

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
(exp 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

# Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Big Rapids Housing Commission  
**MI041**

**PHA Number:**

**PHA Fiscal Year Beginning:** 04/01/05

**PHA Programs Administered:**

- Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units:     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
N/A				
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

# Streamlined Five-Year PHA Plan

## PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

### A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: (state mission here)

The mission of the Big Rapids Housing Commission is to be the area's affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.

### B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

#### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- X PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - X Reduce public housing vacancies:
  - X Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- X PHA Goal: Improve the quality of assisted housing  
Objectives:
- X Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - X Increase customer satisfaction:
  - X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- X PHA Goal: Provide an improved living environment
- Objectives:
- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - X Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- X Increase the number and percentage of employed persons in assisted families:
  - X Provide or attract supportive services to improve assistance recipients' employability:
  - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Operate the Big Rapids Housing Commission in full compliance with the Equal Opportunity laws and regulations.**

**The Big Rapids Housing Commission shall ensure equal treatment of all applicants, residents, employees, and vendors.**

**The Big Rapids Housing Commission shall mix its public housing development populations as much as possible ethnically, racially, and income wise.**

## **Annual PHA Plan PHA Fiscal Year 2005**

[24 CFR Part 903.12(b)]

### **Table of Contents**

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

**A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- X 1. Housing Needs
- X 2. Financial Resources
- X 3. Policies on Eligibility, Selection and Admissions
- X 4. Rent Determination Policies
- X 5. Capital Improvements Needs
- X 6. Demolition and Disposition
- X 7. Homeownership
- X 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- X 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)

- N/A 10. Project-Based Voucher Program
- X 11. Supporting Documents Available for Review
- X 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 13. Capital Fund Program 5-Year Action Plan
- 14. Other

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**  
**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**  
 For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:  
**Form HUD-50070, Certification for a Drug-Free Workplace;**  
**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**  
**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

The Big Rapids Housing Commission has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Big Rapids Housing Commission.

The mission of the Big Rapids Housing Commission is to be the area’s affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.

Following are a few of the goals and objectives we have adopted for the next five years.

**Goal One**

Manage the Big Rapids Housing Commission's existing public housing program in an efficient and effective manner thereby continuing to qualify as at least a standard performer.

**Objectives**

1. HUD shall continue to recognize the Big Rapids Housing Commission as a high performer.

2. The Big Rapids Housing Commission shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list.
3. The Big Rapids Housing Commission shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

### **Goal Two**

Manage the Big Rapids Housing Commission in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

1. The Big Rapids Housing Commission shall maintain the percentage of rents collected to an acceptable rate determined by HUD regulations.
2. The Big Rapids Housing Commission shall achieve and sustain an occupancy rate acceptable to the rate determined by HUD regulations.
3. The Big Rapids Housing Commission shall continue to implement its asset management plan.

### **Goal Three**

*Provide a safe and secure environment in the Big Rapids Housing Commission public housing developments.*

### **Objectives**

1. The Big Rapids Housing Commission shall continue to strive to reduce crime in its Developments by sponsoring the Resident Neighborhood Watch Program.
2. The Big Rapids Housing Commission shall continue to reduce crime in its developments so that the crime rate is no greater than the surrounding neighborhood.
3. The Big Rapids Housing Commission shall continue the memorandum of understanding between the jurisdiction's law enforcement agency and this agency.
4. The Big Rapids Housing Commission shall reduce its evictions due to violations of criminal laws through aggressive screening procedures.

More goals and objectives can be found in the Five-Year Plan.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

- The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they

outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in Big Rapids.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	48		
Extremely low income <=30% AMI	42	88	
Very low income (>30% but <=50% AMI)	04	8	
Low income (>50% but <80% AMI)	2	4	
Families with children	23	48	
Elderly families	5	11	
Families with Disabilities	11	23	
Race/ethnicity – White	36	75	
Race/ethnicity – Black	10	21	
Race/ethnicity – Am. Indian	1	2	
Race/ethnicity – Hispanic	1	2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	26	55	
2 BR	14	30	
3 BR	5	11	
4 BR	1	2	
5 BR	2	4	
5+ BR	0	0	
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA’s strategy for addressing the housing needs of families on the PHA’s public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

We recently completed the Nisbett-Fairman Project which was the refurbishment of two historical buildings downtown. We are currently leasing 38 apartments to those that are at or below 60% of the area median and are age 55 or better.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority

- concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- Staffing constraints
- X Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	\$350,790	
b) Public Housing Capital Fund	\$463,429	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	N/A	
f) Resident Opportunity and Self-Sufficiency Grants	N/A	
g) Community Development Block Grant	N/A	
h) HOME	N/A	
Other Federal Grants (list below)	N/A	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	N/A	
<b>3. Public Housing Dwelling Rental Income</b>	\$659,020	
<b>4. Other income (list below)</b>		
Excess Utilities	\$ 11,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	\$1,484,239	

\*\*We specifically reserve the right to change this financial resources statement based on later, better information.

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
X Other: At time of application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity  
X Rental history  
X Housekeeping  
X Other – Personal references and credit check.

c. X Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. X Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. X Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
X Other – Bedroom Size

b. Where may interested persons apply for admission to public housing?

- X PHA main administrative office  
 PHA development site management office  
 Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year?  
NO If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
N/A				

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year N/A

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- X Three or More

b. X Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

X Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- X Emergencies
- X Over-housed
- Under-housed
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- X Other: In accordance with Transfer Policy.

c. Preferences

1.  Yes X No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA’s Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- X Other source – Policy Handbook and Videos

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- X Any time family composition changes
- At family request for revision

Other (list)

**(6) Deconcentration and Income Mixing**

a. X 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 X 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 on the following table:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
South Parkview Village MI33P041001	33	Lower income families, with no vehicle choose Parkview because it is closer to downtown & schools. This development does not have dryer hook ups, so many families choose Evergreen and North Parkview Village so they will have a dryer hook up.	The Big Rapids Housing Commission will offer incentives to encourage higher income families to reside at South Parkview Village in accordance with our Deconcentration and Admissions Policy. In addition we are researching the possibility of adding dryer hookups in these apartments.
Parkview Village MI33P041002	09	There are only nine non-exempt apartments in this section and one of the apartments is vacant. Four of the eight residents in these apartments have lived here for over a year and their income has doubled as a result of new/additional earned income.	The Big Rapids Housing Commission will offer incentives to encourage lower income families to reside at North Parkview Village in accordance with our Deconcentration and Admissions Policy.

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**WE DO NOT HAVE SECTION 8.**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors):
  - Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?
- If yes, state circumstances below:

**(4) Admissions Preferences**

- a. Income targeting
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other

preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- X The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**Minimum Rent and Hardship Exemption (Rent Collection Policy)**

c. Rents set at less than 30% of adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments  
 Yes but only for some developments  
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- X Any time a family experiences an income increase above a threshold amount or percentage: 5% of adjusted gross income.
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- X Other (list/describe below)

Flat Rents are based on MSHDA Payment Standards

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-**

**based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a. X Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes X No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

#### **(1) Hope VI Revitalization**

- a.  Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
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. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes X 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

**(2) Program Description**

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

- Yes  No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

**(3) 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):

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b.  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.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

**8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

Progress in Meeting Mission and Goals  
Annual Plan Year 2005

The Big Rapids Housing Commission has progressed in achieving our mission and many of the goals outlined in our 5-Year Plan.

We continue to provide and maintain safe, quality housing in a cost-effective manner. Partnering with others we offer rental assistance and other related services to our community in a non-discriminatory manner.

We have managed our existing public housing program in an efficient and effective manner thereby qualifying as a high performer.

The Big Rapids Housing Commission is in full compliance with applicable statutes and regulations as supported by the recent audit.

The Big Rapids Housing Commission is maintaining an occupancy and rents collected rate acceptable by HUD regulations.

The Nisbett-Fairman Project has been completed for over a year now and we lease 38 apartments to those that are at or below 60% of the area median and are age 55 or over.

The Big Rapids Housing Commission and the City of Big Rapids Police Department are continuing the agreement to have the East Side Community Officer's presence on Big Rapids Housing Commission's property. This program, along with our extensive application screening process and strict enforcement of our lease has extremely reduced the crime rate within our developments.

The Big Rapids Housing Commission continues to promote a motivating work environment with an efficient team of employees operating as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Our active Family Self-Sufficiency Program promotes economic opportunity for the families and individuals residing in our housing complex.

Through the Big Rapids Housing Commission's, MSHDA sponsored Homeownership Program, we have purchased five (5) houses in the local community over the past year. We have completed rehabilitating two (2) of the houses and they have been sold to income qualified individuals. The other three (3) houses are currently undergoing the rehabilitation process and will be sold once the process is complete, priority is given to residents of the Housing Commission.

We continue to manage Stepping Stones Childcare Center. This endeavor helps many

residents fulfill one of the biggest barriers they face when trying to find suitable employment; quality, affordable childcare. We currently employ four (4) housing commission residents at the childcare center.

The Big Rapids Housing Commission will continue to strive in meeting the mission and goals outlined in our 5-Year Plan.

## **B. Criteria for Substantial Deviations 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.

The Big Rapids Housing Commission defines substantial deviation as any changes to the overall mission, any changes to the goals or objectives that affect services to residents, or a complete revision or abandonment of one or more of the components in our 5 Year Plan.

- a. Substantial Deviation from the 5-Year Plan – No Substantial Deviation occurred since the 5 Year Plan was submitted for Fiscal Year 2000. We have however updated our new 5-Year Plan for 2005 – 2009.
- b. Significant Amendment or Modification to the Annual Plan – No significant Amendment or Modification to the year 2004 Annual Plan has occurred.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

- b. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were

necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

BIG RAPIDS HOUSING COMMISSION  
Resident Advisory Board

South Parkview Village

Lila Wallace-Jones  
3 Parkview Village  
Apt.A  
Big Rapids, MI 49307

Timara Callender  
24 Parkview Village  
Apt.B  
Big Rapids, MI 49307

Doreen Hansen  
20 Parkview Village  
Apt.C  
Big Rapids, MI 49307

North Parkview Village

Danny LaClear  
115 Parkview Village  
Apt. B  
Big Rapids, MI 49307

Terry & May Harder  
105 Parkview Village  
Apt. C  
Big Rapids, MI 49307  
Highrise

Sharon Veen  
609 Adams  
Apt.303  
Big Rapids, MI 49307

Paulette Poe  
609 Adams  
Apt.306  
Big Rapids, MI 49307

Evergreen Village

Richard Bowers  
1805 Milton Ave.  
Apt.122 -C  
Big Rapids, MI 49307

Kristy Sheridan  
1805 Milton Ave.  
Apt.126 -A  
Big Rapids, MI 49307

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Sharon Veen

Method of Selection:

X Appointment

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

**April, 2004 – March, 2009**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

b. 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):

Date of next term expiration of a governing board member:

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

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (provide name here)**

a. 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):

- X The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

**complete**

**(4) (Reserved)**

Use this section to provide any additional information requested by HUD.

**10. Project-Based Voucher Program N/A**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units

- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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. X 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. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input 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 Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service &

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any 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
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 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
N/A	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
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
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
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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 for public housing.	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 for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input 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 the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>			
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/</b>			
<b>PHA Name:</b> <b>Big Rapids Housing Commission</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150103 Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Original Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations	50,000	
3	1408 Management Improvements Soft Costs		
	Management Improvements Hard Costs		
4	1410 Administration	22,500	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	15,000	
8	1440 Site Acquisition		
9	1450 Site Improvement	35,162	
10	1460 Dwelling Structures	220,750	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures	5,000	
13	1475 Nondwelling Equipment	52,500	
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines.....)	<b>400,162</b>	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliane		
	Amount of line XX Related to Security –Soft Costs		
	Amount of Line XX related to Security-- Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**  
**Part II: Supporting Pages**

PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI 33P04150103 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost
MI33P041001	No Activity				
MI33P041002	Replace Flooring		1460	66	40,000
	Replace Roofing and Siding		1460	32	180,000
MI33P041003	No Activity				
HA Wide	Paving and Parking Lot Maintenance		1450	1	35,162
	Appliances		1470	10	5,000
	Sewer Machine		1475		2,500
	Maintenance Vehicle		1475	1	25,000
	Misc. Office Equipment		1475		25,000
	Operations		1406		50,000
	Administration – Eastside Officer		1410		22,500
	Architectural/Engineering		1430		15,000
	<b>TOTAL</b>				<b>400,162</b>

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**  
**Part III: Implementation Schedule**

PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program No: MI33P04150103 Replacement Housing Factor No:					Federal
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	03-30-2005			09-30-2006			
MI 33P041 001	03-30-2005			09-30-2006			
MI 33P041 002	03-30-2005			09-30-2006			
MI 33P041 003	03-30-2005			09-30-2006			

**CAPITAL FUND PROGRAM TABLES START H**

<b>Annual Statement/Performance and Evaluation Report</b>			
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/</b>			
<b>PHA Name:</b> <b>Big Rapids Housing Commission</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150203 Replacement Housing Factor Grant No:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Original Revised Annual Statement (revision no <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations	\$15,000	
3	1408 Management Improvements Soft Costs		
	Management Improvements Hard Costs		
4	1410 Administration		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	\$15,000	
10	1460 Dwelling Structures	\$31,750	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	\$18,000	
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/</b>					
<b>Part II: Supporting Pages</b>					
<b>PHA Name:</b> <b>Big Rapids Housing Commission</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150203 Replacement Housing Factor Grant No:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost
MI33P041001	No Activity				
MI33P041002	Replace Roofing and Siding		1460	32	\$31,750
MI33P041003	No Activity				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/**  
**Part II: Supporting Pages**

PHA Name: <b>Big Rapids Housing Commission</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150203 Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	
HA Wide	Paving and Parking Lot Maintenance		1450	287	\$15,000	
	Misc. Office Equipment		1475	287	\$18,000	
	Operations		1406	287	\$15,000	
	<b>TOTAL</b>				<b>\$79,750</b>	



## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Big Rapids Housing Commission		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P04150104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 90,000		-0-	-0-
3	1408 Management Improvements	\$ 0			
4	1410 Administration	\$ 15,000		-0-	-0-
5	1411 Audit	\$ 0		-0-	-0-
6	1415 Liquidated Damages	\$ 0			
7	1430 Fees and Costs	\$ 15,000		-0-	-0-
8	1440 Site Acquisition	\$ 0			
9	1450 Site Improvement	\$ 19,500		-0-	-0-
10	1460 Dwelling Structures	\$217,929		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,000		-0-	-0-
12	1470 Nondwelling Structures	\$ 70,000		-0-	-0-
13	1475 Nondwelling Equipment	\$ 31,000		-0-	-0-
14	1485 Demolition	\$ 0			
15	1490 Replacement Reserve	\$ 0			
16	1492 Moving to Work Demonstration	\$ 0			
17	1495.1 Relocation Costs	\$ 0			
18	1499 Development Activities	\$ 0			
19	1501 Collateralization or Debt Service	\$ 0			
20	1502 Contingency	\$ 0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$463,429		-0-	-0-
22	Amount of line 21 Related to LBP Activities	\$ 0			
23	Amount of line 21 Related to Section 504 compliance	\$ 0			
24	Amount of line 21 Related to Security – Soft Costs	\$ 7,500			
25	Amount of Line 21 Related to Security – Hard Costs	\$ 0			

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P04150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures	\$ 33,200			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P04150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
MI33P041001	Replace Roofing	1460	33	85,000				Open
	Replace Bathroom Faucets	1460	99	30,000				Open
	Replace Tub Surrounds	1460	33	15,000				Open
	Repair SPV Fountain	1450	99	2,000				Open
MI33P041002	Replace Roofing	1460	9	35,000				Open
	Replace Bathroom Faucets	1460	9	3,200				Open
	Repair Sidewalk	1450	75	12,229				Open
	Replace Boiler Room Doors	1460	21	10,000				Open
	Remove Tree & Repair Sewer Line	1460	9	5,000				Open
MI33P041003	Replace Carpet	1460	23	15,000				Open
	Decorating & Furnishings	1460	23	15,000				Open

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

HA Wide	Appliances	1465.1	14	5,000				Open
	Community Room Chairs & Tables	1475	287	2,500				Open
	B/F Entrance & Office Remodel	1470	287	70,000				Open
	Maintenance Tractor	1475	287	12,000				Open
	Leaf Picker Trailer	1475	287	1,500				Open
	Playground Equipment	1475	287	15,000				Open
	Sign/Landscaping	1450	287	2,500				Open
	Operations	1406	287	90,000				Open
	Administration	1410	287	22,500				Open
	Architectural/Engineering	1430	287	15,000				Open
	TOTAL			463,429				



### 13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/			
PHA Name: <b>Big Rapids Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI 33P04150105 Replacement Housing Factor Grant No:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Original 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	
	Management Improvements Hard Costs		
4	1410 Administration	22,500	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	15,000	
8	1440 Site Acquisition		
9	1450 Site Improvement	136,929	
10	1460 Dwelling Structures	179,000	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Nondwelling Structures		
13	1475 Nondwelling Equipment	30,000	
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs		
18	1499 Development Activities		
19	1502 Contingency		
	Amount of Annual Grant: (sum of lines...	463,429	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security –Soft Costs	7,500	
	Amount of Line XX related to Security-- Hard Costs	35,329	
	Amount of line XX Related to Energy Conservation Measures	173,750	
	Collateralization Expenses or Debt Service		

### **13. Capital Fund Program Five-Year Action Plan**

#### **Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ Part II: Supporting Pages**

PHA Name: <b>Big Rapids Housing Commission</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150105 Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost
MI33P041001	Install Security Camera System	67	1450	\$15,000	
	Install Dryer Hook Ups	6	1460	\$2,000	
	Replace Mailboxes	20	1460	\$750	
	Remove Concrete	33	1450	\$24,000	
	Entry Porches	33	1450	\$72,600	
MI33P041002	Install Security Camera System	66	1450	\$15,000	
	Replace Mailboxes	50	1460	\$2,500	
MI33P041003	Replace Windows – Phase I	287	1460	\$173,750	
	Install Security Camera System - Highrise	23	1450	\$5,329	
HA Wide	Maintenance Vehicle	287	1475	\$30,000	
	New Signs	287	1450	\$5,000	
	Operations	287	1406	\$80,000	
	Administration	287	1410	\$15,000	
	Eastside Patrol Officer	287	1410	\$7,500	
	Architectural/Engineering	287	1430	\$15,000	
	<b>TOTAL</b>			<b>\$463,429</b>	



### **13. Capital Fund Program Five-Year Action Plan**

CFP Funds Listed for 5-year planning		\$463,429	\$463,429	\$463,429
Replacement Housing Factor Funds				

### 13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY:			Activities for Year : 2006 FFY Grant: PHA FY:	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	MI33P041001	Install Air Conditioning	\$45,600	MI33P041001	Replace Windows Phase II
Annual		Replace Windows Phase I	\$150,750		
Statement				MI33P041002	Replace Windows Phase II
	MI33P041002	Replace Washers & Dryers In Laundry Rm	\$4,000		
				MI33P041003	Replace Faucets
	MI33P041003	Replace Washer & Dryers In Laundry Rm	\$4,000		
		Replace Windows Phase II	\$75,000	HA Wide	Maintenance
		Replace Intercom Sys.	\$39,079		Appliances
					Landscaping
	HA Wide	Appliances	\$10,000		Operations
		Landscaping	\$10,000		Administration
		Playground Equipment	\$15,000		Architecture
		Operations	\$80,000		
		Administration	\$15,000		
		Architectural/Engin.	\$15,000		
	Total CFP Estimated Cost		\$463,429	Total CFP Estimated Cost	

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year : 2008 FFY Grant: PHA FY:		
Development Name/Number	Development Name/Number	Major Work Categories	Development Name/Number	Development Name/Number	Major Work Categories
MI33P041001	No Activity	\$0.00	MI33P041001	MI33P041001	Change Sidewalk Approach to Apartment
					Drywall Repair
MI33P041002	Repair Drywall	\$5,000			Replace Bathroom
MI33P041003	Install Air Conditioning	\$75,000	MI33P041002	MI33P041002	Replace Lights in Community Bldg
	Replace Kitchen Cabinets & Countertop	\$157,000			
	Replace Closet Doors	\$ 36,429	MI33P041003	MI33P041003	Replace Closet Doors
	Change Keying System	\$ 7,500			Replace Water C

### **13. Capital Fund Program Five-Year Action Plan**

				Replace Lighting Kitchen and Bath
HA Wide	Maintenance Vehicle	\$ 30,000		Replace Range F 40%
	Sidewalk Repair	\$ 20,000		
	Appliances	\$ 10,000	HA Wide	Install additional ups for cable/pho
	Operations	\$ 80,000		Replace showerh
	Administration	\$ 22,500		Install Faucet Flo
	Architectural/Engin.	\$ 20,000		Maintenance Tra
				Appliances
				Operations
				Administration
				Architectural/En
Total CFP Estimated Cost		\$463,429	Total CFP Estimated Cost	

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> <b>Big Rapids Housing Commission</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150103 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2003</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Original Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/04 <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	50,000		50,000	50,000
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	22,500		22,500	22,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000		13,985.43	13,985.43
8	1440 Site Acquisition				
9	1450 Site Improvement	35,162			
10	1460 Dwelling Structures	220,750		203,491.78	203,491.78
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	5,000		4,921	4,921
13	1475 Nondwelling Equipment	52,500		51,746.76	51,746.76
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Big Rapids Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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Original Annual Statement     Reserve for Disasters/ Emergencies     Original Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending 9/30/04     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	<b>400,162</b>		<b>346,644.97</b>	<b>346,644.97</b>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI 33P04150103 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
MI33P041001	No Activity							
MI33P041002	Replace Flooring		1460	66	40,000			Open
	Replace Roofing and Siding		1460	32	180,000			Open
MI33P041003	No Activity							
HA Wide	Paving and Parking Lot Maintenance		1450	1	35,162			Open
	Appliances		1470	10	5,000		4,411	Complete
	Sewer Machine		1475		2,500		1,973	Complete
	Maintenance Vehicle		1475	1	25,000		21,374	Complete
	Misc. Office Equipment		1475		25,000			Open
	Operations		1406		50,000		50,000	Complete
	Administration – Eastside Officer		1410		22,500			Open
	Architectural/Engineering		1430		15,000			Open
	<b>TOTAL</b>				<b>400,162</b>		<b>77,758</b>	



## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> <p style="text-align: center;"><b>Big Rapids Housing Commission</b></p>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150203 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <p style="text-align: center;"><b>2003</b></p>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Original Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9/30/04 <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	\$15,000		\$15,000	15,000
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000			
10	1460 Dwelling Structures	\$31,750		\$31,750	31,750
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$18,000		\$10,743.83	10,743.83
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI 33P04150203 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
MI33P041001	No Activity							
MI33P041002	Replace Roofing and Siding		1460	32	\$31,750		\$31,750	Complete
MI33P041003	No Activity							
HA Wide	Paving and Parking Lot Maintenance		1450	287	\$15,000			Open
	Misc. Office Equipment		1475	287	\$18,000			Open
	Operations		1406	287	\$15,000		\$15,000	Complete
	<b>TOTAL</b>				<b>\$79,750</b>			



## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Big Rapids Housing Commission		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI33P04150104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 90,000		-0-	-0-
3	1408 Management Improvements	\$ 0			
4	1410 Administration	\$ 15,000		-0-	-0-
5	1411 Audit	\$ 0		-0-	-0-
6	1415 Liquidated Damages	\$ 0			
7	1430 Fees and Costs	\$ 15,000		-0-	-0-
8	1440 Site Acquisition	\$ 0			
9	1450 Site Improvement	\$ 19,500		-0-	-0-
10	1460 Dwelling Structures	\$217,929		-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,000		-0-	-0-
12	1470 Nondwelling Structures	\$ 70,000		-0-	-0-
13	1475 Nondwelling Equipment	\$ 31,000		-0-	-0-
14	1485 Demolition	\$ 0			
15	1490 Replacement Reserve	\$ 0			
16	1492 Moving to Work Demonstration	\$ 0			
17	1495.1 Relocation Costs	\$ 0			
18	1499 Development Activities	\$ 0			
19	1501 Collateralization or Debt Service	\$ 0			
20	1502 Contingency	\$ 0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$463,429		-0-	-0-
22	Amount of line 21 Related to LBP Activities	\$ 0			
23	Amount of line 21 Related to Section 504 compliance	\$ 0			
24	Amount of line 21 Related to Security – Soft Costs	\$ 7,500			
25	Amount of Line 21 Related to Security – Hard Costs	\$ 0			

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P04150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures	\$ 33,200			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P04150104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
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	
MI33P041001	Replace Roofing	1460	33	85,000				Open
	Replace Bathroom Faucets	1460	99	30,000				Open
	Replace Tub Surrounds	1460	33	15,000				Open
	Repair SPV Fountain	1450	99	2,000				Open
MI33P041002	Replace Roofing	1460	9	35,000				Open
	Replace Bathroom Faucets	1460	9	3,200				Open
	Repair Sidewalk	1450	75	12,229				Open
	Replace Boiler Room Doors	1460	21	10,000				Open
	Remove Tree & Repair Sewer Line	1460	9	5,000				Open
MI33P041003	Replace Carpet	1460	23	15,000				Open
	Decorating & Furnishings	1460	23	15,000				Open

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

HA Wide	Appliances	1465.1	14	5,000				Open
	Community Room Chairs & Tables	1475	287	2,500				Open
	B/F Entrance & Office Remodel	1470	287	70,000				Open
	Maintenance Tractor	1475	287	12,000				Open
	Leaf Picker Trailer	1475	287	1,500				Open
	Playground Equipment	1475	287	15,000				Open
	Sign/Landscaping	1450	287	2,500				Open
	Operations	1406	287	90,000				Open
	Administration	1410	287	22,500				Open
	Architectural/Engineering	1430	287	15,000				Open
	TOTAL			463,429				

### **13. Capital Fund Program Five-Year Action Plan**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name:</b> Big Rapids Housing Commission			<b>Grant Type and Number</b> Capital Fund Program No: MI33P04150104 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 2004
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	
HA Wide	09-07-2006			09-07-2008			
MI 33P041 001	09-07-2006			09-07-2008			
MI 33P041 002	09-07-2006			09-07-2008			
MI 33P041 003	09-07-2006			09-07-2008			

### 13. Capital Fund Program Five-Year Action Plan

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
<b>PHA Name:</b> <b>Big Rapids Housing Commission</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: MI 33P04150105 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b>  <b>2005</b>	
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Original Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	80,000			
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	22,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	136,929			
10	1460 Dwelling Structures	179,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				

### 13. Capital Fund Program Five-Year Action Plan

#### Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Big Rapids Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI 33P04150105 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2005</b>	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Original 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	
	Amount of Annual Grant: (sum of lines...	463,429			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs	7,500			
	Amount of Line XX related to Security-- Hard Costs	35,329			
	Amount of line XX Related to Energy Conservation Measures	173,750			
	Collateralization Expenses or Debt Service				

### 13. Capital Fund Program Five-Year Action Plan

#### **Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages**

PHA Name: Big Rapids Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI 33P04150105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
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	
MI33P041001	Install Security Camera System	67	1450	\$15,000					
	Install Dryer Hook Ups	6	1460	\$2,000					
	Replace Mailboxes	20	1460	\$750					
	Remove Concrete	33	1450	\$24,000					
	Entry Porches	33	1450	\$72,600					
MI33P041002	Install Security Camera System	66	1450	\$15,000					
	Replace Mailboxes	50	1460	\$2,500					
MI33P041003	Replace Windows – Phase I	287	1460	\$173,750					
	Install Security Camera System - Highrise	23	1450	\$5,329					
HA Wide	Maintenance Vehicle	287	1475	\$30,000					
	New Signs	287	1450	\$5,000					
	Operations	287	1406	\$80,000					
	Administration	287	1410	\$15,000					
	Eastside Patrol Officer	287	1410	\$7,500					
	Architectural/Engineering	287	1430	\$15,000					
	<b>TOTAL</b>			\$463,429					



### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name Big Rapids Housing Commission				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	Annual Statement				
MI 33P041 001		\$196,350	\$ 70,000	No Activity	\$ 92,700
MI 33P041 002		\$ 4,000	\$170,929	\$ 5,000	\$ 1,020
MI 33P041 003		\$118,079	\$30,000	\$268,429	\$198,650
HA Wide		\$145,000	\$187,500	\$182,500	\$171,059
CFP Funds Listed for 5-year planning		\$463,429	\$463,429	\$463,429	\$463,429
Replacement Housing Factor Funds					

### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : 2006 FFY Grant: PHA FY:			Activities for Year: 2007 FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	MI33P041001	Install Air Conditioning	\$45,600	MI33P041001	Replace Windows Phase II	\$75,000
<b>Annual</b>		Replace Windows Phase I	\$150,750			
<b>Statement</b>				MI33P041002	Replace Windows	\$170,929
	MI33P041002	Replace Washers & Dryers In Laundry Rm	\$4,000			
				MI33P041003	Replace Bathtub Faucets	\$30,000
	MI33P041003	Replace Washer & Dryers In Laundry Rm	\$4,000			
		Replace Windows Phase II	\$75,000	HA Wide	Maintenance Vehicle	\$30,000
		Replace Intercom Sys.	\$39,079		Appliances	\$30,000
					Landscaping	\$10,000
	HA Wide	Appliances	\$10,000		Operations	\$80,000
		Landscaping	\$10,000		Administration	\$22,500
		Playground Equipment	\$15,000		Architectural/Engin.	\$15,000
		Operations	\$80,000			
		Administration	\$15,000			
		Architectural/Engin.	\$15,000			
	Total CFP Estimated Cost		\$463,429	Total CFP Estimated Cost		\$463,429

### **13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year : 2009 FFY Grant: PHA FY:		
<b>Development Name/Number</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Development Name/Number</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>
MI33P041001	No Activity	\$0.00	MI33P041001	Change Sidewalk Approach to Apartment	\$31,000
				Drywall Repair	\$ 57,500
MI33P041002	Repair Drywall	\$5,000		Replace Bathroom Light	\$ 4,200
MI33P041003	Install Air Conditioning	\$75,000	MI33P041002	Replace Lights in Community Bldg.	\$ 1,020
	Replace Kitchen Cabinets & Countertop	\$157,000			
	Replace Closet Doors	\$ 36,429	MI33P041003	Replace Closet Doors	\$127,100
	Change Keying System	\$ 7,500		Replace Water Closets	\$ 44,800
				Replace Lighting In Kitchen and Bathroom	\$ 13,400
HA Wide	Maintenance Vehicle	\$ 30,000		Replace Range Hoods 40%	\$13,350
	Sidewalk Repair	\$ 20,000			
	Appliances	\$ 10,000	HA Wide	Install additional hook ups for cable/phone	\$ 53,600
	Operations	\$ 80,000		Replace showerheads	\$ 4,319
	Administration	\$ 22,500		Install Faucet Flow Mod.	\$ 8,640
	Architectural/Engin.	\$ 20,000		Maintenance Tractor	\$12,000
				Appliances	\$ 5,000
				Operations	\$ 50,000
				Administration	\$ 22,500
				Architectural/Engin.	\$ 15,000
Total CFP Estimated Cost		\$463,429	Total CFP Estimated Cost		\$463,429