

## Part I: Summary

<b>PHA Name:</b> OH004 Cincinnati MHA		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P004501-17      Replacement Housing Factor Grant No: Date of CFFP: _____		<b>FFY of Grant:</b> 2017 <b>FFY of Grant Approval:</b> _____	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP funds		0	0	0
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	500,000	0	0	0
3	1408 Management Improvements	102,000	0	0	0
4	1410 Administration (may not exceed 10% of line 20)	1,105,300	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	600,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	640,800	0	0	0
10	1460 Dwelling Structures	2,458,500	0	0	0
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	40,000	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	75,000	0	0	0
17	1499 Development Activities <sup>4</sup>	4,000,000	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	1,536,699	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
19 a	1503 RAD Rental Assistance Payments	0	0	0	0
19 b	1504 RAD Capital Funds for RAD Budget	0	0	0	0
20	Amount of Annual Grant: (sum lines 2-19)	11,058,299	0	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

<sup>1</sup> To be Completed for the Performance and Evaluation Report.

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

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here

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<b>PHA Name:</b> OH004 Cincinnati MHA		<b>Grant Type and Number</b> Capital Fund Program Grant No: OH10P004501-17 Date of CFFP: _____		Replacement Housing Factor Grant No: _____		<b>FFY of Grant:</b> 2017	
						<b>FFY of Grant Approval:</b> _____	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____							
<input type="checkbox"/> Revised annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>			
		Original	Revised <sup>2</sup>	Obligated	Expended		

Signature of Chief Executive Officer	Date	Signature of Public Housing Director	Date
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<sup>1</sup> To be Completed for the Performance and Evaluation Report.

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**Part II: Supporting Pages**

PHA Name: OH004 Cincinnati MHA		Grant Type and Number Capital Fund Program Grant No: OH10P004501-17 Replacement Housing Factor Grant No:		CFFP (Yes/No):		Federal FFY Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Agency Wide	Operations	1406	N/A	500,000.00				
Agency Wide	Management Improvements	1408	N/A	102,000.00				
	Staff training			30,000.00				
	Mod vehicles			72,000.00				
Agency Wide	Administration Subtotal	1410	N/A	1,105,299.90				
	non technical salaries	1410.1		30,000.00				
	grants specialist (2)							
	technical salaries modernization	1410.2		965,299.90				
	modernization director (1)							
	construction manager (1)							
	construction contract administrators (4)							
	design manager (1)							
	architect (1)							
	employee benefits	1410.9		100,000.00				
	travel/ training related to CFP/RHF	1410.1		10,000.00				
Agency Wide	Fees and Cost Subtotal	1430		600,000.00				
	Architectural and Engineering Fees	1430.1		445,000.00				
	Consultant Fees	1430.2						
	Branding Manual			40,000.00				
	Energy Performance Study							
	Environmental Testing			65,000.00				
	GPNA Administration			50,000.00				
	Permit Fees	1430.6						
	Inspection Cost	1430.7						
	Housing Surveys	1430.9						
	Sundry Planning Cost	1430.19						

**Part II: Supporting Pages**

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
	Site Acquisition	1440							

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Site Improvements Subtotal	1450		640,800.00				
AMP 201- Sc'tt'rd Central	Driveway/Sidewalk replacement & repair to Include ADA upgrades			25,000.00				
	Site Drainage/soil regrading			16,000.00				
AMP 202 - Sc'tt'rd Far Southeast	Driveway/ Sidewalk replacement			12,000.00				
	Sanitary Line repair			15,000.00				
AMP 203 - Sc'tt'rd Far Southeast	Retaining walls			27,000.00				
AMP 204 - Sc'tt'rd Far Southeast	Site Drainage/soil regrading			12,000.00				
	Play Equipment			40,000.00				
AMP 205 - Sc'tt'rd far SW	Site Improvements sidewalks /driveways			15,000.00				
	Site Drainage / Soil regrading			6,000.00				
	Play Equipment			40,000.00				
AMP 206 Sc'tt'rd Southwest	Fencing			8,000.00				
AMP 207 Sc'tt'rd Southwest	Site Improvements sidewalks/driveways			18,000.00				
AMP 208 Sc'tt'rd NW	Driveway/Sidewalk Replacement & repair to Include ADA upgrades			18,000.00				
	Play Equipment			40,000.00				
AMP 209-Winton Terrace	Play Equipment			40,000.00				
	Site Lighting			45,000.00				

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 210-Findlater Gardens	Sanitary/Storm line replacement/repair			12,000.00				
	Play Equipment			40,000.00				
	Site Lighting			20,000.00				
	Landscaping			15,000.00				
AMP 211 Beechwood Maple Evanston	RAD Conversion							
AMP 212 Riverview / San Marco	RAD Conversion							
AMP 213-Park Eden President Redding	Landscaping			15,000.00				
AMP 214-Stanley Rowe Houses Liberty St Apt	Landscaping			15,000.00				
AMP 215-Stanley Rowe A & B	Site Lighting			25,000.00				
AMP 216-Pinecrest	Landscaping			40,000.00				
	Sidewalks							
AMP 217 Millvale	Site Lighting			8,000.00				
	Landscaping			10,000.00				
	Fencing			23,800.00				

**Part II: Supporting Pages**

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
	Retaining Walls			40,000.00					

**Part II: Supporting Pages**

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 201- Sc'tt'rd Central	Dwelling Structures	1460		2,458,500.00				
	HVAC/ DHW/ Boiler/ Plumbing			18,500.00				
	Comprehensive Mod/UFAS mobility			140,000.00				
	Siding Tuck-pointing			18,000.00				
	Foundation Repairs			12,000.00				
AMP 202- Sc'tt'rd Central	Comprehensive Mod/UFAS mobility			140,000.00				
	HVAC/ DHW/ Boiler/ Plumbing			12,000.00				
	Siding /Tuck-pointing			18,000.00				
AMP 203 - Sc'tt'rd Northeast	Roofing/ Siding			20,000.00				
	Comprehensive Mod/UFAS mobility			85,000.00				
AMP 204 Sc'tt'rd North	Comprehensive Mod/UFAS mobility			100,000.00				
AMP 205- Sc'tt'rd Far SW	Site Improvements Sidewalks/ Driveways			25,000.00				
AMP 206- Sc'tt'rd SW	Comprehensive Mod/UFAS mobility			85,000.00				
AMP 207 Sc'tt'rd Northwest	HVAC/ DHW			18,000.00				
	Comprehensive Mod/UFAS mobility			90,000.00				



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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 209-Winton Terrace	UFAS/ 504 Compliance			92,000.00				
AMP 211-Beechwood	RAD Conversion							
Maple	RAD Conversion							
Evanston	RAD Conversion							
	Cameras/ Intercoms/ Access control			370,000.00				
AMP 212-Riverview San marco	RAD Conversion							
	RAD Conversion							
	Cameras/ Intercoms/ Access control			175,000.00				
AMP 213-Park Eden Redding	Common area upgrade / 504 Access			23,000.00				
	Entry Doors			126,000.00				
	Unit fan blower repaired/ replaced (Phase I)			135,000.00				
AMP 214-Stanley Rowe Houses Liberty St Apt	Roof Replacement			175,000.00				
	Comprehensive Modernization \UFAS			150,000.00				
	Unit fan blower repaired/ replaced (Phase I)			150,000.00				
	Chiller cooling tower (Phase I)			100,000.00				
AMP 215-Stanley Rowe Towers A & B	Common area upgrade / 504 Access			23,000.00				
	Roof Replacement			135,000.00				

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

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

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				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
AMP 216-Pinecrest	Common area upgrade / 504 Access			23,000.00				
Agency Wide	Demolition / Disposition	1485		40,000.00				
AMP 201-Sc'tt'rd Central	1 Linden St			5,000.00				
AMP 201-Sc'tt'rd Central	1708, 1704, 1716 and 1726 Race St			10,000.00				
AMP 207- Sc'tt'rd NW	211 E. Broadway			5,000.00				
AMP 217 Millvale	1999 Sutter (Marquette Manor)			5,000.00				
	Lincoln Ct (Phase V)			5,000.00				
	English Woods			5,000.00				
	16 W. Central Parkway			5,000.00				
Agency Wide	Relocation agency wide	1495.1		75,000.00				
Agency Wide	Development	1499		4,000,000.00				
Agency Wide	Contingency	1502		0.00				
1503	RAD Rental Assistance Payments							
1504	RAD Capital Funds for RAD Budget							
Agency Wide	Collateralization Of Debt Service	9000		1,536,699.00				

Capital Fund Program - Five Year Action Plan

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

Part I: Summary						
PHA Name/Number OH004 Cincinnati MHA OH004			Locality (City/County & State)		Cincinnati, Hamilton, Ohio	
					<input checked="" type="checkbox"/> Original 5-year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021
B.	Physical Improvements Subtotal	Annual Statement	16,464,990	18,451,100	12,033,150	8,130,660
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		1,802,499	2,001,110	985,566	985,566
F.	Other		550,000	550,000	400,000	400,000
G.	Operation		1,560,000	1,560,000	1,625,000	1,625,000
H.	Demolition		150,000	150,000	500,000	500,000
I.	Development		4,000,000	4,000,000	3,500,000	3,500,000
J.	Capital Fund Financing - Debt Service		1,536,699	1,536,699	1,536,699	1,536,699
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		26,064,188	28,248,909	20,580,415	16,677,925

**Capital Fund Program - Five Year Action Plan**

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

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

Work Statement for Year 1 FFY 2017	Work Statement for Year 2018 FFY 2018			Work Statement for Year 2019 FFY 2019		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
See Annual	AMP 201- Sctt'rd Central	Boiler upgrades	675,000	AMP 201- Sctt'rd Central	Comprehensive Modernization (8 units)	680,000
		Plumbing fixtures	35,600		Landscaping	50,000
		Site Drainage	56,800		Retaining Wall replacement	6,500
		Foundation repairs	20,000		Roofs	10,000
		Siding/tuck-pointing	38,000		Paving	25,000
		Site drainage/soil regrading	30,000		Foundations	19,000
		HVAC / DHW	35,500			
	AMP 202- Sctt'rd Far SE	HVAC / Boilers	70,000	AMP 202- Sctt'rd Far SE	Comprehensive Modernization (2 units)	170,000
		Porch/deck replacement and repairs	15,200		Windows & doors	12,000
		Cameras/NVR (Beacon Glen)	30,000		Asphalt paving	25,000
		Site Lighting	15,000		Fencing	12,000
		Intercom upgrades/Installation	70,000		Landscaping	24,000
		Driveway/Sidewalk/Parking Lot for ADA	150,000		HVAC	18,000
	AMP 203- Sctt'rd SE	Boiler upgrades	450,000	AMP 203-Sctt'rd SE	Comprehensive Modernization (2 units)	170,000
		Electrical upgrades	46,800		Foundation Walls	26,000
		Fencing	56,800		Roof & gutters	22,000
		Landscaping	25,000		Landscaping	25,000
		Intercom upgrades / Installation	25,200		Asphalt paving	16,000
	AMP 204 Sctt'rd North	Intercom upgrades/Installation	55,000	AMP 204 Sctt'rd North	Asphalt paving	176,000
		Site lighting	9,000		Sidewalk paving	11,000
		HVAC	47,250		Retaining Wall	15,000
		Site Lighting	12,000		Landscaping	25,000
		Windows and doors	27,000		Foundation walls	10,500
		Driveway/Sidewalk/Parking Lot for ADA	65,000		Roofs & gutters	44,500
		Site drainage	21,250			

**Capital Fund Program - Five Year Action Plan**

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	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 205- Sc'tt'd Far SW	Comprehensive Modernization (6units) Intercom upgrades/Installation Foundation repairs Sanitary/line upgrades Site drainage Quebec Gardens Phase II	510,000 45,000 25,500 30,200 15,000 2,500,000	AMP 205- Sc'tt'd Far SW	Comprehensive Modernization (10 units) Roofs & gutters Foundation repairs Comprehensive Mod Quebec III Asphalt paving Quebec Gardens Phase II	85,000 6,000 31,000 1,500,000 38,000 2,500,000
	AMP 206- Sc'tt'd SW	Comprehensive Modernization (8units) Sanitary/supply line upgrades Site drainage HVAC	750,000 25,000 15,000 32,200	AMP 206- Sc'tt'd SW	Comprehensive Mod (2 units) UFAS Foundation Repairs Sidewalks Landscaping Roofs & gutters	200,000 24,200 8,000 50,000 46,000
	AMP 207- Sc'tt'd NW	Comprehensive Modernization (10units) Sanitary/supply line upgrades Site drainage Windows and doors Site Improvements	850,000 26,200 15,000 62,000 80,000	AMP 207- Sc'tt'd NW	Comprehensive Modernization (6 units) Landscaping Asphalt paving Foundation walls Roof & gutters	510,000 50,000 61,000 58,000 15,500
	AMP 208 Sc'tt'd NW	Comprehensive Modernization (Rion Phase 2) Fire Alarm upgrade Site Improvements w/driveways ADA Electrical Upgrades Roofing Water lines/sanitary lines HVAC	1,500,000 15,000 150,000 80,000 60,250 55,000 45,250	AMP 208 Sc'tt'd NW	Comprehensive Modernization (12 units) Doors & Windows Concrete Sidewalk Asphalt paving Foundation walls Landscaping Sanitary Line repair	1,020,000 38,000 26,000 114,000 38,400 48,000 54,000
	AMP 209- Winton Terrace	Parking Lot Replacement Fencing Site Drainage Cameras Painting 1/3 cycle Parking Lot Stripping	100,000 40,000 41,000 150,000 300,000 25,000	AMP 209-Winton Terrace	Comprehensive Modernization UFAS upgrades Foundation walls Concrete sidewalk Electrical system upgrade	880,000 350,000 43,000 20,000 427,000

**Capital Fund Program - Five Year Action Plan**

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

Work Statement for Year 1 FFY 2017	Work Statement for Year 2018 FFY 2018			Work Statement for Year 2019 FFY 2019		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 210- Findlater Gardens	Exterior / façade repairs Erosion control Site Lighting upgrades Painting 1/3 cycle Modernization of Child Care Facility	24,800 55,000 40,000 350,000 200,000	AMP 210- Findlater Gardens	Site Drainage Fencing Cameras Painting 1/3 cycle Playground upgrades/resurfacing	19,000 75,000 150,000 350,000 100,000
	AMP 211- Beechwood Maple Evanston	RAD Conversion Fencing Retaining wall Landscaping Office renovations Site Concrete	50,000 100,000 75,000 200,000 150,000	AMP 211- Beechwood Maple Evanston	RAD Conversion Trash Compactor 3 Buildings Common areas 3 buildings	75,000 150,000
	AMP 212- Riverview San Marco	RAD Conversion Paving Landscaping	200,000 60,000	AMP 212- Riverview	RAD Conversion Trash Compactor 2 buildings Common Areas 2 building Site Concrete Parking lot Blacktop	50,000 100,000 50,000 125,000
	AMP 213 Park Eden	Emergency Generator (2 bldgs.) Common area (1 bldg.) Plumbing Upgrades (1 bldg.) Elevator Upgrades 3 building	89,000 126,000 110,000 650,000	AMP 213 Park Eden	Site lighting (3Bld) Water/Sanitary lines upgrades (2Bld) Boilers (2bld) Landscaping Fire Alarm Replacement (1Bld)	31,000 220,000 60,000 52,000 400,000
	Redding	Unit fan Blowers replacement Phase II	250,000	Redding	Intercoms 3 buildings Install new fan blowers	25,000 450,000
	President	Trash Compactor elevator and ramp repair Relocation	65,000 25,250	President		

**Capital Fund Program - Five Year Action Plan**

**U.S. Department of Housing and Urban Development**  
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**Part II: Supporting Pages - Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2017	Work Statement for Year 2018 FFY 2018			Work Statement for Year 2019 FFY 2019		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost		
	AMP 214 Stanley Rowe houses	Paving / walkways Camera's (Crime Prevention) Fencing Playground Site Lighting	25,000 35,000 15,300 20,150 18,000	AMP 214 Stanley Rowe houses	Comprehensive Mod (Stanley Rowe House) Site Improvements HVAC upgrades Relocation Energy Conservation	3,000,000 450,000 92,500 55,000 67,000
	Liberty St Apt	Site Lighting New Plumbing Fixtures Chiller Cooling tower Phase II Unit Fan Blowers Phase II	18,000 250,000 250,000 250,000	Liberty St Apt		
		Boiler replacement	120,000			
	AMP 215- Stanley Rowe Building A & B	Cyclical painting Flooring Kitchen cabinets Boiler replacement Sidewalk replacement	125,000 89,000 153,890 111,000 65,000	AMP 215-Stanley Rowe Building A & B	Cyclical painting Intercoms Relocation Access Control/ Camera's three buildings Elevator Upgrades (2 buildings)	130,000 15,000 111,000 25,000 750,000
	AMP 216- Pinecrest	Common area flooring Window AC Fencing	165,000 700,000 25,000	AMP 216- Pinecrest	Comprehensive Mod UFAS upgrade Cyclical painting Fencing	510,000 150,000 130,000 25,000
	AMP 217 Millvale	Comprehensive Modernization (North) Parking lots Retaining walls Security Cameras	1,202,000 23,800 35,000 45,000	AMP 217 Millvale	Asphalt paving HVAC Landscaping Roof Repairs	70,000 120,000 40,000 140,000

**Capital Fund Program - Five Year Action Plan**

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

Work Statement for Year 1 FFY 2017	Work Statement for Year <u>2018</u> FFY 2018			Work Statement for Year <u>2019</u> FFY 2019		
	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 218- Marquette Manor	Walkways (SV) Recreation / community bldg. (SV) Tuck pointing Landscaping	24,800 160,000 45,000 50,000	AMP 218- Marquette Manor	Landscaping Cyclical painting Roof replacement	50,000 130,000 75,000
	Project Total		16,464,990	Project Total		18,451,100
	AGENCY WIDE	A/E fee, Lead & Asbestos Testing (other) Physical Needs Administrative Cost (other) Operations 10% Administration Fee Development Demolition Annual Dept. Services (CFFP)	450,000 100,000 1,560,000 1,802,499 4,000,000 150,000 1,536,699	AGENCY WIDE	A/E fee, Lead & Asbestos Testing (other) Physical Needs Administrative Cost (other) Operations 10% Administration Fee Development Demolition Annual Dept. Services (CFFP)	450,000 100,000 1,560,000 2,001,110 4,000,000 150,000 1,536,699



# Capital Fund Program - Five Year Action Plan

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

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

Work Statement for Year 1 FFY 2017	Work Statement for Year <u>2018</u> FFY 2018		Work Statement for Year <u>2019</u> FFY 2019	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	<p>CMHA will continue to develop affordable units over the next several years, consistent with:</p> <ul style="list-style-type: none"> <li>• CMHA's strategic goal of developing affordable housing units.</li> <li>• Cooperation agreements with Hamilton County and the city of Cincinnati.</li> <li>• CMHA's long term viability assessment of public housing units.</li> <li>• CMHA's strategic plan and the Voluntary Compliance Agreement between CMHA and the Department of Housing and Urban Development.</li> </ul> <p>In the development of these units, CMHA will adhere to the following principles:</p> <ul style="list-style-type: none"> <li>• Assessment of quality and condition of units for replacement with new construction to meet housing needs.</li> <li>• Provision of marketable amenities and encouragement of neighborhood amenities.</li> <li>• Provision of choice and opportunity</li> <li>• Leveraging of resources, tying into community planning and partnerships where possible</li> <li>• Provision of comprehensive plan/solution for community/site revitalization which includes people, housing and neighborhoods and partner where possible.</li> <li>• Provision of housing opportunities and choice for income tiers of 0-120% of Area Median Income (AMI) for seniors, families and other populations.</li> <li>• Creation of synergistic economic development and economic inclusion with &amp; within communities.</li> </ul> <p>Further, CMHA will consider the following for future developments:</p> <ul style="list-style-type: none"> <li>• Feasibility of non-smoking developments, create partnerships to develop assisted living units, plan ongoing senior/family developments and continually evaluate the special needs populations that need served (all within the 0 -120 % of AMI).</li> <li>• Assessment of CMHA units and properties, while pursuing the forward movement of development goals.</li> <li>• Availability and feasibility of alternative funding streams - review, analyze and plan new housing programs.</li> <li>• Synergist partnerships.</li> <li>• Community and waitlist needs.</li> </ul> <p>CMHA will utilize various methods of public and private financing, and will consider the recommendations of the Hamilton County Housing Study in this initiative. These units will be developed using a variety of development methods (i.e. new construction, acquisition, acquisition/rehabilitation, etc.).</p> <p>Family Development(s) - In addition to specific development plans outlined below, CMHA plans to develop one or more developments of 60-120 affordable housing units for families within Hamilton County including the city of Cincinnati. CMHA is evaluating multiple approaches to accomplish this objective such as home ownership, lease-purchase, rental, and/or a combination of these.</p>		<p>Senior Development(s) - In addition to specific development plans outlined below, CMHA plans to develop one or more 40-120 dwelling units within Hamilton County including the city of Cincinnati to serve the elderly population.</p> <p>Fairmount / English Woods - CMHA will undertake development efforts as recommended in the Choice Neighborhood Plan for Fairmount. This plan includes the production family and senior developments in the Lick Run area in South Fairmount, family and senior developments in North Fairmount, assistance to single family homeowners and development on the former English Woods site as well as the demolition of Marquette Manor. CMHA will apply for a Choice Neighborhoods Implementation Grant as well as other various funding sources to implement the transformation plan produced by the Choice Neighborhood Planning grant for the Fairmount/English Woods subject area.</p> <p>Lincoln Heights – CMHA is considering development of up to 70 family units through renovation or replacement of under positioned buildings.</p> <p>Walnut Hills – CMHA is considering the replacement of 12 units of Low Income Public Housing units in the Rockdale development in Walnut Hills.</p> <p>North College Hill – CMHA is considering the development of affordable units on vacant land in North College Hill.</p> <p>Kennedy Heights – CMHA is considering the development of affordable units in Kennedy Heights.</p> <p>Workforce Housing - CMHA intends to develop up to 60 units of workforce housing within the city of Cincinnati and/or Hamilton County. CMHA is considering using the Walnut Hills, and North College Hill</p> <p>Home Ownership at City West – CMHA plans to construct a sufficient number of homeownership units to complete the Ezzard Charles Drive and Laurel Park Circle portion of the original Laurel Homeownership plan. These units will be a mix of market and affordable units.</p> <p>Rental Assistance Demonstration Program - CMHA will also be converting several developments to Rental Assistance Demonstration Program, and will undertake several substantial rehabilitation and redevelopment efforts. These will occur in AMPs 211, 212, and 218. Lastly, CMHA will support The Community Builder's RAD applications for the City West AMPs: 301-308. (See Section 7.0 f)</p>	
	Subtotal of Estimated Cost	\$ 26,064,188	Subtotal of Estimated Cost	\$ 28,248,909

**Capital Fund Program - Five Year Action Plan**

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

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

Work Statement for Year 1 FFY <u>2017</u>	Work Statement for Year <u>2020</u> FFY 2020			Work Statement for Year <u>2021</u> FFY		
	Development Number/Name General Description of Major Work Categories	Estimated Cost		Development Number/Name General Description of Major Work Categories	Estimated Cost	
See Annual Statement	AMP 201- Sc'tt'rd Central	Roof/ siding Door/ Windows Energy Efficient lighting Energy Efficient Plumbing Tuck-pointing	25,000 15,000 8,000 12,800 45,000	AMP 201- Sc'tt'rd Central	Foundation Repairs	30,000
	AMP 202- Sc'tt'rd Far SE	Cameras Intercoms Patio and Deck replacement Roofing/ Siding Energy Efficient Lighting Energy Efficient Plumbing	35,000 15,200 35,000 18,600 9,800 6,250	AMP 202- Sc'tt'rd Far SE	Foundation repairs	30,000
	AMP 203-Sc'tt'rd SE	Electrical upgrades HVAC/ DHW Energy Efficient lighting Energy Efficient Plumbing	32,000 18,000 6,500 9,800	AMP 203-Sc'tt'rd SE	Window and Doors Patio and Decking	25,200 15,000
	AMP 204 Sc'tt'rd North	Energy Efficient lighting Energy Efficient Plumbing HVAC (Marianna)	4,500 3,700 279,000	AMP 204 Sc'tt'rd North	HVAC Windows and Doors Driveway/ Sidewalk/ Parking lots	80,000 40,000 100,000
	AMP 205- Sc'tt'rd Far SW	Quebec Gardens Phase IV Landscaping	1,500,000 20,000	AMP 205- Sc'tt'rd Far SW	Quebec Gardens Phase IV Landscaping Interior Finishes Comprehensive Modernization HVAC Tuck-pointing/ Siding	1,500,000 20,000 65,000 485,000 89,000 55,000

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	Development Number/Name General Description of Major Work Categories	Estimated Cost		Development Number/Name General Description of Major Work Categories	Estimated Cost	
	AMP 206- Sc'tt'rd SW	Tuck-pointing Interior Finishes Kitchen and Bath upgrades Intercoms Four + Family Buildings	15,000 25,000 45,000 12,000	AMP 206- Sc'tt'rd SW	Electrical Upgrades HVAC	28,000 25,000
	AMP 207- Sc'tt'rd NW	Kitchen and Bath Upgrades Siding	60,000 35,000	AMP 207- Sc'tt'rd NW	Comprehensive Modernization Domestic Hot Water Windows and Doors Tuck-pointing/ Siding HVAC	450,000 32,000 45,000 23,200 25,200
	AMP 208 Sc'tt'rd NW	Interior flooring Rion Lane Phase III	60,000 1,500,000	AMP 208 Sc'tt'rd NW	Comprehensive Modernization Retaining walls Domestic Hot Water Windows and Doors Electrical upgrades UFAS mobility	500,000 22,500 65,800 34,560 24,500 56,400
	AMP 209-Winton Terrace	Parking Lot Replacement Kitchen and Bath Upgrades Energy Conservation	150,000 75,000 80,000	AMP 209-Winton Terrace	Electrical Upgrades Plumbing upgrades	460,000 207,000
	AMP 210- Findlater Gardens	HVAC UFAS upgrades Parking Lot Replacement Sanitary/Storm line replacement	450,000 615,000 150,000 120,000	AMP 210- Findlater Gardens	Walkways/driveways/parking lots Landscaping Roofing	450,000 95,000 245,000

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	Development Number/Name General Description of Major Work Categories		Estimated Cost	Development Number/Name General Description of Major Work Categories		Estimated Cost
	AMP 211-Beechwood	RAD Conversion		AMP 211-Beechwood	RAD Conversion	
	Maple			Maple		
	Evanston			Evanston		
	AMP 212-Riverview	RAD Conversion		AMP 212-Riverview	RAD Conversion	
	San Marco			San Marco		
	AMP 213-Park Eden	Comprehensive Modernization (6 units)	510,000	AMP 213-Park Eden	Sanitary Lines	130,000
		Site lighting (3Blds)	25,000			
		Masonry repair	194,000			
	Redding	UFAS upgrades	505,000	Redding		
	President	Asphalt paving	52,000	President		
		Access Control/ Camera's 3 buildings	28,000		Trash Compactors 3 buildings	60,000
		Kitchen and Bath upgrades	1,500,000			
			28,000			
	AMP 214-Stanley Rowe	Comprehensive Mod (Stanley Rowe House)	1,000,000	AMP 214-Stanley Rowe	Comprehensive Mod (Stanley Rowe House)	1,000,000
					Cameras crime prevention	135,000
					Tuck-pointing	45,000
		Roof repairs	12,000	Liberty St	Roof repairs	12,000
	Liberty St	UFAS upgrades	120,000		UFAS upgrades	120,000
					New Screen Doors	75,000
					Chiller replacement	125,000

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Work Statement for Year 1 FFY <u>2017</u>	Work Statement for Year <u>2020</u> FFY 2020		Work Statement for Year <u>2021</u> FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	AMP 215-Stanley Rowe Building A & B	Comprehensive Mod (6 units) Roof repairs Cyclical painting UFAS upgrades Masonry Repairs	AMP 215-Stanley Rowe Building A & B	Elevator Upgrades Roof repairs Common area renovations Parking Lot Trash Compactor 2 buildings
		510,000 88,000 130,000 215,000 95,000		92,300 88,000 150,000 185,000 45,000
	AMP 216- Pinecrest	Comprehensive Mod UFAS upgrade Cyclical painting Sidewalks	AMP 216- Pinecrest	Sanitary Line repair Landscaping Roofing Parking lot Trash Compactor
		510,000 150,000 130,000 65,000		35,000 40,000 125,000 125,000 25,000
	AMP 217-Millvale	Asphalt paving HVAC Landscaping Roof Repairs	AMP 217-Millvale	Roof replacement
		70,000 120,000 40,000 140,000		170,000
	AMP 218 Marquette Manor	Playground/Suterview Landscaping Cyclical painting Roof replacement	AMP 218 Marquette Manor	Demolition Trash Compactor
		50,000 50,000 130,000 75,000		25,000
	Project Total Agency Wide	12,033,150	Project Total Agency Wide	8,130,660
	Physical Needs Administrative Cost (other)	100,000	Physical Needs Administrative Cost (other)	100,000
	A/E fees, Lead & Asbestos Testing (other)	300,000	A/E fees, Lead & Asbestos Testing (other)	300,000
	Operations	1,560,000	Operations	1,625,000
	10% Administration Fee	1,359,315	10% Administration Fee	985,566
	Development	3,500,000	Development	3,500,000
	Demolition	150,000	Demolition	500,000
	Annual Dept. Service (CFFP)	1,536,699	Annual Dept. Service (CFFP)	1,536,699

# Capital Fund Program - Five Year Action Plan

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	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	<p>Planned Funding Sources - CMHA will accomplish the development of affordable housing by using variety of different funding sources including but not limited to:</p> <ul style="list-style-type: none"> <li>• Replacement Housing Factor Funds (RHF)</li> <li>• Demolition/Disposition Transitional Funding (DDTF)</li> <li>• Capital Grant Funds</li> <li>• Public Housing Operating Reserves (as permitted)</li> <li>• Low Income Housing Tax Credits (LIHTC)</li> <li>• Federal Home Loan Bank (FHLB) grants and loans</li> <li>• Ohio Housing Finance Agency (OHFA) grants and loans</li> <li>• Choice Neighborhood Implementation Grants</li> <li>• Bond funds (as required for 4% LIHTC)</li> <li>• Private grants and loans</li> <li>• And other funding sources as appropriate and available</li> </ul> <p>Non-dwelling Space Development - CMHA is considering repurposing existing under-used, non-dwelling space to further resident employment and training. The goals of this undertaking would be to improve outcomes for tenants and create additional revenue for CMHA. In new development efforts, CMHA is also considering the development of Capital Assets that will support employment and training initiatives for residents. This includes the planned commercial development on the site of Cary Crossing.</p>		<p>Accessibility Improvements - CMHA is planning on converting additional units from its existing and future asset management units to 504 compliance standards. These units will be located throughout Hamilton County providing additional accessibility options for the families we serve. One site under construction includes the conversion of the office space formerly used by Tri-Health at the Park Eden. The plan is to convert the units into fully 504 compliant units. All new development efforts will meet or exceed HUD's 504 Accessibility requirements.</p> <p>HOPE VI - CMHA submitted a plan to permit the closure of the Lincoln and Laurel HOPE VI grants. The Lincoln Court plan was approved and CMHA is currently in the process of submitting the final reports to permit closing. The Laurel grant closure is pending resolution of the proposed homeownership plan changes addressing the extraordinarily weak market demands and underwriting changes born out of banking reform. These documents will be submitted upon an agreed upon plan.</p> <p>Density Reduction - CMHA is planning to conduct a feasibility study that will address density reduction/de-concentration of its larger developments.</p>	
	Subtotal of Estimated Cost	\$ 20,539,164	Subtotal of Estimated Cost	\$ 16,677,925