention, education, and intervention programs—including treatment referral, and welfare to work strategies. Currently, DMHA’s director of housing and management services coordinates the authority’s crime reduction programs, directly overseeing safety and security issues (weeding component). A Public Housing Drug Elimination Program (PHDEP) Coordinator, reporting to the president of Sankofa Corp., coordinates the dependency and prevention issues (seeding component). A PHDEP Statistical Monitor will support this management team’s activities. The strategies utilized in this plan are based on the criteria set forth in the current PHDEP Notice of Funding Availability, the Comprehensive Plans of the City of Dayton and the Kettering-Montgomery County Consortium, and the concerns of residents and staff, as well as, concerned Dayton community leaders. The elements of our strategy are broken down into two major components: 1)Weeding, and 2)Seeding.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	306,502
9120 - Security Personnel	295,610
9130 - Employment of Investigators	100,000
9140 - Voluntary Tenant Patrol	-0-
9150 - Physical Improvements	-0-
9160 - Drug Prevention	169,482
9170 - Drug Intervention	53,500
9180 - Drug Treatment	-0-
9190 - Other Program Costs	82,800
TOTAL PHDEP FUNDING	1,007,894

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$306,502		
Goal(s)	<p>The overall goal of the “weeding” component of DMHA’s Operation RADIANT is to reduce the risk factors associated with drugs and related illegal drug activity through creative law enforcement.</p> <p>As part of DMHA’s comprehensive plan to maintain and increase law enforcement/security presence in our Dayton housing sites, DMHA’s goal is to continue its partnership with the City of Dayton Police department (DPD), based on a Cooperation Agreement, which has been effective since the 1990 PHDEP.</p>						
Objectives	<p>The specific and measurable objective for law enforcement is to reduce the incident of drug-related crime in and around our targeted family and elderly sites by 5%, by the end of the 24-month grant period based on measurements against the total baseline rate of 1,507 in ten-targeted developments.</p>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators

1. Dayton Police Department Task Force Police Officers Program			1-1-02	12-31-02	306,502	159,085 DMHA	1. Records will indicate a 5% reduction in crimes occurring in or around DMHA sites. 2. Records will indicate a 5% increase in arrests in and around DMHA's targeted family sites.
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$295,610		
Goal(s)	<p>The overall goal of the “weeding” component of DMHA’s Operation RADIANT is to reduce the risk factors associated with drugs and related illegal drug activity through creative law enforcement.</p> <p>As part of DMHA’s comprehensive plan to maintain and increase law enforcement/security presence in our 20 targeted family and elderly sites, DMHA’s goal is to contract with a private security company to provide security guard services at any or all of DMHA’s housing units.</p>						
Objectives	<p>Residents will indicate an improved sense of security.</p> <p>Residents will indicate an increased presence of security guards.</p>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Private security company contract Program			1-1-02	12-31-02	295,610	-0-	<p>The number of total “outsiders” turned away by security guards will increase by 5% annually, from 597 to 626 in the year 2000.</p> <p>Resident surveys will indicate improved sense of security.</p>
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$100,000		
Goal(s)	<p>The overall goal of the “weeding” component of DMHA’s Operation RADIANT is to reduce the risk factors associated with drugs and related illegal drug activity through creative law enforcement.</p> <p>As part of DMHA’s comprehensive plan to maintain and increase law enforcement/security presence in our 20 targeted family and elderly sites, DMHA’s goal is to employ four investigative/protective officers and work in concert with the City of Dayton Police department to patrol targeted sites as needed, and to address general security needs.</p>						
Objectives	The specific and measurable objective for security personnel is to reduce the incidents of drug-related crime in and around our elderly sites by 5%, by the end of the 24-month grant period based on measurements against the total baseline rate of 1,507 elderly developments.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Staff investigative/protective officers			1-1-02	12-31-02	100,000	91,476 DMHA	1. Records will indicate a 5% reduction in crimes occurring in or around DMHA sites. 2. Records will indicate a 5% increase in arrests in and around DMHA targeted family sites.
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$0.00 (N/A)		
Goal(s)	<p>The overall goal of the “weeding” component of DMHA’s Operation RADIANT is to reduce the risk factors associated with drugs and related illegal drug activity through creative law enforcement.</p> <p>DMHA’s residents will become more actively involved in the fighting of crime and drug-related crimes.</p>						
Objectives	DMHA will complete its goal of establishing 2 new tenant patrols at family sites.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Tenant Patrols program	1,430	Family-site community residents	1-1-02	12-31-02	-0-	-	2 new tenant patrols will have been established at family sites.
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$0.00 (N/A)		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$169,482		
Goal(s)	<p>The overall goal of the “seeding” component of DMHA’s Operation RADIANT is to reduce the risk factors associated with drugs and related illegal drug activities through the use of creative programming.</p> <p>The overall goal of DMHA’s youth and adult drug prevention, education and life enrichment strategy is to reduce the risk factors associated with lack of drug prevention awareness amongst residents by providing drug prevention, education and life enrichment programs.</p> <p>The overall goal of DMHA’s youth and adult economic and educational opportunities strategy is to reduce the risk factors associated with the lack of social and economic selfsufficiency by empowering residents through the provision of youth and adult economic and educational programs.</p>						

Objectives	<p>The specific objectives of the youth and adult drug prevention, education and life enrichment strategy is to reduce drug-related crime by providing youth and adult drug prevention, educational and life enrichment programs at a minimum of 720 unduplicated families over the next two years.</p> <p>The specific objective of the youth and adult economic and educational opportunities strategy is to reduce drug-related crime by providing economic and educational opportunities to a minimum of 500 unduplicated families.</p>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Community Choir	625 people	Children, youth & adults	1-1-02	12-31-02	1,500		25 residents will participate in DMHA's Community Choir. DMHA's Community Choir will perform at 6 events annually, performing before over 600 audience members.
2. Family Self-Sufficiency	600 people	Families	1-1-02	12-31-02	9,482	\$52,218 DMHA	600 Customers will be offered unsubsidized employment providing a living wage.
3. Pre-Placement and Employment Program	30 Adults incl. Family members	Adults & Youth				\$45,000	30 adults will participate in DMHA's job shadowing program
4. After School Tutoring program	100 Youth	1 st through 6 th Graders	1-1-02	12-31-02	72,500		Will meet performance indicator. Over 85 youth have signed up for tutoring. Progress has been slow. Reading and Math skills are showing some improvement.
5. Summer Education program	700 kids & youth	Children & Youth	1-1-02	12-31-02	20,000		Records indicate over 700 DMHA children/youth participated in a summer education program.
6. Life Skills class	180 Adults	Adults	1-1-02	12-31-02	1,000	\$1,000	Records will indicate 135 participating adults (75%) passed their annual housekeeping inspection.
7. Community Facilities Improvement	2,500 residents	Community residents	1-1-02	12-31-02	20,000		Records will indicate an increased utilization of the community facilities at 15 of DMHA's sites.

9170 - Drug Intervention	Total PHDEP Funding: \$53,500
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Goal(s)	<p>The overall goal of the “seeding” component of DMHA’s Operation RADIANT is to reduce the risk factors associated with drugs and related illegal drug activities through the use of creative programming.</p> <p>To help eliminate drug abuse and drug-related crime within our targeted community sites, DMHA will provide on-site intervention services and treatment referrals. Emphasis will be placed on increasing the accessibility of this valuable, but limited, community resource for our residents. Services for youth and/or adult drug abusers and recovering addicts, including sobriety and substance-free maintenance support groups, substance abuse counseling, and referral to treatment will be provided for residents. Additionally, residents will be linked to prenatal and postpartum care, specialized family and parental counseling, parenting classes and short or long range structured aftercare support services.</p>						
Objectives	A chemical dependency counselor will help insure residents have access to a full range of comprehensive services, including refusal and restraint skills training programs, peer support, substance abuse/dependency intervention and family counseling necessary to reduce the risk factors present in our community.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Chemical Dependency Counselor	300 Adults, Seniors & disabled persons	Adults, Seniors & disabled	1-1-02	12-31-02	53,500	\$2,000 DMHA	Record will indicate 300 residents participated in Narcotics Anonymous or Alcoholics Anonymous activities. Recorders will indicate 100 residents received substance abuse and/or chemical dependency case management and support services.
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$0.00 (N/A)		
Goal(s)	DMHA does not provide drug treatment services. The housing authority utilizes its Chemical Dependency Counselor, and other community resources to provide information and referral services for residents.						
Objectives	N/A						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. N/A							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$82,800		
Goal(s)	DMHA’s goal is to provide a holistic approach to crime prevention strategies. The housing authority incorporates all of its strengths and assets to eliminate drugs and drug-related crime in and around its developments. Additionally, community partners including local law enforcement agencies,						

	governmental entities, educational institutions, health and social service providers, nonprofit and faith based organizations and private businesses support our zero tolerance policies. They actively collaborate with us to reduce/eliminate drug-related crime and other Part I and Part II crimes in our community.						
Objectives	<p>DMHA's crime and crime-related statistics will be maintained in a professional and orderly manner, allowing the submission of data in a timely and accurate fashion.</p> <p>DMHA's PHDEP program components and component records will be maintained in a professional and orderly manner, allowing the submission of data in a timely and accurate fashion.</p> <p>DMHA's administrative staff will have ready access to program and crime statistics, allowing for improved program monitoring and evaluation.</p>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. PHDEP Programming Statistical Specialist			1-1-02	12-31-02	35,000 DMHA		The crime statistics necessary to complete the semiannual and annual PHDEP reports are submitted accurately and on time. Management reports are submitted monthly, allowing for improved program monitoring and evaluation.
2. PHDEP Program Coordinator			1-1-02	12-31-02	47,800 DMHA		The program statistics necessary to complete the semiannual and annual PHDEP reports are submitted accurately and on time. Management reports submitted monthly allowing for improved program monitoring and evaluation.
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$306,502	-	-0-
9120	Activity 1	\$295,610	-	-0-
9130	Activity 1	\$100,000	-	-0-
9140	N/A	\$0.00	-	-0-
9150	N/A	\$0.00	-	-0-
9160	Activities 1,2,3,4, 5,6 and 7	\$169,482	-	-0-
9170	Activity 1	\$53,500	-	-0-
9180	N/A	\$0.00	-	-0-
9190	Activities 1 & 2	\$82,800	-	-0-
TOTAL		\$1,007,894		\$0.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Dayton Metropolitan Housing Authority Homeownership Assistance Program

Addendum I to Section 8 Administrative Plan

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

Participant Qualification

24 CFR 982.626, 982.627

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

- 1) A family must meet the requirements for admission to or continued participation in the DMHA tenant-based program.
- 2) The homeownership option will be included in all Briefing and Recertification classes as well as media and community announcements. Current Section 8 participants must be in compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease.
- 3) The head of household or co-head that has previously defaulted on a mortgage obtained through the homeownership option is barred from participation.
- 4) Participant families must be "first-time" homeowners, where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership option. (Title to a mobile home is not considered as homeownership for purposes of this option.)
- 5) Participants in the Section 8 homeownership option must enroll in a DMHA/EDRE.I approved pre and post-purchase homeownership training and counselling services and be deemed to be "mortgage ready" before a homeownership voucher will be issued. At a minimum, the program will cover the following:
 - Home maintenance
 - Budgeting and money management
 - Credit counseling
 - Negotiating the purchase price
 - Financing / Refinancing / Predatory Lending Practices
 - Locating the home
 - De-Concentration issues
 - Family must purchase only a home that passes HQS inspection
- 6) The head of household or co-head must be employed full-time and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household or co-head are disabled or elderly are exempted from this requirement. Families with a disabled household member may request an exemption as a reasonable accommodation.
- 7) The family's income must be equal to or exceed two times the payment standard for the family's unit size. Public assistance income may not be used for meeting this requirement, except for households in

which the head or co-head is elderly or disabled and households that include a disabled person other than head or co-head. (Public Assistance includes federal housing assistance or the housing component of a welfare grant; OWF assistance; SSI that is subject to an income eligibility test; food stamps; general assistance or other assistance provided under a Federal, state or local program that provides assistance available to meet family living or housing expenses.)

- 8) Applicants must enroll in the Family Self-Sufficiency Program. Applicants for the homeownership option must be a Section 8 tenant for a minimum of one year. Funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program.

Time Frame for Utilization

24 CFR 982.626 (b), CFR 982.629 (a)

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

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

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

Portability

24 CFR 982.636

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

Permitted Ownership Arrangements

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

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

Contract for Sale and Inspection

24 CFR 982.631

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

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

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

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

Financing

24 CFR 982.632

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

DMHA establishes a minimum homeowner downpayment requirement of at least 3 percent of the purchase price for participation in its Section 8(y) homeownership program, and requires that at least one percent of the purchase price come from the family's personal resources. There is no prohibition against using local or State Community Development Block Grant (CDBG) or other subsidized financing in conjunction with the homeownership program.

DMHA prohibits owner financing.

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

Length and Continuation of Assistance

24 CFR 982.634

Section 8 assistance will only be provided for the months the family is in residence in the home. The maximum length of time a family may receive homeownership assistance is fifteen years if the initial

mortgage incurred is 20 years or longer. In all other cases, the maximum length of time is ten years. Elderly and disabled families are exempt from this time limit.

Family Obligations

24 CFR 982.633

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

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

Assistance Payment

24 CFR 982.635

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

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

Housing assistance payments will be made directly to the lender.

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

Lease-to-Purchase

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

Default

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

Recapture

24 CFR 982.639

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

Denial or Termination of Assistance

24 CFR 982.638

DMHA reserves the right to deny or terminate assistance for the family, and will deny voucher rental assistance for the family, in accordance with HUD regulations governing any failure to comply with family obligations, mortgage default, or failure to demonstrate that the family has conveyed title to the home as required, or if the family has moved from the home within the period established or approved.

Informal Hearings

24 CFR 982.555

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

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

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

Management Processes & Procedures For Resident Community Service Work

General Information

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participated in an economic self-sufficiency program unless they are exempt from this requirement. This program will be put into effect beginning July 1, 2001.

Exemptions

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

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

Notification of the Requirement

DMHA shall identify all adult family members who are apparently not exempt from the community service requirement.

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

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/99. For family's paying a flat rent the obligation begins on the date their annual re examination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual re-examination.

Volunteer Opportunities

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

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

DMHA will coordinate with social service agencies, local schools and the Human Services office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, DMHA may create volunteer positions such as hall monitoring, litter patrols and supervising and record keeping for volunteers.

The Process

- 1) Managers will be responsible for sending the volunteer coordinator information about the residents in their organizations that meet the requirements for community service work. At the time of a move out/move in, they must call the coordinator and advise her of the change, so that she can delete or add residents to her log.
- 2) Residents that meet the community service requirement must engage in 96 Hours of community service per year, which breaks down to 8 hours per month.
- 3) The volunteer coordinator will be responsible for providing information to the residents about the times, dates and sites that community service work is available. An example of possible community service tasks is as follows:
 - Participation in the Sankofa Corp. Job Club, which is a job readiness Program. The resident would work in four-hour blocks, twice a month and receive 4 hours toward their community service requirements for every four hours worked.
 - Cleaning of community rooms (2hour credit)
 - Grounds (2 hour credit)
 - Participating in a Resident Council activity (2 hour credit)
 - Participating in a Metro Wide Council activity (2 hour credit)Time worked = The amount of time credit the resident receives

- 4) Residents will be able to call the volunteer coordinator Monday – Friday, 8:00 a.m. – 5:00 p.m. to discuss volunteer positions that are available. After the residents name and location of residency is logged in, she will set up the appointment, and then contact the appropriate site with information about the community service worker that will be participating on their site. This information will include the resident’s name and the date and time they are scheduled to report to the site.
- 5) Each Friday site manager’s will e-mail the volunteer coordinator with information about volunteer opportunities on their site for the following week. The e-mail should also contain information about the volunteers that participated during that week, including resident’s name, activity and actual hours worked.
- 6) The volunteer coordinator will then log this information into her community service ledger, which will contain information about the residents and the number of hours they have worked. Using this ledger, the volunteer coordinator will be able to track our residents progress monthly, and if needed provide a comprehensive report.

Notification of Residents not complying with the Community Service Requirement

DMHA will notify any family found to be in non-compliance of the following:

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

Opportunity for Cure

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

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

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or

falls behind in their obligation under the agreement to perform community service by more than three (3) hours after three (3) months, DMHA shall take action to terminate the lease.

HMS: RM:MT:2/01

Pet Policy

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

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

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

There will be a one time, non-refundable fee of \$50.00 per dog and \$50.00 per cat in addition to the \$100.00 Security deposit, assessed as a general fee for any dog or cat and all pet related purposes which is payable to the Housing Authority. This fee is not a limit on the resident's liability for property damage, cleaning, deodorization, defleaing, replacements and or personal injuries. Any and all members of legal age of the household are liable if they are listed on the lease.

The resident must advise the Manager in writing of their desire to own a pet and submit a required \$100.00 Security Deposit. Permission to keep a pet is conditional during the term of tenancy, provided that all rules and regulations are adhered to, whether they be DMHA rules and regulations or applicable laws or ordinances.

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

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

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

Animals must be kept on a leash when outside their unit and under the control of their handler. Management has the right to arrange for pick up of unleashed pets and

report them to the proper authorities and any or all fines imposed by authorities are the tenant's responsibility.

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

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

Guests are not permitted to bring pets into tenant's units.

Residents are not permitted to house sit any pets belonging to others for any reason.

Pets are not to be tied to any fixed object outside their dwelling unit.

Pets are to be fed and watered inside the resident's unit. No food or water is allowed to be stored outside of unit or in common areas.

Pets must be secured (i.e. caged or placed in a room) when the resident is not at home or when a DMHA employee enters the unit for any reason.

Resident must inform management who will be responsible for the care of their pet in the event the resident travels out of town without the pet, they become ill for an extended period of time, or in the event of their death or any emergency situation.

Each adult resident who executed the lease agreement shall also sign the Pet Ownership Lease Addendum. Residents shall be jointly and severally liable for damages and all other obligations set forth herein, even if such resident does not own the pet.

Each resident shall pay for cleaning, defleaing, and deodorizing their unit as directed by the Site Manager and or prior to move out. This service will be secured by management and paid by the tenant prior to any refund of the housing deposit.

Location Of Pets in Hi-Rise Buildings

There is no restriction on the total number of pets in any building. There will be no restriction on the location of fish, small birds and small caged animals in the buildings. DMHA, however may attempt to require that dogs and cats be confined to the lower

floors of the buildings. This effort will be made so as to insure that other residents, whose health may be affected by the presence of a fur-bearing animal, will be able to live on a floor of the building where no pets are present. Pets will not be permitted in public meeting or community meeting rooms, dining areas, laundry rooms or other public gathering places. When dogs and cats are moved through building, they must be leashed. Pets should be moved through common hallways and areas inside the buildings as quickly as possible.

Sizes

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

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

RESIDENT MEMBERSHIP ON THE BOARD OF HOUSING COMMISSIONERS

Date of Next Term Expiration: June 30, 2001

Name/Title of Appointing Official: Montgomery County Commission
Vicki D. Pegg, President
Charles J. Curran, Commissioner
Don Lucas, Commissioner

Though we do not yet have a resident board member, it appears that we have reached an agreement that successfully resolves this situation during this plan year. The historical background and current status are described below.

The Dayton Metropolitan Housing Authority (DMHA), through its Executive Director and each of its five board members have met with each separate appointing authority to convey this federal requirement and seek agreement as to which appointing authority will appoint the resident. Ohio is quite different from the vast majority of states in that the PHAs are separate political subdivisions whose boards are appointed by four different appointing authorities: Probate Court (1 appt), Common Pleas Court (1 appt), County Commission (1 appt), Mayor of the largest city (2 appts).

As stated above, the Montgomery County Commission has the next appointment. It is their position that low income housing in the areas of the county outside of Dayton is extremely important and they want their interests represented on our board. They feel the housing issues in the balance of the county are no less important than those within Dayton and, since the city is the only one with more than one appointment, the county is unwilling to give up its sole appointment.

Our next appointment will occur during this plan year on May 31, 2002. The appointing authority is the Common Pleas Court. We have met with the presiding judge and it appears that the court is willing to appoint the resident at that time. There was, however, no agreement to permanently make this appointment a resident commissioner. The presiding judge felt, as the county did, that the city has two appointments and should, therefore, make sure that one of the two is always a resident.

While it appears that we have a temporary fix that will give us a resident commissioner during this plan year, we will continue to seek a permanent solution. The next appointment by the Dayton Mayor is in 2004. There is a mayoral election this November, 2001. We plan to meet with the candidate who successfully wins that office and try to obtain an agreement to make one of the mayor's appointments a resident.

RESIDENT ADVISORY BOARD MEMBERS

1. Ms. Mary Walker
220 Park Manor Dr., Apt. 3x
Dayton, Ohio 45410
2. Ms. Shirley Martin
1265 Staley Ave.
Dayton, Ohio 45408
3. Ms. Bettie Randle
2016 Cornell Ridge
Dayton, Ohio 45406
4. Ms. Barbara Riley
1182 Staley Ave.
Dayton, Ohio 45408
5. Ms. JoAnn Dunn
3340 Valerie Arms Dr., Apt. 412
Dayton, Ohio 45405
6. Ms. Anna Jones
512 Westwood Ave.
Dayton, Ohio 45417
7. Ms. Paula Moore
10304 Teeluride Ln.
Miamisburg, Ohio 45342

RESIDENT ADVISORY BOARD COMMENTS

1. What is in the 5 year CFP Action Plan for Arlington & Hilltop?
2. Two of the residents stated that they were part of the task force that prioritized CFP work items and were, therefore, quite familiar with what is being proposed.
3. What are core locks?
4. Under the Community Service Requirements, will tenants be working on their own site? Will there be enough things to do at every site?
5. What if a tenant has small children and can't do the community service?
6. To get credit for community service, can you attend resident council meetings without being an officer?
7. In the Section 8 Homeownership Program, will a family be able to move?
8. If a Section 8 voucher holder becomes part of the homeownership program, will that open a new slot for a voucher in the regular program?
9. Is the Section 8 waiting list open right now?
10. As a Dunbar Manor resident, if the Red Cross does decide to move their emergency housing program to Dunbar, will I be offered a voucher?
11. When is Grand going to be finished?
12. What new security features have been put into Grand?