

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See 9.1a</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See 10.0a</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>See 11.0a</p>

5.1a PARMA PUBLIC HOUSING AGENCY MISSION STATEMENT

The mission of the Parma Public Housing Agency is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

5.2a PARMA PUBLIC HOUSING AGENCY GOALS AND OBJECTIVES

PHA Goal: Expand the supply of assisted housing: The Housing Agency will continue to maintain its eligibility and apply for additional housing choice vouchers as they become available.

PHA Goal: Reduce public housing vacancies: The Housing Agency will strive to maintain its vacancy rate in the low income Public Housing program at a rate less than 5% for 2015-2019. This goal is subject to HUD provision of adequate funding during that 5 year term.

PHA Goal: Improve the quality of assisted housing and an improved living environment: The agency will continue to invest CFP funding received from HUD into improving and modernizing the Public Housing facility at Chevybrook Estates.

The HA will continue to utilize HQS standards to inspect and provide quality units to our clientele by making sure all of them are to code. The HA will continue to work with communities to incorporate municipal inspection standards into our inspection system.

PHA Goal: Improve the quality of Public Housing Management:
The Agency will continue to strive for high performer rating in its audits. The HA will continue to conduct quality control audits for PHAS on a quarterly basis. Additionally, staff will be provided with continuing education related to the low income public housing program.

PHA Goal: Improve Voucher Management:
The Agency will continue to strive for high performer rating in its SEMAP audit. The HA conducts quality control audits for SEMAP on a quarterly basis.

The PHA will continue to find ways of improving the accuracy of rent calculations and the sufficiency of the documentation in tenant files in both public housing and Section 8 so that quality control audits show an accuracy rate in excess of HUD program high performance. The Housing Agency will strive to maintain a lease-up rate of at least 98% in the Housing Choice Voucher Program. Continuing education will be provided to individuals who are responsible for rent calculations and rent re-determinations.

The Agency will work with the Parma Area Family to Family Collaborative to provide services that can help enhance the quality of life for families on the program.

The Agency will continue to solicit feedback from the public and its client base in order to make the changes necessary to increase customer satisfaction. Feedback can be provided via a survey form which is available online and in the office.

The Agency continues to meet with the Housing Board and residents during its Housing Board Meetings. The Housing Agency also participates in a variety of forums to provide the opportunity for input and feedback about agency operations.

PHA Goal: Increase assisted housing choices – The Housing Agency conducts landlord outreach in order to provide more unit availability for the program.

PHA Goal: Provide voucher mobility counseling: The agency will continue to provide counseling to anyone that is porting out of our area.

PHA Goal: Conduct outreach efforts to potential voucher landlords; The Housing Agency will continue to conduct landlord outreach to provide more unit availability for the program.

The HA will continue to utilize HQS standards to inspect and provide quality units to our clientele by making sure all of them are to code. The HA will continue to work with communities to incorporate municipal standards into our inspection system.

PHA Goal: Promote self-sufficiency and asset development of assisted households: As long as the Agency is funded we will continue to maintain a FSS program which creates individualized plans and goals for families to become self sufficient so long as funding is provided by HUD.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

The Parma Public Housing Agency will continue to maintain its strong commitment to fair housing practices and will place a high priority on promoting and ensuring an open and free choice in housing for all persons. The PPHA will continue to promote a nondiscriminatory environment in all aspects of the housing markets in Cuyahoga County, and to foster compliance with the nondiscrimination provisions of the Fair Housing Act.

Other: (list below)

The Parma Public Housing Agency will continue to utilize the City of Parma's Office of Fair Housing to respond to residents and applicants relating to possible discrimination-based incidents and the implementation of procedures for addressing allegations of incidents with a perceived or actual discriminatory dimension.

6.0a PHA PLAN UPDATE

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: N/A
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan: The 5-Year and Annual PHA Plan can be obtained at the Parma Public Housing Administrative Offices, Monday-Friday, from 8:40AM to 4:30PM. Our administrative offices are located at 1440 Rockside Road, Suite 306, Parma, Ohio 441314.

In addition to the copy of the five year and annual plan, the following items can be obtained and are available to the public at the aforementioned address:

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.
2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance.
3. Rent Determination.
4. Operation and Management.
5. Grievance Procedures.
6. Community Service and Self-Sufficiency.
8. Safety and Crime Prevention.
9. Pet policy
10. Civil Rights Certification.
11. Violence Against Women Act (VAWA).

Significant Amendment to our 2015 Annual Plan: If the Housing Agency and Board deem appropriate and beneficial to the Parma Public Housing Agency, the Agency will enter into an agreement with HUD to complete a RAD conversion for the low income public housing facility, Chevybrook Estates, located 5617 Chevrolet Boulevard, Parma, Ohio. The RAD Application was completed in 2013.

7.0a PHA PLAN UPDATE

Proposed Amendments to the 2015 PHA Plan

The Parma Public Housing Agency is proposing to amend section 7.0a. (Conversion of Public Housing) of the 2015 PHA Plan by adding the conversion of one property from the Public Housing program to Project-Based Rental Assistance (PBRA) under HUD's new **Rental Assistance Demonstration** (RAD) program. The Parma Public housing Agency shall amend its plan to incorporate the conversion of its low income public housing facility if the Housing Agency and Board deem it appropriate and a benefit to the Parma Public Housing Agency low income public housing facility, Chevybrook Estates, located 5617 Chevrolet Boulevard, Parma, Ohio

Chevybrook Estates includes the 60 units that were developed in 1985. This development consists of 40 2 bedroom units and 20 three bedroom units. There would be no change in the number or bedroom size of the units proposed for conversion, and there is no plan for the transfer of assistance at the time of conversion. The converted project would utilize a site-based waiting list with only a preference for veterans and victims of natural disasters.

8.0 Capital Improvements

Please See HUD Form 50075.1 and 50075.2 for current five year plan.

8.1A CAPITAL FUND PROGRAM ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT

Please See HUD Form 50075.1 for current and prior CFP Annual Statement/Performance and Evaluation Reports.

8.1A CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Please See HUD 50075.2 for current five year plan. Additionally, please see HUD form 50075.2 for the five year CFP Statement from 2010 to 2014 which was approved by HUD on 9/11/2009.

9.0A HOUSING NEEDS

This Housing Needs Assessment is based on information provided in the Consolidated Plans prepared by the entitlement cities within our jurisdiction, 2015-2019 Cuyahoga County Draft Consolidated Plan, CMHA and the City of Parma's Consolidated Plan.

Cuyahoga County is composed of 38 cities, 19 villages, and 2 townships. Planning in Cuyahoga County is unique in that a housing consortium (Cuyahoga Urban County) comprised of 46 of these communities has joined forces in analyzing their housing needs which are then combined into one Consolidated Plan, which also includes information for the entitlement cities of Cleveland Heights, Euclid, Lakewood, and Parma. The City of Cleveland and the City of East Cleveland prepare individual plans and are not part of the consortium. Additional information relating to Housing Needs related to affordability, supply, quality, accessibility, size of units and location, low income, extremely low income families and families with disabilities, can be found in the attached draft Cuyahoga County consolidated plan for 2015-2019. All of these points are addressed therein.

Affordability: As of 2008-2012, the per capita income of Cuyahoga County is \$27,136. Cuyahoga County median household income is \$43,861, which has grown by 11.98% since 2000. The median household income growth rate is lower than the state average rate of 17.80% and is much lower than the national average rate of 26.32%.

Renters with incomes less than 30% of the area median income (AMI) have a great cost burden in regards to housing affordability in Cleveland, East Cleveland and the Cuyahoga Urban County. In Cuyahoga County, 32% of renters earn less than 30% of AMI (\$13,158) and pay more than 30% of their income for rent and utilities.

Supply and quality of units and accessibility: The supply and quality of units available to lower-income renters is also a serious concern. Cuyahoga County's housing stock, particularly those units within the central city and the inner-ring suburbs, is aging and the quality of rental housing is often poor. Housing needs studies show that the supply and quality of affordable rental housing for families with disabilities is limited, and that there is a need for assisted and supportive services rental units for elderly families

As of 2008-2012, median price of a house in Cuyahoga County is \$130,900. The Cuyahoga County median house value has grown by 15.03% since 2000. The growth rate for the price of a house in Cuyahoga County is lower than the state average rate of 28.93% and is lower than the national average rate of 51.67%. The median year that a house in Cuyahoga County was built is 1954, which is older than the median year for a house built in the state which is 1966 and is older than the median year for a house built in the USA which is 1975.

(Source: USA.com, 2015-2019 Cuyahoga County Draft Consolidated Plan, CMHA and the City of Parma's Consolidated Plan and U.S. Census bureau)

Housing Needs for the Parma Public Housing Low Income Public Housing and Housing Choice Voucher Program Waiting Lists: As of April 1, 2014, the HCVP waiting list is at 2000 households. Of this population the Housing Agency is serving number 710. This waiting list will be replenished when exhausted - this waiting list is currently closed. We do not anticipate opening the HCVP waiting list in the foreseeable future.

The Public Housing waiting list is also closed for and consists of 127 families currently on the waiting list (currently on # 52 - for 2 BR Unit on 2012 wait list and currently on # 9 for 3 BR Unit on 2012 wait list. We anticipate that the waiting list for the low income public housing program will be opened sometime in the latter half of 2014.

See census information in attachments

9.1 Strategy for Addressing Housing Needs.

Approximately \$5,144,156 will be available (based on current funding level provided in 2013) to the Parma Public housing Agency to operate and administer the low income public housing and Housing Choice Voucher program. The funds received will be used to address the housing needs of the families that participate in the programs. There will be 9,624 total number of unit months available to house these families on an annual basis (60 units of Public Housing and 742 units of Housing Choice Vouchers).

Of the funding estimated to be received from HUD, \$4,869,541 will be used for direct housing assistance payments to HCVP landlords; \$214,811 will subsidize the Low income Public Housing Program (these funds support the management and maintenance operations of the public housing facility). Additionally, approximately \$59,804 is anticipated to be awarded for public housing capital improvements through the Capital Fund program (CFP) and \$41,000 for the Family Self Sufficiency program (FSS).

The aforementioned programs will continue to address the housing needs of its client base by maintaining the leasing rate and/or spending rate above 98% (subject to funding).

The supply and quality of units available to lower-income renters is also a serious concern. Cuyahoga County's housing stock, particularly those units within the central city and the inner-ring suburbs, is aging and the quality of rental housing is often poor. The housing needs study also indicates that the supply and quality of affordable rental housing for families with disabilities is limited, and that there is a need for assisted and supportive services rental units for elderly families.

The Parma Public Housing Agency has adopted the following strategies to help alleviate this huge need for safe decent affordable housing in Cleveland and Cuyahoga County:

- Maximize the number of available assisted housing units by maintaining a minimal vacancy rate in the Public Housing program and a high utilization rate in the Housing Choice Voucher program
- Increase the supply of assisted housing units by applying for new vouchers as made available
- Upgrade the Public Housing stock through the effective expenditure of Capital Funds
- Provide economic opportunities for residents through provision of social service programs and Section 3 component of construction contracts

Housing Needs of Families on the Waiting List – Public Housing

Analysis based on the Nov. 2012 Waiting List.

<u>Public Housing Program</u>	<u># of families</u>	<u>% of total families</u>
Waiting list total	127	3 (annual turnover)
Extremely low income ($\leq 30\%$ AMI)	111	87.4%
Very low income ($> 30\%$ but $\leq 50\%$ of AMI)	15	11.8%
Low income ($> 50\%$ but $< 80\%$ AMI)	1	.7%
Families with children	104	81.9%
Elderly families (62+)	0	0%
Families with disabilities	29	22.8%
White	39	30.7%
Black	85	66.9%
Other	3	2.4%
Characteristics by Bedroom Size		
1BR	23	18.1%
2BR	54	42.5%
3BR	49	38.6%
4BR	1	.7%
5BR	0	0%
6BR	0	0%

Is the waiting list closed? yes

How long has it been closed? 24 months

Does the PHA expect to open the waiting list in the PHA plan year? Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No

Housing Needs of Families on the Waiting List – housing Choice Voucher Program
Analysis based on the March 2010 Waiting List.

Public Housing Program	# of families	% of total families
Waiting list total	2000	76 (annual turnover)
Extremely low income ($\leq 30\%$ AMI)	1690	84.5%
Very low income ($>30\%$ but $\leq 50\%$ of AMI)	282	14.1%
Low income ($>50\%$ but $<80\%$ AMI)	28	1.4%%
Families with children	1180	59.0%
Elderly families	40	2.0%
Families with disabilities	334	16.7%
White	98	4.9%
Black	1794	89.7%
Other	108	5.4%

Is the waiting list closed? yes

How long has it been closed? 24 months

Does the PHA expect to open the waiting list in the PHA plan year? No

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No (Supportive service referrals, special admissions, displaced public housing residents, victims of natural disasters, project based in place families, Mod

Rehab participants who must relocate because the family has a disabled member and there are no other Mod Rehab units of the appropriate size or type, or the owner has opted out of the program, or if there has been a HUD takeover or if the contract with the owner is cancelled, and Money Follows the Person Initiative.

10.0A ADDITIONAL INFORMATION

The following information reflects the progress we have made in achieving our previous goals and objectives:

PHA Goal: Expand the supply of assisted housing. Over the course of the last five years, the Parma Public Housing Agency has maintained its eligibility to apply for additional housing choice vouchers as they become available.

Having become a high performing housing authority in Housing and Housing Choice Voucher program and a Standard Performer in the Low Income Public Housing Program, the PHA has improved the accuracy of rent calculations and the sufficiency of the documentation in tenant files in both public housing and Section 8 so that quality control indicates an accuracy rate in excess of HUD program high performance. The Housing Agency has been able to maintain a lease-up rate of at least 98% in the Housing Choice Voucher Program.

PHA Goal: Reduce public housing vacancies: The Housing Agency has set its vacancy rate goal to 5% in 2015-2019.

PHA Goal: Improve the quality of assisted housing: The agency has invested over \$500,000 in capital improvements in the low income public housing facility at Chevybrook Estates over the course of the last 10 years. The HA continues to modernize the facility as funds are received for CFP purposes.

The HA utilizes HQS standards to inspect and provide quality units to our clientele by making sure all of them are to code and working with communities to incorporate municipal standards into our inspections. HQS Inspector incorporates the standards of the City of Parma and other cities when conducting inspections.

PHA Goal: Improve Voucher Management:

The Agency was rated a high performer in 2013's SEMAP assessment. The Agency has been able to maintain a high performer rating for the past eight years.

The Agency has partnered with the Parma Area Family to Family Collaborative to provide services that can help enhance the quality of life for families on the program.

The Agency also seeks feedback from the public and its client base in order to make the changes necessary to increase customer satisfaction. Feedback can be provided via survey form which is available online and in the office.

The Agency continues to meet with the Housing Board and residents during its Housing Board Meetings. The Housing Agency also participates in a variety of forums to provide the opportunity for input and feedback about agency operations.

PHA Goal: Increase assisted housing choices – The Housing Agency conducts landlord outreach to provide more unit availability for the program.

PHA Goal: Provide voucher mobility counseling: The agency provides counseling to anyone that is porting out of our area.

PHA Goal: Promote self-sufficiency and asset development of assisted households: The HA maintains a FSS program which creates individualized plans and goals for families to become self sufficient.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

The Parma Public Housing Agency maintains its strong commitment to fair housing practices and will place a high priority on promoting and ensuring an open and free choice in housing for all persons. The PPHA recognizes that equal access to housing is fundamental to meeting essential needs and pursuing personal, educational, employment and other goals. The PPHA intends to promote a nondiscriminatory environment in all aspects of the housing markets in Cuyahoga County, and to foster compliance with the nondiscrimination provisions of the Fair Housing Act.

Other: (list below)

The Parma Public Housing Agency will utilize the City of Parma's Office of Fair Housing to respond to residents and applicants relating to possible discrimination-based incidents and the implementation of procedures for addressing allegations of incidents with a perceived or actual discriminatory dimension.

Other: Definition - Significant Amendment

Definitions of substantial deviation to the 5-year plan and significant modification to the annual plan

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are offered:

Significant Amendment:

- A Significant Amendment for the Housing Agency is defined as a material change in a goal(s) identified in the Five-Year or annual plan or the Significant Amendment/Modification to major strategies that address housing needs and major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities).

Significant Amendment for Five Year Plan – 2015-2019:

For the 2015-2019 five year plan cycle the Parma Public Housing Agency is submitting the following significant amendment to the plan: If the Housing Agency and Board deem appropriate and beneficial, the Parma Public Housing Agency will enter into an agreement with HUD to complete a RAD conversion for the low income public housing facility, Chevybrook Estates, located 5617 Chevrolet Boulevard, Parma, Ohio.

11.0 A Required Submission for HUD Field Office Review

In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
- (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
- (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)
- (j) RAD conversion amendment.

ATTACHMENTS

- 1) Parma Public housing Agency RAD Conversion Amendment
- 2) RAD Resident meeting Notes/Resident Advisory Board (RAB) comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.
- 3) Form HUD-50077, PHA Certifications of Compliance with the Plans and Related Regulations
- 4) Form HUD-50077-CR – Civil Rights Certification
- 5) Form HUD 50077-SL – Certification of PHA Plan Consistency with the Consolidated Plan.
- 6) Form HUD-50070 – Certification for a Drug-Free Workplace (Capital Fund only)
- 7) Form HUD-50071, Certification of Payments to Influence Federal Transactions
- 8) SF-LLL, Disclosure of Lobbying Activities (Capital Fund only)
- 9) Form HUD-50075.1 (Capital Fund only - 2015)
- 10) Form HUD-50075.2 (Capital Fund only – 2015-2019 Year Plan)
- 11) OH12P073501-13 Capital Fund Grant Performance and Evaluation Report
- 12) Resident Advisory Board Meeting and Agenda
- 13) Public Hearing Notices
- 14) Housing Resolution– Approval of Parma Public Housing Annual Plan
- 15) Consolidated Plan
- 16) Administrative Plan – Housing Choice Voucher Program
- 17) ACOP – Low Income Public housing Program

J) Parma Public Housing RAD Conversion Amendment (Please note that this amendment and all that follow will become effective if the Housing Board and Public Housing Agency deem it beneficial and appropriate to enter into a RAD conversion agreement with HUD for the conversion for the low income public housing facility located at Chevybrook Estates, Parma, Ohio.

The Parma Public Housing Agency is amending its annual 2015 PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Parma Public Housing Agency will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

Upon conversion to Project Based Rental Assistance the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (*For conversions to PBRA*: Section 1.7.B & 1.7.C of PIH Notice 2012-32, REV-1). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment.

Additionally, the Parma Public Housing Agency is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Parma Public Housing Agency with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Parma Public Housing Agency may also borrow funds to address their capital needs: The Parma Public Housing Agency will also be contributing Operating Reserves in the amount of \$30,000 and Capital Funds in the amount of \$48,000 towards the conversion.

RAD conversion will not impact an existing CFFP or utilize RHF funds to facilitate conversion.

Please note that if the Parma Public Housing Agency application is selected for RAD conversion, current and future Capital Fund Budget grants will be reduced. This will require a revised Annual and Five-Year Plan.

The Parma Public Housing Agency currently has no outstanding debt issues.

B. Development

Below, please find specific information related to the Public Housing Development(s) units to be converted to RAD:

<u>Name of Public Housing Development:</u> Parma Public Housing Agency	<u>PIC Development ID:</u> OH073000001	<u>Conversion type (i.e., PBV or PBRA):</u> PBRA	<u>Transfer of Assistance:</u> N/A
<u>Total Units:</u> 60	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> Family	<u>Capital Fund allocation of Development: Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</u> (\$66,016/60*60=66,016.)

Development #1 – Chevybrook Estates

Number of Units Pre-Conversion: 60

Number of Units Post-Conversion: 60

Change in Number of Units per Bedroom Type and Why: no changes in number of units and bedroom type.

Number of units:

Two Bedroom: 40 units

Three Bedroom: 20 units

Changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project will become effective after it has been converted:

Note: all provisions will go into effect once the RAD conversion has been implemented at the low income public housing facility.

Resident Rights, Participation, Waiting List and Grievance Procedures

B. PBRA Resident Rights and Participation

1. No Rescreening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. Thus, the first clause of section 8(c)(4) of the Act and 24 CFR § 880.603(b), concerning determination of eligibility and selection of tenants, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. Right to Return.

Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved on conditions warranting a transfer of assistance, residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

3. Phase-in of Tenant Rent Increases.

Phase-in of Tenant Rent Increases procedure for RAD conversions to PBRA.

If a resident's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 880.201 (definition of "total tenant payment"), to the limited extent necessary to allow for the phase-in of tenant rent increases.

The Parma Public Housings phase-in period for tenant rent increases is three years.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "Calculated Multifamily TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on the family's most recent HUD Form 50059.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid Total Tenant Payments (TTP) and the calculated Multifamily housing TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) in prior to Year 3 AR – 66% of difference between most recently paid TTP and calculated Multifamily housing TTP
- Year 3: Year 3 AR and all subsequent recertification's – Year 3 AR and any IR in Year 3: Full Multifamily housing TTP

Please Note: In the three year phase-in, once Multifamily housing TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full multifamily housing TTP from that point forward

4. Public Housing Family Self-Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency (ROSS-SC). N/A – The Parma Public Housing Agency does not administer a PH-FSS or ROSS-SC program therefore this section is not applicable.

5. Resident Participation and Funding. Residents residing in PBRA converted project will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245. In addition, in accordance with Attachment 1B, residents will be eligible for resident participation funding.

6. Resident Procedural Rights. The information provided below must be included as part of the House Rules for the associated project and the House Rules must be furnished to HUD as part of the Financing Plan submission.

PPHA Policy: The hearing procedures for PBRA clients converted under RAD clients are outlined in Parma Public Housing Agency HCV Administrative Plan.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.

Termination procedure for RAD conversions to PBRA

If the health or safety of other tenants, owner employees, or persons residing in the immediate vicinity of the premises is threatened a written notice of the termination of residents the lease shall be 30 days.

In the event of any drug-related or violent criminal activity or any felony conviction a written notice of the termination of the residents lease shall be 30 days.

In the event of a non-payment of rent, a written notice of the termination of the residents lease shall be 10 days.

Termination of Assistance. In all other cases, the requirements at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.

b. Grievance Process. In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:

Grievance procedure for RAD conversions to PBRA

- Residents will be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with the PHA (as owner);
- Residents will have an opportunity for an informal hearing with an impartial member of PHA's staff (as owner) within a reasonable period of time;
- Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice to the PHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action;
- PHAs (as owners) provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA (as owner) relied on as the basis for the adverse action. The PHA (as owner) will be bound by decisions from these hearings, except if the:
 - o Hearing concerns a matter that exceeds the authority of the impartial party conducting the Hearing or the decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.
 - o If the PHA (as owner) determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

Grievance procedure for RAD conversions to PBRA: The hearing procedures for PBRA clients converted under RAD clients are outlined in Parma Public Housing Agency HCV Administrative Plan.

7. Earned Income Disregard (EID).

Earned income procedure for RAD conversions to PBRA

Tenants who are employed and are currently receiving the EID exclusion at the time of the RAD conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255.

After RAD conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, tenants whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.

8. Capital Fund Education and Training Community Facilities (CFCF) Program.

CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. In the event that a community facility is developed under CFCF which serves the residents of an existing public housing project converting its assistance under RAD, the Parma Public Housing Agency will continue to qualify its residents as "PHA residents" for the purposes of CFCF program compliance. If developed, the Parma Public Housing Agency will work with the CFCF to the greatest extent possible so that the community facility continues to be available to public housing residents.

C. PBRA: Other Miscellaneous Provisions

1. Access to Records, including Requests for Information Related to Evaluation of Demonstration.

The Parma Public Housing Agency agrees to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work.

2. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).

The Davis-Bacon Act (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) and Section 3 (24 CFR Part 135) apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation. (The Davis-Bacon Act only applies for projects with nine or more units.)

3. Establishment of Waiting List.

In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (i.e., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

43 For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

To implement this provision, HUD will not apply 24 CFR § 880.603, regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.

Waiting List procedure for RAD conversions to PBRA

The Parma Public housing Agency shall utilize the project-specific waiting list that existed at the time of conversion.

Waiting list management, selection and administration shall be dictated by HA policy unless otherwise indicated (See Choice Mobility Program).

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (i.e., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (i.e., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application

to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

To implement this provision, HUD will not apply 24 CFR § 880.603, regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.

4. Mandatory Insurance Coverage.

The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.

5. Choice-Mobility. HUD seeks to provide all residents of covered projects with viable Choice-Mobility options. PHAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice-Mobility option to residents of covered projects in accordance with the following:⁴⁴

a. Resident Eligibility. Residents have a right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV)) the later of: (a) 24 months from date of execution of the HAP or (b) 24 months after the move-in date.

b. Voucher Inventory Turnover Cap. Recognizing the limitation on the availability of turnover vouchers from year to year, a voucher agency would not be required, in any year, to provide more than one-third of its turnover vouchers to the residents of covered projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.

c. Project Turnover Cap. Also recognizing the limited availability of turnover vouchers and the importance of managing turnover in the best interests of the property, in any year, a PHA may limit the number of Choice-Mobility moves exercised by eligible households to 15 percent of the assisted units in the project. (For example, if the project has 100 assisted units, the PHA could limit the number of families exercising Choice-Mobility to 15 in any year, but not less than 15.) While a voucher agency is not required to establish a project turnover cap, if implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.

The Choice-Mobility requirements that apply to covered PBRA projects differ from the requirements that apply to covered PBV projects.

HUD's goal is to have 100 percent of residents in the Demonstration offered a Choice-Mobility option within a reasonable time after conversion. However, as HUD recognizes that not all PHAs will have vouchers sufficient to support this effort, HUD will:

- Provide ranking factor points where a voucher agency has committed to provide vouchers to the covered PBRA project of a PHA without a voucher program (see Section 1.11D). Additionally, voucher agencies that make such a commitment will receive: Priority points for new HCV FSS coordinator positions in an upcoming FSS competition and the bonus points provided under the Section Eight Management Assessment Program (SEMAP) for deconcentration.
- Grant a good-cause exemption from the Choice-Mobility requirement for no more than 10 percent of units in the Demonstration. HUD will only consider requests for good-cause exemptions from the following types of PHAs:

- o Public housing-only agencies, defined as agencies that own units under a public housing ACC, but do not administer, directly or through an affiliate, a Housing Choice Voucher program; or
- o Combined agencies that currently have more than one-third of their turnover vouchers set aside for veterans, as defined for the purpose of HUD-VASH, or homeless populations, as defined in 24 CFR § 91.5.47 To be eligible for this exemption, the PHA's admission policies must have been formally approved by the PHA's board prior to the time of application.

HUD will issue these exemptions in the following order of priority: 1) small public housing-only PHAs; 2) all other public housing-only PHAs; and 3) combined agencies that currently have more than one-third of their vouchers set aside for veterans and/or homeless.

The sponsoring agency must commit to the full term of the initial HAP, must undergo a significant amendment to its Annual Plan (no later than 60 days after execution of the project's CHAP), and must comply with section 8(o)(6)(A) relating to selection preferences. In order to implement this incentive, HUD is waiving provisions under 24 CFR § 985.3(h) to provide donating agencies with bonus points under the SEMAP for deconcentration. A veteran is, for the purpose of HUD-VASH, a person who served in the active military, naval, or air service, and who was discharged or released under conditions other than dishonorable and is eligible for Veterans Administration health care.

PPHA Choice Mobility procedure for RAD conversions to PBRA.

The Parma Public Housing Agency seeks to provide all residents of Chevybrook Estates with the viable Choice-Mobility option. This provision will go into effect once the RAD conversion has been implemented at the low income property.

Resident Eligibility.

Residents will have the right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV)) at the later of:

- a) 24 months from the date of execution of the Lease; or
- b) 24 months after the initial move-in date at Chevybrook Estates.

Housing Choice Voucher Inventory Turnover Cap.

Annually, the HA will provide a maximum of one-third of its turnover Vouchers (e.g., Vouchers available due to a household ending participation with the program) with the Housing Choice Voucher program for Choice-Mobility in the low income Public Housing program.

Choice-Mobility Waiting List and Waiting List Preference.

The HA will create and maintain a waiting list by the preference and then in the order in which the requests from eligible households were received.

Veterans and victims of natural disasters will be placed in the first group on the waiting list followed by those that are over-housed and under-housed (second group). The residents in these groups will receive priority ranking and be placed at the top of the Choice-Mobility waiting list by order of request. Once these individuals have been placed on the waiting list, the remainder of the waiting list population will be placed in order of request (third group).

Choice Mobility Project Turnover Cap.

The HA will limit the number of Choice-Mobility moves exercised by eligible households to 9 assisted units in the project. Nine assisted units will be eligible annually based on a first come, first serve waiting list.

6. Future Refinancing.

Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

7. Submission of Year-End Financial Statements. Covered projects converting assistance to PBRA must comply with 24 CFR Part 5 Subpart H, as amended, revised, or modified by HUD from time to time regarding submission of financial statements.

8. Classification of Converting Projects as Pre-1981 Act Projects under Section 16(c)

of the United States Housing Act of 1937. For purposes of ensuring maximum flexibility in converting to PBRA, all such projects converting to PBRA shall be treated as Pre-1981 Act Projects under Section 16(c) of the US Housing Act of 1937. Section 16(c)(1) of the US Housing Act of 1937, which applies to pre-1981 Act projects, restricts occupancy by families that are other than very low-income to 25% of overall occupancy. Thus, owners of projects converting to PBRA may admit applicants with incomes up to the low-income limit. HUD Headquarters tracks the 25% restriction on a nationwide basis. Owners of projects converting to PBRA do not need to request an exception to admit low-income families. In order to implement this provision, HUD is waiving section 16(c)(2) of the US Housing Act of 1937 and 24 CFR §5.653(d)(2) and is instituting an alternative requirement that owners of projects converting to PBRA adhere to the requirements of section 16(c)(1) of the US Housing Act of 1937 and 24 CFR §5.653(d)(1)

G. Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), the Parma Public Housing Agency is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.

CHEVYBROOK ESTATES (Parma Public Housing Agency)

RAD Resident Meeting # 1

November 1, 2013 @ 2pm

- 1) **If people have been at Chevybrook for over 2 years, will they have to move?**

No, residents will have a choice if they want to be put on the housing choice voucher waiting list or not. The program protocols are still being worked out by our staff but all Chevybrook residents will be made aware of future changes and next steps as they are developed and approved.

- 2) **Will there be any help getting security deposits to be able to get a section 8 voucher?**

No, PPHA will not be assisting residents to pay a security deposit.

- 3) **Can a landlord ask the tenant to pay extra money for rent?**

No, that is against program rules. Program participants should report anything like this to the PPHA. The landlord could be barred from participating in our Agency's Section 8 program. The landlord also cannot evict a program participant for not paying this extra money.

- 4) **Is there any program that Parma Housing offers that a tenant can buy their own house?**

Yes, PPHA has a program like this in our office. It's called the Family Self-Sufficient Program. It is a 2-4 year program. Once you complete this program, you can use the ~~escrowed money that program participants earned~~, to use as a down payment on a house.

Once graduated you are then off section 8.

- 5) **When will this program start?**

The program is expected to be implemented by early summer 2014, if approved.

- 6) **If this program is implemented will the units be updated?**

Interior updates to units will be done only at the time of unit turnarounds (when the unit is empty). Exterior updates will be done on a prioritized basis. Updates will only be done if the funding is available.

RAD Resident Meeting # 2

November 14, 2013 @ 5pm

- 1) **If you were once denied a section 8 voucher, will you be denied again?**

If you are in the public housing program, you will not be turned down.

- 2) **Is this a 20 year contract?**

Yes, if we are awarded a RAD conversion, we will be funded as PBRA Multi-family site for the next 20 years.

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2015-2019 5-Year and 2015 Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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

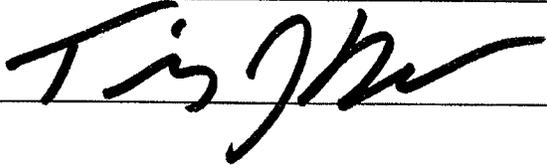
Parma Public Housing Agency
PHA Name

OH073
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2015- 2019

Annual PHA Plan for Fiscal Years 2015

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

Name of Authorized Official	Title
Tim DeGeeter	Mayor, City of Parma
Signature	Date
	9.15.14

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

PHA Name – Parma Public Housing Agency

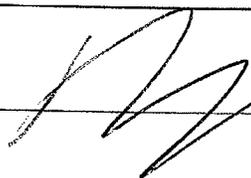
PHA Number/HA Code – OH073

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

Name of Authorized Official – Tim DeGeeter

Title: Mayor, City of Parma

Signature



Date

4/15/14

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 08/30/2011

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

I, Erik Tollerup the Director of Community Development of Parma, Ohio certify that the Five Year and Annual PHA Plan of the Parma Public Housing Agency is consistent with the Consolidated Plan of the City of Parma prepared pursuant to 24 CFR Part 91.

 9.15.14

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Parma Public Housing Agency

Program/Activity Receiving Federal Grant Funding

Low Income Public Housing Program/Housing Choice Voucher Program

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chevybrook Estates - 5617 Chevrolet Blvd., Parma, Ohio 44130

PPHA Administrative Offices - 1440 Rockside Road, Suite 306, Parma, Ohio 44134

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

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

Name of Authorized Official

Lev Kulchytsky

Title

Executive Director

Signature

X

Date

9/15/14

Certification of Payments to Influence Federal Transactions

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

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

Applicant Name

Parma Public Housing Agency

Program/Activity Received: Federal Grant Funding

Low Income Public Housing Program and Housing Choice Voucher Program

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

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

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

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

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

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

Name of Authorized Official

Lev Kulchraj

Title

Executive Director

Signature



Date (mm/dd/yyyy)

9/15/14

Previous edition is obsolete. HUD-98-0071 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> NA a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 10, 11, 14	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Parma Public Housing Agency 1440 Rockside Road, Suite 200 Parma, Ohio 44134 Congressional District, if known:	
6. Federal Department/Agency: Department of Housing And Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Lev Kulchytsky</u> Title: <u>Executive Director</u> Telephone No.: <u>216-661-2015</u> Date: <u>9/15/14</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2015	
PHA Name: PARMA PUBLIC HOUSING AGENCY		Capital Fund Program Grant No: OH12P073501-15		FFY of Grant Approval:	
Date of CFFP:		Replacement Housing Factor Grant No: NO			
Type of Grant	Summary by Development Account	Original	Revised ²	Obligated	Total Actual Cost ¹
<input 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"/> Summary by Development Account				
Line					
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	18,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	9,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	7,000			
10	1460 Dwelling Structures	56,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/31/2011

Part I: Summary		FFY of Grant: FFY of Grant Approval:	
PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		
<input 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"/> Summary by Development Account		
Line	Type of Grant	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
			Obligated
			Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	90,000	
21	Amount of line 20 Related to LBP Activities	90,000	
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/30/2011

Part I: Summary		Locality (City/County & State)					Original 5-Year Plan X			Revision No:
PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY 2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY 2019				
A.	Chevybrook Estates	63,000	63,000	63,000	63,000	63,000				
B.	Physical Improvements Subtotal	63,000	63,000	63,000	63,000	63,000				
C.	Management Improvements									
D.	PHA-Wide Non-dwelling Structures and Equipment									
E.	Administration	9,000	9,000	9,000	9,000	9,000				
F.	Other									
G.	Operations	18,000	18,000	18,000	18,000	18,000				
H.	Demolition									
I.	Development									
J.	Capital Fund Financing - Debt Service									
K.	Total CFP Funds									
L.	Total Non-CFP Funds									
M.	Grand Total	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary

PHA Name/Number	Development Number and Name	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
A.	OH12P073 / CHEVYBROOK ESTATES	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
C.	Management Improvements	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
D.	PHA-Wide Non-dwelling Structures and Equipment	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
E.	Administration	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
F.	Other	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
G.	Operations	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
H.	Demolition	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
I.	Development	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
J.	Capital Fund Financing – Debt Service	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
K.	Total CFP Funds	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
L.	Total Non-CFP Funds	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014
M.	Grand Total	Work Statement for Year 1 FFY 2010	Locality (City/County & State) Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Original 5-Year Plan Work Statement for Year 4 FFY 2013	Revision No: Work Statement for Year 5 FFY 2014

Capital Budget Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 2011 FFY		Work Statement for Year 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Quantity	Estimated Cost
See Statement	OH12P073 / CHEVYBROOK ESTATES Operations		20,000	OH12P073 / CHEVYBROOK ESTATES Operations	20,000
See Statement	OH12P073 / CHEVYBROOK ESTATES Administration		10,000	OH12P073 / CHEVYBROOK ESTATES Administration	10,000
See Statement	OH12P073 / CHEVYBROOK ESTATES Audit		2,000	OH12P073 / CHEVYBROOK ESTATES Audit	2,000
See Statement	OH12P073 / CHEVYBROOK ESTATES Exterior/Interior Lighting		2,000	OH12P073 / CHEVYBROOK ESTATES Security Upgrades	20,000
See Statement	OH12P073 / CHEVYBROOK ESTATES HVAC Units Replace – based on agency assessment		30,000	OH12P073 / CHEVYBROOK ESTATES HVAC Units Replace – based on agency assessment	10,000
See Statement	OH12P073 / CHEVYBROOK ESTATES Window Replacement – based on agency assessment		15,000	OH12P073 / CHEVYBROOK ESTATES Electrical Work - Exterior	15,000
See Statement	OH12P073 / CHEVYBROOK ESTATES Hot Water Tanks – based on agency assessment		8,000	OH12P073 / CHEVYBROOK ESTATES Hot Water Tanks – based on agency assessment	8,000
See Statement	OH12P073 / CHEVYBROOK ESTATES Trash Receptacles		3,000	OH12P073 / CHEVYBROOK ESTATES Window Replacement – based on agency assessment	6,000

Capital and Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

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

Work Statement for Year 1 FFY _____	Work Statement for Year 2013 FFY _____			Work Statement for Year 2014 FFY _____		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
General Description of Major Work Categories				General Description of Major Work Categories		
OH12P073 / CHEVYBROOK ESTATES Operations		20,000		OH12P073 / CHEVYBROOK ESTATES Operations		20,000
OH12P073 / CHEVYBROOK ESTATES Administration		10,000		OH12P073 / CHEVYBROOK ESTATES Administration		10,000
OH12P073 / CHEVYBROOK ESTATES Audit		2,000		OH12P073 / CHEVYBROOK ESTATES Audit		2,000
OH12P073 / CHEVYBROOK ESTATES Fencing Around Playground		2,500		OH12P073 / CHEVYBROOK ESTATES General Site Improvement - Landscaping		2,000
OH12P073 / CHEVYBROOK ESTATES Exterior Lighting Work		4,500		OH12P073 / CHEVYBROOK ESTATES Roofing		22,000
OH12P073 / CHEVYBROOK ESTATES Maintenance Office / Laundromat Updates		8,500		OH12P073 / CHEVYBROOK ESTATES Exterior Painting		20,000

Capital and Program—Five-Year Action Plan

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

	OH12P073 / CHEVYBROOK ESTATES Security Maintenance	2,500	OH12P073 / CHEVYBROOK ESTATES Fence Painting	5,000
	OH12P073 / CHEVYBROOK ESTATES NonDwelling Equipment	5,000	OH12P073 / CHEVYBROOK ESTATES Hot Water Tanks – based on agency assessment	8,000
	OH12P073 / CHEVYBROOK ESTATES Replace Refrigerators / Stoves	10,000	OH12P073 / CHEVYBROOK ESTATES Electrical Work – GFCI Switches, etc.	2,000
	OH12P073 / CHEVYBROOK ESTATES Window Replacement	14,000	OH12P073 / CHEVYBROOK ESTATES Security Maintenance	2,500
	OH12P073 / CHEVYBROOK ESTATES Front of Property Landscaping	3,000	OH12P073 / CHEVYBROOK ESTATES Garden	2,500
	OH12P073 / CHEVYBROOK ESTATES General Site Improvement - Landscaping	2,000	OH12P073 / CHEVYBROOK ESTATES Window Replacement – based on agency assessment	108,000
	OH12P073 / CHEVYBROOK ESTATES Foundation Stabilization	5,500		
	OH12P073 / CHEVYBROOK ESTATES Gutter Heating Cables	4,500		
	OH12P073 / CHEVYBROOK ESTATES Utility Cart	8,000		

Capital and Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

OH12P073 / CHEVYBROOK ESTATES Snow Plow for Utility Cart		2,000			
OH12P073 / CHEVYBROOK ESTATES Replace bathroom vanities and mirrors		2,000			
Subtotal of Estimated Cost		\$204,000			Subtotal of Estimated Cost
					\$204,000



Resident Advisory Board Agenda

May 28, 2014 (2:00PM)

1. Introductions
 - a. PPHA staff
 - b. Resident Advisory Board Members
2. What is a Resident Advisory Board?
3. What is the role of the Resident Advisory Board?
4. PHA policy documents
 - a. Administrative Plan
 - b. CFP
 - c. Admissions and Continued Occupancy Policy
 - d. Applicable Procedures
5. Review of Discretionary Policies

6. Comments/Questions
7. Meeting Conclusion



Resident Advisory Board Notes May 28, 2014 (2:00PM)

RAB Meeting scheduled to take place on May 28, 2014. Meeting invitations mailed to various individuals from the Public Housing and Housing Choice Voucher programs. Letters requested that individuals that could not attend contact the HA. RAB meeting was closed at 2:30PM due to none of the RAB members attending meeting.

No further comments identified.



NOTICE OF PUBLIC HEARING

May 28 – 2:00PM

The Parma Public Housing Agency will conduct a Public Hearing for all of its proposed amendments to the PHA Streamlined Annual Plan for FY 2015, Five Year Plan (2015-2019) and capital budget for 2015.

The meeting will be held at 1440 Rockside Road, Suite 306, Parma Ohio 44134 at 2:00 PM on May 28, 2014. All documents related to the Streamlined and Five Year Plan and Capital Fund Budget are available for review from 8:30 a.m. - 4:30 p.m., Monday through Friday at the PPHA offices, located at 1440 Rockside Road (Suite 306), Parma.

Order Confirmation

Customer
 40252311
 PARMA PUBLIC HOUSING AGENCY
 1440 ROCKSIDE ROAD SUITE 306
 Cleveland OH 44134
 216-661-2015

Payor
 40252311
 PARMA PUBLIC HOUSING AGENCY
 1440 ROCKSIDE ROAD SUITE 306
 Cleveland OH 44134
 216-661-2015

PO Number J. Jackson-Ervin
Ordered By Jessica Jackson Ervin
Sales Rep. tponzo
Invoice Text

Ad Number	3055980-01	Pickup Number		Total	\$171.45
Ad Type	Legals - Liner	Color	<NONE>	Payment	\$0.00
Ad Size	1.0 X 27 LI	Prod. Method	Mactive/Adbooker	Amount Due	\$171.45
Attributes		Notes		Payment Method	

Ad Content
NOTICE OF PUBLIC HEARING
 May 28, 2014 at 2:00 PM
 The Parma Public Housing Agency will conduct a Public Hearing for all of its proposed amendments to the PHA Streamlined Annual Plan for FY 2015, Five Year Plan (2015-2019) and Capital Fund Budget 2015. The meeting will be held at 1440 Rockside Road, Suite 306, Parma Ohio 44134 at 2:00 P.M. on May 28, 2014. All documents related to the Streamlined Annual Plan, Five Year Plan and Capital Fund Budget are available for review from 8:30 a.m. - 4:30 p.m., Monday through Friday at the PPHA offices, located at 1440 Rockside Road (Suite 306), Parma. p.d.apr.6.2014 3055980

Product Information	Placement/Classification	Position/Classification	Run Dates	# Inserts	Cost
Plain Dealer::Full	Legal Notices	1600-Legals	4/6/2014 - 4/6/2014	1	\$171.45
Online::Full	Legal Notices	1600-Legals	4/6/2014 - /12/2014	7	\$0.00

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Order Confirmation

Ad Content

NOTICE OF PUBLIC HEARING:
The Parma Public Housing Agency will conduct a Public Hearing for all of its proposed amendments to the PHA Annual Plan for FY 2015, Five Year Plan (2015-2019) and capital budget for 2015-2019. The meetings will be held at 6611 Ridge Rd., Parma, OH, 44129 at 6:50 PM on July 7 (1st reading), September 2 (2nd reading), and September 15th (final reading and passage). All documents related to the Streamlined and Five Year Plan and Capital Fund Budget are available for review from 8:30 a.m. - 4:30 p.m., Monday through Friday at the PPHA offices, located at 1440 Rockside Rd., (Suite 306), Parma, p.d.may19,jun2,2014 3067281-01

Customer		Payor	
40252311		40252311	
PARMA PUBLIC HOUSING AGENCY		PARMA PUBLIC HOUSING AGENCY	
1440 ROCKSIDE ROAD SUITE 306 Cleveland OH 44134		1440 ROCKSIDE ROAD SUITE 306 Cleveland OH 44134	
216-661-2015		216-661-2015	
PO Number		Sales Rep. tponzo	
Ordered By JANESSA ERVIN		Invoice Text	

Ad Number	3067281-01	Pickup Number		Total	\$355.32
Ad Type	Legals - Liner	Color	<NONE>	Payment	\$0.00
Ad Size	1.0 X 25 Li	Prod. Method	Mactive/Adbooker	Amount Due	\$355.32
Attributes		Notes		Payment Method	

Product Information	Position/Classification	Run Dates	# Inserts	Cost
Plain Dealer::Full	1600-Legals	5/19/201 - 6/2/2014	2	\$249.50
Online::Full	1600-Legals	5/19/201 - 6/8/2014	14	\$0.00

Customer		Payor	
40252311		40252311	
PARMA PUBLIC HOUSING AGENCY		PARMA PUBLIC HOUSING AGENCY	
1440 ROCKSIDE ROAD SUITE 306 Cleveland OH 44134		1440 ROCKSIDE ROAD SUITE 306 Cleveland OH 44134	
216-661-2015		216-661-2015	
PO Number		Sales Rep. tponzo	
Ordered By JANESSA ERVIN		Invoice Text	

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Ad Number	3067281-02	Pickup Number		Total	\$355.32
Ad Type	SN Legal Liner	Color	<NONE>	Payment	\$0.00
Ad Size	1.0 X 37 Li	Prod. Method	Mactive/Adbooker	Amount Due	\$355.32
Attributes		Notes		Payment Method	

Product Information	Position/Classification	Run Dates	# Inserts	Cost
Parma Sun Post::Full	SN Legals 203-Legal Notices	5/22/201 - 6/5/2014	2	\$105.82
News Sun::Full	SN Legals 203-Legal Notices	5/22/201 - 6/5/2014	2	\$0.00
Online::Full	SN Legals 203-Legal Notices	5/22/201 - 6/5/2014	2	\$0.00

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2014 MAY 15 PM 3:10



NOTICE OF PUBLIC HEARING

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The meetings will be held at 6611 Ridge Road, Parma, Ohio, 44129 at 6:50 PM on July 7 (1st reading), September 2 (2nd reading), and September 15th (final reading and passage). All documents related to the Streamlined and Five Year Plan and Capital Fund Budget are available for review from 8:30 a.m. - 4:30 p.m., Monday through Friday at the PPHA offices, located at 1440 Rockside Road (Suite 306), Parma.
