

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

**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: Alma Housing Commission

PHA Number: MI 121

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

PHA Plan Contact Information:

Name: Ms. Marcia Zimmerman

Phone: 517/463-4200

TDD:

Email (if available):

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 2003

[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.

| Contents | <u>Page #</u> |
|---|----------------------|
| Annual Plan | |
| i. Executive Summary (optional) | |
| ii. Annual Plan Information | 1 |
| iii. Table of Contents | 1 |
| 1. Description of Policy and Program Changes for the Upcoming Fiscal Year | 2 |
| 2. Capital Improvement Needs | 2 |
| 3. Demolition and Disposition | 3 |
| 4. Homeownership: Voucher Homeownership Program | 4 |
| 5. Crime and Safety: PHDEP Plan | 4 |
| 6. Other Information: | 5 |
| A. Resident Advisory Board Consultation Process | 5 |
| B. Statement of Consistency with Consolidated Plan | 5 |
| C. Criteria for Substantial Deviations and Significant Amendments | 5 |
| Attachments | |
| <input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review | 7 |
| <input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement | 11 |
| <input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan | 16 |
| <input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement | |
| <input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan | |
| <input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body | 23 |
| <input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards | 24 |
| <input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) | |
| <input checked="" type="checkbox"/> Other (List below, providing each attachment name) | |
| Attachment F: Component 3, (6) Deconcentration and Income Mixing | 25 |
| Attachment G: Progress in meeting the 5-year plan mission and goals | 26 |
| Attachment H: Component 10 (b) Voluntary Conversion | 27 |

| | |
|---|----|
| Attachment I: Implementation of Public Housing Resident Community Service Requirement | 28 |
| Attachment J: PHA's Policy on Pet Ownership in Public Housing Family Developments | 30 |
| Attachment K: 2002 Performance and Evaluation Report for period ending 6/30/02 | 32 |
| Attachment L: 2001 Performance and Evaluation Report for period ending 6/30/02 | 37 |

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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.

Summary of Policy and Program changes

The AHC has not made nor intends to make any major policy or program changes in 2003. Local preferences were established and will not change, rent policies remain the same, community service policy parameters were included in our lease and ACOP, and our family development pet policy has been implemented. New market value flat rents were implemented October 1, 2002, to replace previous flat/ceiling rents.

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? \$ 179,983

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 C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

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: <u>(DD/MM/YY)</u> |
| 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 downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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?
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: 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)

The State of Michigan's plan has established the following priorities to address housing needs, which are also the priorities of the Alma Housing Commission:

- Maintain its supply of decent, safe and sanitary rental housing that is affordable for low, very low and moderate income families.
- The modernization of AHC housing for occupancy by low, very low income families.

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:

The Alma Housing Commission's (AHC) Definition Of Substantial Deviation And Significant Amendment Or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Alma Housing Commission's (AHC) Definition Of Substantial Deviation And Significant Amendment Or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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 |
| YES | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| N/A | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) | 5 Year and Annual Plans |
| YES | 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 |
| YES | 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 |
| YES | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| YES | 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 |
| YES | Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Eligibility, Selection, and Admissions Policies |
| YES | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| YES | 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 |
| YES | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| N/A | Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| N/A | 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 |
| YES | Results of latest binding Public Housing Assessment System (PHAS) Assessment | Annual Plan: Management and Operations |
| YES | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| YES | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| N/A | 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 |
| YES | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| YES | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| YES | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year | Annual Plan: Capital Needs |
| YES | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants | Annual Plan: Capital Needs |
| N/A | 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 |
| YES | 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 |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| YES | 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 |
| N/A | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| N/A | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| YES | 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 |
| N/A | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| YES | Section 3 documentation required by 24 CFR Part 135, Subpart E | Annual Plan: Community Service & Self-Sufficiency |
| N/A | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| N/A | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report | Annual Plan: Safety and Crime Prevention |
| N/A | 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 |
| YES | 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 |
| YES | 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 |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| -- | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|---------|-------------------|-------------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 |
| <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 | 36,000 | | | |
| 3 | 1408 Management Improvements | 11,100 | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 10,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 40,000 | | | |
| 10 | 1460 Dwelling Structures | 33,112 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 47,271 | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 2,500 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 179,983 | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|--|---|--|---------|------------------------------|----------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-03 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2003 | |
| <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 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|--|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| PHA Name: Alma Housing Commission | | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide Operations | Housing Operations | 1406 | 20% | 36,000 | | | | |
| | Subtotal | | | 36,000 | | | | |
| HA Wide Management Improvements | A. Community policing | 1408 | 50% | 3,600 | | | | |
| | B. Upgrade software | 1408 | 50% | 7,500 | | | | |
| | Subtotal | | | 11,100 | | | | |
| HA Wide Fees & Cost | A. A/E Services | 1430 | 100% | 7,500 | | | | |
| | B. Consulting Service | 1430 | 100% | 2,500 | | | | |
| | Subtotal | | | 10,000 | | | | |
| MI 121-1 | A. Landscaping | 1450 | 20% | 7,500 | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|--|---|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | B. Site Improvements | 1450 | 10% | 7,500 | | | | |
| | C. Replace/repair sidewalks | 1450 | 20% | 5,000 | | | | |
| | D. Replace appliances | 1465.1 | | 47,271 | | | | |
| | E. Renovate kitchens | 1460 | | 33,112 | | | | |
| | Subtotal | | | 100,383 | | | | |
| MI 121-2 | A. Landscaping | 1450 | 20% | 7,500 | | | | |
| | B. Site Improvements | 1450 | 10% | 7,500 | | | | |
| | C. Replace/repair sidewalks | 1450 | 20% | 5,000 | | | | |
| | Subtotal | | | 20,000 | | | | |
| HA Wide Nondwelling Equipment | Replace maintenance equipment | 1475 | LS | 2,500 | | | | |
| | Subtotal | | | 2,500 | | | | |
| | Grand Total | | | 179,983 | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|--|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program No: MI33P121501-03 Replacement Housing Factor No: | | | | Federal FY of Grant: 2003 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| MI 121-1 | 12/31/04 | | | 12/31/06 | | | |
| MI 121-2 | 12/31/04 | | | 12/31/06 | | | |
| HA Wide | 12/31/04 | | | 12/31/06 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Attachment C
Capital Fund Program Five-Year Action Plan
Part I: Summary

| PHA Name Alma Housing Commission | | Alma/Gratiot County/Michigan | | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | |
|---|---------------------|---|---|---|---|--|
| Development Number/Name/HA- Wide | Year 1 | Work Statement for Year 2 FFY Grant: PHA FY: 2004 | Work Statement for Year 3 FFY Grant: PHA FY: 2005 | Work Statement for Year 4 FFY Grant: PHA FY: 2006 | Work Statement for Year 5 FFY Grant: PHA FY: 2007 | |
| | Annual Statement | | | | | |
| HA Wide Operations | | 36,000 | 36,000 | 36,000 | 14,883 | |
| HA Wide Management | | 11,100 | 11,100 | 11,100 | 3,600 | |
| HA Wide Other | | 10,000 | 10,000 | 10,000 | 12,000 | |
| MI 121-1 | | 98,883 | 65,383 | 97,883 | 117,500 | |
| MI 121-2 | | 21,500 | 55,000 | 0 | 7,000 | |
| HA Wide Nondwelling | | 2,500 | 2,500 | 25,000 | 25,000 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| CFP Funds Listed for 5-year planning | | 179,983 | 179,983 | 179,983 | 179,983 | |
| | | | | | | |
| Replacement Housing Factor Funds | | | | | | |

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

| Activities for Year 1 | Activities for Year : <u> 2 </u> FFY Grant: PHA FY: 2004 | | | Activities for Year: <u> 3 </u> FFY Grant: PHA FY: 2005 | | |
|-----------------------|--|-----------------------------|----------------|---|-----------------------------|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | HA Wide Operations | Housing Operations | 36,000 | HA Wide Operations | Housing Operations | 36,000 |
| Annual | | Subtotal | 36,000 | | Subtotal | 36,000 |
| Statement | | | | | | |
| | HA Wide Management Improvements | A. Community policing | 3,600 | HA Wide Management Improvements | A. Community policing | 3,600 |
| | | B. Upgrade software | 7,500 | | B. Upgrade software | 7,500 |
| | | Subtotal | 11,100 | | Subtotal | 11,100 |
| | | | | | | |
| | HA Wide Fees & Cost | A. A/E Services | 7,500 | HA Wide Fees & Cost | A. A/E Services | 7,500 |
| | | B. Consulting Service | 2,500 | | B. Consulting Service | 2,500 |
| | | Subtotal | 10,000 | | Subtotal | 10,000 |
| | | | | | | |
| | MI 121-1 | A. Landscaping | 7,500 | MI 121-1 | A. Landscaping | 7,500 |
| | | B. Site Improvements | 7,500 | | B. Site Improvements | 7,500 |
| | | C. Replace/repair sidewalks | 5,000 | | C. Replace/repair sidewalks | 5,000 |
| | | D. Renovate kitchens | 78,883 | | D. Renovate kitchens | 45,383 |
| | | Subtotal | 98,883 | | Subtotal | 65,383 |
| | | | | | | |
| | | | | | | |
| | MI 121-2 | A. Landscaping | 7,500 | | | |
| | | B. Site Improvements | 9,000 | | | |
| | | C. Replace/repair sidewalks | 5,000 | | | |
| | | Subtotal | 21,500 | | | |
| | | | | | | |

| | | | | | | |
|--|---------------------------------|-------------------------------|--------------|-------------------------------|-------------------------------|---------------|
| | HA Wide Nondwelling Equipment | Replace maintenance equipment | 2,500 | MI 121-2 | A. Landscaping | 7,500 |
| | | Subtotal | 2,500 | | B. Replace/repair sidewalks | 5,000 |
| | | | | | C. Site Improvements | 7,500 |
| | | | | | D. Resurface & seal parking | 15,000 |
| | | | | | E. Replace appliances | 20,000 |
| | | | | | Subtotal | 55,000 |
| | | | | HA Wide Nondwelling Equipment | Replace maintenance equipment | 2,500 |
| | | | | | Subtotal | 2,500 |
| | | | | | | |
| | | | | | | |
| | Total CFP Estimated Cost | | \$179,983 | | | \$179,983 |

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

| Activities for Year :__4__ FFY Grant: PHA FY: 2006 | | | Activities for Year: _5__ FFY Grant: PHA FY: 2007 | | |
|--|-------------------------------|----------------|---|-------------------------------|----------------|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| HA Wide Operations | Housing Operations | 36,000 | HA Wide Operations | Housing Operations | 14,883 |
| | Subtotal | 36,000 | | Subtotal | 14,883 |
| HA Wide Management Improvements | A. Community policing | 3,600 | HA Wide Management Improvements | A. Community policing | 3,600 |
| | B. Upgrade software | 7,500 | | Subtotal | 3,600 |
| | Subtotal | 11,100 | | | |
| HA Wide Fees & Cost | A. A/E Services | 7,500 | HA Wide Fees & Cost | A. A/E Services | 9,500 |
| | B. Consulting Service | 2,500 | | B. Consulting Service | 2,500 |
| | Subtotal | 10,000 | | Subtotal | 12,000 |
| MI 121-1 | A. Expand parking & driveways | 92,883 | MI 121-1 | A. Playground addition | 80,000 |
| | B. Site Improvements | 5,000 | | B. Additional parking | 25,000 |
| | Subtotal | 97,883 | | C. Landscaping | 10,000 |
| | | | | D. Replace refrigerator seals | 2,500 |
| HA Wide Nondwelling Equipment | Replace maintenance vehicle | 25,000 | | Subtotal | 117,500 |
| | Subtotal | 25,000 | | | |
| | | | MI 121-2 | A. Replace sidewalks | 5,000 |
| | | | | B. Tree removal | 2,000 |
| | | | | Subtotal | 7,000 |

| | | | | | |
|--------------------------|--|-----------|-------------------------------|---|---------------|
| | | | HA Wide Nondwelling Equipment | Replace maintenance equipment (lawn mower/snow blower etc.) | 25,000 |
| | | | | Subtotal | 25,000 |
| | | | | | |
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| | | | | | |
| | | | | | |
| Total CFP Estimated Cost | | \$179,983 | | | \$179,983 |

PHA Public Housing Drug Elimination Program Plan

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ _____
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____
- C. FFY in which funding is requested _____
- D. Executive Summary of Annual PHDEP Plan

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

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

| PHDEP Target Areas (Name of development(s) or site) | Total # of Units within the PHDEP Target Area(s) | Total Population to be Served within the PHDEP Target Area(s) |
|--|---|---|
| | | |

F. Duration of Program

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

12 Months _____ 18 Months _____ 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

| Fiscal Year of Funding | PHDEP Funding Received | Grant # | Fund Balance as of Date of this Submission | Grant Extensions or Waivers | Grant Start Date | Grant Term End Date |
|---------------------------|---------------------------|---------|--|-----------------------------------|---------------------|------------------------|
| FY 1999 | | | | | | |

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

B. PHDEP Budget Summary

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

| FFY _____ PHDEP Budget Summary | |
|---|---------------|
| Original statement | |
| Revised statement dated: | |
| Budget Line Item | Total Funding |
| 9110 – Reimbursement of Law Enforcement | |
| 9115 - Special Initiative | |
| 9116 - Gun Buyback TA Match | |
| 9120 - Security Personnel | |
| 9130 - Employment of Investigators | |
| 9140 - Voluntary Tenant Patrol | |
| 9150 - Physical Improvements | |
| 9160 - Drug Prevention | |
| 9170 - Drug Intervention | |
| 9180 - Drug Treatment | |
| 9190 - Other Program Costs | |
| TOTAL PHDEP FUNDING | |

C. PHDEP Plan Goals and Activities

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

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: January 2003

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

Mr. Doug Thomas, City Manager

* The PHA has made resident contacts and placed information in the monthly newsletter, with no success in recruiting a resident commissioner.

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.)

Mr. Gerry Houck
Ms. Betty Raby
Ms. Carla Warner

Attachment F:

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

| Deconcentration Policy for Covered Developments | | | |
|--|------------------------|--|---|
| Development Name: | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| | | | |
| | | | |
| | | | |
| | | | |

Attachment G: Progress in meeting the 5-Year Plan Mission and Goals

The PHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernization of our property and our FY 2003 application will continue that effort.

PHA has implemented local preferences to improve the living environment in addition to our modernization efforts.

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, PHA implemented a Community Service program that began January 1, 2002 but has since been suspended per HUD notification and each adult member of every household has been notified. The Community Service program will be re-instated upon notification that the FY03 bill is enacted and community service is back in effect by Congress. New market value flat rents were implemented October 1, 2002, to replace previous flat/ceiling rents.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2003.

Attachment H:

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?
Three
- 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)?
None
- c. How many Assessments were conducted for the PHA’s covered developments?
One for each development, a total of three developments.
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None

| Development Name | Number of Units |
|-------------------------|------------------------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

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

N/A

Attachment I: Implementation of Public Housing Resident Community Service Requirement

PHA Responsibilities

(1) Eligibility Determination

The PHA will review every existing resident file to determine each Adult member's status regarding community service per the following guidelines.

- a. As family status is determined a registered letter or other certifiable document of receipt will be sent to each adult member of that family to notify them of their status (exempt or non-exempt) and explaining the steps they should immediately proceed with through their housing representative.
- b. The PHA will include a copy of the general information section of its Community Service Policy and a listing of PHA and/or third party work activities that are eligible for certification of the community service requirement.
- c. At the scheduled meeting with each non-exempt adult family member, not only will the parameters of the community service requirement be reviewed but also the PHA and/or third party work activities will be identified and selected for compliance with the annual obligation for certification at their annual lease renewal date.

(2) Work Activity Opportunities

The Alma Housing Commission has elected to provide to those adult family members that must perform community service activities the opportunity to select either PHA sanctioned work activities or Third Party certifiable work items. The administration of the certification process would be:

a. PHA Provided Activities.

When qualifying activities are provided by the Authority directly, designated Authority employee(s) shall provide signed certification that the family member has performed the proper number of hours for the selected service activities.

b. Third Party Certification

When qualifying activities are administered by any organization other than PHA, the family member must provide signed certification (see III A (c)) to the Authority by such third party organization that said family member has performed appropriate service activities for the required hours.

c. Verification of Compliance.

The Authority is required to review family compliance with service requirement, and must verify such compliance annually at least thirty (30) days before the end of the twelve (12) month lease term (annual re-certification time). Evidence of service performance and/or exemption must be maintained in the participant files.

d. Notice of Noncompliance.

If the Authority determines that, a family member who is subject to fulfilling a service requirement, but who has violated the family's obligation (a noncompliant resident) the Authority must notify the specific family member of this determination.

The Notice of Noncompliance must:

1. Briefly, describe the noncompliance (inadequate number of hours).
2. State that the Authority will not renew the lease at the end of the twelve (12) month lease term unless:

The resident or any other noncompliant adult family member enters into a written agreement with the Authority to cure the noncompliance and in fact perform to the letter of agreement.

- Or -

The family provides written assurance satisfactory, to the PHA that the resident or other noncompliant adult family member no longer resides in the unit.

This Notice of Noncompliance must also state that the resident may request a grievance hearing and that the resident may exercise any available judicial remedy to seek timely redress for the Authority's non-renewal of the lease because of a noncompliance determination.

e. Resident agreement to comply with the service requirement.

The written agreement entered into with the Authority to cure the service requirement noncompliance by the resident and any other adult family member must:

1. Agree to complete additional service hours needed to make up the total number of hours required over the twelve (12) month term of the new lease.
2. State that all other members of the family subject to the service requirement are in current compliance with the service requirement or are no longer residing in the unit.

f. The Alma Housing Commission has developed a list of Agency certifiable and/or third party work activities of which each non-exempt adult family member can select to perform their individual service requirement.

Attachment J: PHA's Policy on Pet Ownership in Public Housing Family Developments

PET POLICY FOR FAMILY DEVELOPMENTS

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, with an effective date of October 1, 1999, the Alma Housing Commission will permit residents to own and keep household pets in the buildings designated as senior and family housing, Tartan Terrace, Heather Court, Hampton Park and Forest Glen.

An additional Pet Security Deposit is required. This deposit must be paid to the Alma Housing Commission **prior** to acquiring a pet. Additional Pet Security Deposits are not required for pets other than a dog or cat. The Alma Housing Commission may use the pet deposit only to pay reasonable expenses attributable to the presence of a pet in the project.

The Alma Housing Commission will refund the unused portion of a pet deposit within a reasonable time after tenant(s) moves from the housing project, or no longer owns or keeps a pet in the unit.

1. Before acquiring a pet, the owner must have on file with the Alma Housing Commission a notarized statement naming the persons accepting responsibility for the care of their pet in case of absence exceeding one day.
2. Every pet must be registered, prior to admittance, with the Alma Housing Commission's Management Office.
3. At no time will the Commission approve of exotic pets, such as snakes, monkeys, game pets, rabbits, ferrets, lizards, etc.
4. Only **ONE** pet will be allowed per housing unit.
5. No guest will be allowed to bring pets on the premises.
6. All pets must be on a leash when not in the owner's housing unit. Leash must be no longer than four (4) feet long.
7. Litter boxes must be provided for all cats.
8. Dogs must be provided with a pet bed or box (necessary to avoid wear and tear on the carpet).
9. All fur bearing pets must wear flea collars at all times.
10. Pet owner shall be responsible for immediately removing feces dropped anywhere in the building or on the grounds.
11. No pet shall be tied up or left unattended anywhere at any time on Alma Housing Commission property.
12. No doghouses will be allowed on any part of the Housing Commission's property.
13. At no time will pets be allowed in lobbies or any common areas of the Housing Commission's property.
14. All housing units with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Residents' housing units may be subject to an inspection once a month.
15. If pet poses a nuisance, such as excessive noise, barking or whining which disrupts the peace of the complex, the owner will be required to remove the pet from the premises if the Housing Commission's management so requests with TWENTY-FOUR (24) HOURS notice.
16. Every dog must wear a City Animal License, a valid rabies tag and a tag bearing the owner's name, address, and telephone number.
17. Every cat must wear a valid rabies tag and a tag bearing the owner's name, address and telephone number.
18. Pet owners are liable for any damages caused by their pet.

19. Violation of the Alma Housing Commission's Pet Policy will be grounds for termination of the lease.
20. Tenants will be required to keep their pet's license and identification tag current, this will be checked periodically and at random by management. Any tenant not in compliance with these requirements will have forty-eight (48) hours to comply or remove the pet from the premises.
21. Any tenant owning a pet, as stated in this policy, without authorization or not in compliance with this Pet Policy, shall be considered in violation of the lease.

Attachment K

| Annual Statement/Performance and Evaluation Report | | | | | |
|--|---|---|---------|-------------------------------------|----------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-02 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2002 | |
| <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 | 36,000 | | 0 | 0 |
| 3 | 1408 Management Improvements | 11,100 | | 0 | 0 |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 10,000 | | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 79,512 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 40,871 | | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 2,500 | | 0 | 0 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 179,983 | | 0 | 0 |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---------|-------------------------------------|----------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-02 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2002 | |
| <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 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|--|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| PHA Name: Alma Housing Commission | | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-02 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide Operations | Housing Operations | 1406 | 20% | 36,000 | | 0 | 0 | 0% complete |
| | Subtotal | | | 36,000 | | 0 | 0 | |
| HA Wide Management Improvements | A. Community policing | 1408 | 50% | 3,600 | | 0 | 0 | 0% complete |
| | B. Upgrade computer software | 1408 | 50% | 7,500 | | 0 | 0 | 0% complete |
| | Subtotal | | | 11,100 | | 0 | 0 | |
| HA Wide Fees & Cost | A. A/E Services | 1430 | 100% | 7,500 | | 0 | 0 | 0% complete |
| | B. Consulting Services | 1430 | 100% | 2,500 | | 0 | 0 | 0% complete |
| | Subtotal | | | 10,000 | | 0 | 0 | |
| MI 121-2 | A. Landscaping | 1450 | 20% | 7,500 | | 0 | 0 | 0% complete |
| | B. Site Improvements | 1450 | 20% | 12,012 | | 0 | 0 | 0% complete |
| | C. Replace/repair sidewalks | 1450 | 20% | 5,000 | | 0 | 0 | 0% complete |
| | Subtotal | | | 24,512 | | 0 | 0 | |
| MI 121-1 | A. Landscaping | 1450 | 20% | 7,500 | | 0 | 0 | 0% complete |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|---------------|---|----------------------|---------|---------------------------|----------------|----------------|
| PHA Name: Alma Housing Commission | | | Grant Type and Number Capital Fund Program Grant No: MI33P121501-02 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | B. Site Improvements | 1450 | 20% | 12,500 | | 0 | 0 | 0% complete |
| | C. Replace/repair sidewalks | 1450 | 20% | 5,000 | | 0 | 0 | 0% complete |
| | D. Resurface & seal parking | 1450 | 150 SY | 30,000 | | 0 | 0 | 0% complete |
| | E. Renovate kitchens | 1460 | | 40,871 | | 0 | 0 | 0% complete |
| | Subtotal | | | 95,871 | | 0 | 0 | |
| HA Wide Nondwelling equipment | Replace maintenance equipment | 1475 | LS | 2,500 | | 0 | 0 | 0% complete |
| | Subtotal | | | 2,500 | | 0 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Grand total | | | 179,983 | | 0 | 0 | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|--|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program No: MI33P121501-02 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| MI 121-1 | 6/30/03 | | | 12/31/04 | | | |
| MI 121-2 | 6/30/03 | | | 12/31/04 | | | |
| HA Wide | 6/30/03 | | | 12/31/04 | | | |
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Attachment L:

| Annual Statement/Performance and Evaluation Report | | | | | | |
|---|---|---|---------|---|------------------------------|--|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | | | |
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program: MI33P121501-01 Capital Fund Program Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2001 | |
| <input type="checkbox"/> Original Annual Statement | | <input type="checkbox"/> Reserve for Disasters/ Emergencies | | <input type="checkbox"/> Revised Annual Statement (revision no:) | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 | | <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 | 37,200 | | 37,200 | 0 | |
| 3 | 1408 Management Improvements | 7,600 | | 7,600 | 0 | |
| 4 | 1410 Administration | | | | | |
| 5 | 1411 Audit | | | | | |
| 6 | 1415 liquidated Damages | | | | | |
| 7 | 1430 Fees and Costs | | | | | |
| 8 | 1440 Site Acquisition | | | | | |
| 9 | 1450 Site Improvement | 87,312 | | 87,312 | 0 | |
| 10 | 1460 Dwelling Structures | | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | | |
| 12 | 1470 Nondwelling Structures | | | | | |
| 13 | 1475 Nondwelling Equipment | 57,000 | | 57,000 | 0 | |
| 14 | 1485 Demolition | | | | | |
| 15 | 1490 Replacement Reserve | | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | | |
| 17 | 1495.1 Relocation Costs | | | | | |
| 18 | 1498 Mod Used for Development | | | | | |
| 19 | 1502 Contingency | | | | | |
| 20 | Amount of Annual Grant: (sum of lines 2-19) | 189,112 | | 189,112 | 0 | |
| 21 | Amount of line 20 Related to LBP Activities | | | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary | | | | |
|---|---|--|--|-------------------------------------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program: MI33P121501-01 Capital Fund Program Replacement Housing Factor Grant No: | | Federal FY of Grant: 2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02 <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost |
| 22 | Amount of line 20 Related to Section 504 Compliance | | | |
| 23 | Amount of line 20 Related to Security | | | |
| 24 | Amount of line 20 Related to Energy Conservation Measures | | | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|---------------|---|----------------------|---------|---------------------------|-------------------|-------------------------------|
| PHA Name: Alma Housing Commission | | | Grant Type and Number Capital Fund Program #: MI33P121501-01 Capital Fund Program Replacement Housing Factor #: | | | Federal FY of Grant: 2001 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide Operations | A. Housing Operations | 1406 | 20% | 37,200 | | 37,200 | 0 | 0% complete |
| | Subtotal | | | 37,200 | | 37,200 | 0 | |
| HA-Wide Management Improvements | A. Commercial policing | 1408 | 50% | 3,600 | | 3,600 | 0 | 0% complete |
| | B. Physical Needs Assessment | 1408 | 100% | 4,000 | | 4,000 | 0 | 0% complete |
| | Subtotal | | | 7,600 | | 7,600 | 0 | |
| MI 121-1 Hampton Heather | A. Landscaping | 1450 | 50% | 16,000 | | 16,000 | 0 | 0% complete |
| | B. Site Improvement | 1450 | 50% | 25,000 | | 25,000 | 0 | 0% complete |
| | C. Replace development signage | 1450 | LS | 8,000 | | 8,000 | 0 | 0% complete |
| | D. Construct bus stop | 1450 | 1 | 10,812 | | 10,812 | 0 | 0% complete |
| | Subtotal | | | 59,812 | | 59,812 | 0 | |
| MI 121-2 Forest Glen | A. Replace development signage | 1450 | LS | 2,500 | | 2,500 | 0 | 0% complete |
| | B. Replace playground equipment | 1450 | 1 sys | 25,000 | | 25,000 | 0 | 0% complete |
| | Subtotal | | | 27,500 | | 27,500 | 0 | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages | | | | | | | | |
|---|---|---------------|---|----------------------|---------|---------------------------|-------------------|-------------------------------|
| PHA Name: Alma Housing Commission | | | Grant Type and Number Capital Fund Program #: MI33P121501-01 Capital Fund Program Replacement Housing Factor #: | | | Federal FY of Grant: 2001 | | |
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide nondwelling equipment | A. Upgrade computer hardware | 1475 | 4 | 12,000 | | 12,000 | 0 | 0% complete |
| | B. Replace maintenance vehicle | 1475 | 1 | 30,000 | | 30,000 | 0 | 0% complete |
| | C. Replace lawn tractor | 1475 | 1 | 15,000 | | 15,000 | 0 | 0% complete |
| | Subtotal | | | 57,000 | | 57,000 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | Grand Total | | | 189,112 | | 189,112 | 0 | |

| Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule | | | | | | | |
|---|---|--|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Alma Housing Commission | | Grant Type and Number Capital Fund Program #: MI33P121501-01 Capital Fund Program Replacement Housing Factor #: | | | | Federal FY of Grant: 2001 | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quart Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| MI 121-1 Hampton/Heather | 3/31/03 | | | 9/30/04 | | | |
| | | | | | | | |
| MI 121-2 Forest Glen | 3/31/03 | | | 9/30/04 | | | |
| | | | | | | | |
| HA-Wide | 3/31/03 | | | 9/30/04 | | | |
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