

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

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

PHA Plan Agency Identification

PHA Name: Boyne City Housing Commission

PHA Number: MI 084

PHA Fiscal Year Beginning: (mm/yyyy) 09-2001

PHA Plan Contact Information:

Name: Todd B. Sorenson

Phone: 231-582-6203

TDD:

Email (if available): todd@boynecityhc.com

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Who We Are:

We are a small rural PHA, with a municipal population of 3,600, in a county with a total population of 21,000. A total of 98% of the population is white and incomes for the 40.5% are below low-income levels established by HUD. There are no true concentrations of poverty in the jurisdiction or any minority concentrations.

Development of Additional Housing:

There are two serious problems confronting all PHAs. The first is the lack of decent, safe and sanitary housing for low and moderate-income families. The second is finding funding to develop much need housing. The major goal of the Boyne City Housing Commission is to increase the number of dwelling units available for the low-income families in our area. The first step, with the assistance of our City Government, was to secure property to construct housing on. The City of Boyne City waived our PILOT so that we could purchase 14 acres of property beside our elderly development. The second step was to secure funding through the use of Low Income Housing Tax Credits through the State of Michigan, (the Michigan State Development Authority). We are now at the third step of our journey, which involves actual construction of 30 two-bedroom apartments for the elderly. (17% of our area population is over 60 while the state average is 11%) Further development of the parcel will take time and creative financing. Construction of a 30, two-bedroom apartment building for the elderly will be completed by October of this year.

5(h) Plan:

Another avenue for increasing available housing is through the use of our 5(h) plan. We currently have four families interested in purchasing the Low Rent Program dwellings they reside in. The only problem is if we sell the houses, we will not generate enough income to construction an additional dwelling. We are currently investigating various funding sources to leverage the funds we would generate from the sale.

Section 8 FSS:

The Agency has an active Family Self Sufficiency program for the section 8 program and have, for a small program, relatively good success having Voucher recipients graduating from the program. Thus far, the FSS program has enabled one family to purchase additional computers for their home inspection business. Another family purchased a used car to enable them to get back and forth to work. One family, getting ready to graduate, is planning on using their escrow account for a down payment on a new home.

Capital Fund Improvements:

The two of the biggest problem under PHAS's Physical Assessment Sub System has been points being reduced for what REAC considers site problems and the type of units inspected. During each of the past two inspections, 25 out of 26 family houses

have been inspected, and only 7 of 54 elderly apartments. While we have only two sites, they encompass over 10 acres. This being the case, and no indication that REAC will change their inspection format, we will be spend a disproportionate amount of money improving exteriors of family houses and landscaping.

The Housing Commission is currently renting additional maintenance space for Commission equipment and maintenance office space. Using Capital Funds, the Housing Commission will be developing a maintenance garage for equipment storage, work space and maintenance office.

At our elderly building, we are currently developing a computer lab. The lab will have four computers, which will be available to all residents. Elderly and family alike. The Agency is currently setting up a domain to administer the resident mail boxes and we have volunteers from the community available to teach computers skills to the residents. The system should be up and functioning within the next six months.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year’s PHA Plan that are not covered in other sections of this Update.

REAC FASS and Operating Reserves.

Until the mid 80’s HUD required operating reserve levels not to exceed 50% of the Housing Commission expenses on an annual basis. In our case, this would have been \$150,000.00. Our current operating reserve is \$150,000. Due to low scores in the Financial Section of PHAS, caused by a requirement to have \$350,000.00 in operating reserves, we will be revising our 1998, 1999 CIAP and 2000 CFP budgets to place additional funds under Operations. The Boyne City Housing Commission’s Policy to this point was to keep all building systems in the best maintenance possible, which would not require high reserve balances. During the past 3 years, the Housing Commission has spent over \$650,000, in replacing roofs, furnaces, boilers, parking lots, ceilings and have repaired all most all housing systems. The 2001 CFP will be placed in total into Operations.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$ 135,280.00**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment B

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment A

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

The RAB is currently in the formation process. We have had several Resident Councils in the past 30 years, but when a key person moves out or dies, the council falls apart. To date, when the residents are approached about formally forming a Resident Council or Board, no one wants to step forward and take charge. The Housing Commission Administrative Staff is currently handling the Resident's checking account. We recently had a person move in from another Housing Commission where there was an active Resident Council. This person has started forming a resident council and has just requested the Housing Commission review their by-laws. As this recent group becomes better organized, we will start reviewing various documents with them, including the Agency Plan. I have attached a list of names and address for the group currently working on creating a Resident Council.

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (Select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
 A list of these changes is included
 Yes No: below or
 Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) **STATE OF MICHIGAN**

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

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Substantial Deviation from the five-year plan would be the elimination of existing programs, changes in Commission Status, required by PHAS or changes in HUD Regulations, creating or eliminating specific goals and initiatives. The Agency would also consider a substantial deviation from the Five Year Plan to be elimination of funding to the point where services, initiatives or programs could not be funded.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendment or modification to the annual plan would be cases where HUD has mandated changes which would materially affect the day to day operations of the Housing Commission,

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> Check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Boyne City Housing Commission		Grant Type and Number			Federal FY of Grant:
Boyne City Housing Commission		Capital Fund Program: MI 33 P084 501 01			2001
		Capital Fund Program Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$135280			
3	1408 Management Improvements	0.00			
4	1410 Administration	0.00			
5	1411 Audit	0.00			
6	1415 liquidated Damages	0.00			
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	.000			
17	1495.1 Relocation Costs	0.00			
18	1498 Mod Used for Development	0.00			
19	1502 Contingency	0.00			
20	Amount of Annual Grant: (sum of lines 2-19)	\$135,280.00			
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Compliance	0.00			
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MI084-001	Litzenburger Place and Conkle Development	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathrooms for 16 houses	\$50,000	2002
Nova Brik Siding for 16 houses	460,000	2003
Kitchens for 10 houses	50,000	2004
Closet Doors for 16 houses and 24 apartments	25000	2005
Total estimated cost over next 5 years	\$585,000	
CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MI084-002	Litzenburger Place Annex and Conkle Development Annex	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Kitchens for 10 houses	\$46,000	2004
Total estimated cost over next 5 years	\$46,000	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
84-01 and 84-02	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	\$360,280	2001
Security Camera Upgrade	20,000	2002
Computer system upgrade	5,000	2003
Total estimated cost over next 5 years	\$385,280	

Required Attachment __D__: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member: 1-1-2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Eric Strahl, City of Boyne City, City Manager

Required Attachment ___E___: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Litzenburger Place
Resident Council
829 South Park Street
Boyne City, MI 49712

All persons listed below are at 829 South Park Street, Boyne City, Michigan

Chair -

Phyllis Tison
Apt. 32

Members:

Bertha Vantil
Apt. 54
Joan Giem
Apt. 7
Nancy Northup
Apt. 29
Inga Casper
Apt. 37
Elinor Dubin
Apt. 26
Mabel Knapp
Apt. 33
James Hurlbut
Apt. 36
Virginia Burns
Apt. 42
Elaine Rennekamp
Apt. 43
Mae Horn
Apt. 51

Attachment F
Voluntary Conversion Initial Assessments

Conversion of Boyne City Housing Commission Housing.

Unit Size	# of Units	Fair Market Rent	Monthly Income
2 bed	3	\$502.00	\$18,072
3 bed	23	\$683.00	\$188,508
Gross Income			\$206,580
Vacancy rate at 5%			\$196,251
Annual Budget including Capital Fund Improvements @ 58%			\$305,660
Net annual income (deficit)			(\$109,409)

Based on the above calculation, the Housing Commission, charging Fair Market Rents, with a 5% vacancy rate, operating at the current budget level, which includes Capital Fund Improvements, would be losing \$109,400.00 to operate the 26 units we currently have under contract.

IN OUR OPINION, CONVERSION OF DEVELOPMENTS FROM PUBLIC HOUSING STOCK IS NOT FEASIBLE AT THIS TIME.

Base Questions:

Component 10 (B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?

2

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

2

c. How many Assessments were conducted for the PHA's covered developments?

2

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Conkle Development	Conkle Development Annex
Number of Units	16	10

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

Review Completed

1. Conversion would not be more expensive than continuing to operate the Development (or a portion of it) as public housing.

Conversion would not be feasible because the income stream does not support the level of operations at this time.

2. Conversion would principally benefit residents of the public housing development to be converted and the community.

At this time, it appears there would be no benefit to anyone in the conversion.

3. Conversion would not adversely affect the availability of affordable housing in the community.

If conversion were to be accomplished, all units would be vouchered out. The vouchers are portable and could be removed from the community, thus reducing the number of affordable housing units in the community.

84% of all Boyne City Housing Commission Housing is occupied by persons with Very Low Incomes. 47% are Very Low Income. Based on this, if any vouchers were lost to the community low income housing units would be lost to the community