

**Attachment A - 24 CFR 903.2 Analysis  
AMHA FY20 Annual Plan**

<b>Name</b>	<b>Address</b>	<b>Unit Type</b>	<b>Units</b>
Mohawk	1052 Boylston Street Akron, OH 44306	Public Housing	101
Joy Park	524 Fuller Street Akron, OH 44306	Public Housing	163
Van Buren	410 Pasadena Place Barberton, OH 44203	Public Housing	200
Valley View	943 Springdale Street Akron, OH 44310	Public Housing	100
Summit Lake	9 Plato Lane Akron, OH 44301	Public Housing	239
Honey Locust	3299 Prange Drive Cuyahoga Falls, OH 44223	Public Housing	125
Colonial Hills	27 Colonial Hills Drive Akron, OH 44310	Public Housing	150
Pinewood	8788 Ray Court Twinsburg, OH 44087	Public Housing	125

**Step 1: Average Income Portfolio**

Mean Total income of PH families in Covered Developments \$9,073  
 Established Income Range lower limit: \$7,712  
 Established Income Range Upper Limit: \$10,434  
 Median Total income of PH families in Covered Developments \$8,400  
 Adjusted Mean total Income ( $\$9,073 / 1.10$ ) = \$8,248  
 Established Income Range (adjusted) lower limit: \$7,011  
 Established Income Range (adjusted) Upper Limit: \$9,485  
 Established Income Range (adjusted) Upper Limit base on ELI: \$25,750

**Step 2: Average Income by Development**

Bedroom size adjustments calculation per PIH Notice 2001-4

<b>Unit Mix</b>	<b>1</b>	<b>85%</b>	<b>2</b>	<b>100%</b>	<b>3</b>	<b>125%</b>	<b>4</b>	<b>140%</b>	<b>5</b>	<b>161%</b>	<b>Total Units</b>	<b>Sum Adj factor</b>	<b>Adj Factor</b>
Mohawk		0	76	76	18	22.5	7	9.8		0	101	108.3	1.07
Joy Park		0	92	92	44	55	27	37.8		0	163	184.8	1.13
Van Buren		0	80	80	78	97.5	42	58.8		0	200	236.3	1.18
Valley View		0	53	56	36	45	8	11.2		0	100	112.2	1.12
Summit Lake	71	60.35	150	150	76	95		0		0	297	245	0.82
Honey Locust		0	80	80	37	46.25	20	28		0	137	154.25	1.13
Colonial Hills	50	42.5	50	50	49	61.25		0		0	149	111.25	0.75
Pinewood		0	80	80	22	27.5	23	32.2		0	125	139.7	1.12
Portfolio	121	102.85	661	661	360	450	127	177.8		0	1269	1391.65	1.10

### Step 3 above or below EIR

Name	Mean Total		Adjusted Mean	Mean	Adjusted Mean
Mohawk	\$8,147	1.07	\$7,614	90%	92%
Joy Park	\$7,206	1.13	\$6,377	79%	77%
Van Buren	\$10,624	1.18	\$9,003	116%	108%
Valley View	\$7,928	1.12	\$7,079	87%	85%
Summit Lake	\$8,689	0.82	\$10,596	95%	128%
Honey Locust	\$10,124	1.13	\$8,959	111%	108%
Colonial Hills	\$9,637	0.75	\$12,849	105%	155%
Pinewood	\$10,763	1.12	\$9,610	118%	116%
<b>Portfolio</b>	<b>\$9,073</b>	<b>1.10</b>	<b>\$8,248</b>		

Below EIR

Above calculated EIR and ELI Limit

### Step 4 Justification

- Joy Park: \$1.5 million in planned improvements over the next five years

### Step 5 Actions taken in the Plan

- Capital improvements to be made at Joy Park include:
  - Security upgrades
  - Site improvements
  - Interior renovations
  - Repair/replace stoops
  - Replace windows
  - Furnaces
  - Hot water furnaces
  - Exterior
  - Roofs