

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

PHA Plan Agency Identification

PHA Name: Ann Arbor Housing Commission

PHA Number: MI064

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

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 (including attachments) 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)
City/County Community Development Office

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)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

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.
- The PHA's mission is: (state mission here)
The Ann Arbor Housing Commission (AAHC) seeks to provide desirable housing and related supportive services to low-income individuals and families on a transitional and/or permanent basis. AAHC will partner with housing and service providers to build healthy residential communities and promote an atmosphere of pride and responsibility.

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.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: *expand vouchers as funding permits and seek "opt-out" opportunities as they arise.*
 - Reduce public housing vacancies: *reduce annualized vacancies to 3% with target of 10 or fewer vacancies at any one time.*
 - Leverage private or other public funds to create additional housing opportunities: *participate in at least one new partnership development project*
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) *Continue achievement toward > or=90 score, high performer status.*
 - Improve voucher management: (SEMAP score) *Continue achievement toward high performer status*
 - Increase customer satisfaction: *Improve communications via new phone tree; issuance of maintenance manual for residents, continuation of regular newsletter issuance; and on-going staff development*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections):
 - 1) *reduction in unit-turn time in PH;*
 - 2) *Quality Assurance file reviews in both PH & S8*
 - 3) *Streamline of financial processes*
 - Renovate or modernize public housing units:
 - 1) *Continue modernization through CFP*
 - 2) *Complete capital needs assessment for longer term planning*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
 - 1) *Work with HUD to improve e-technology and reduce frustration And down-time associated with e-systems.*
 - 2) *Utilize pooled capital fund bonding option*
 - 3) *Transition to Asset Management model of operation*

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords:
 - 1) *develop landlord advisory board*
 - 2) *include landlords at voucher issuance/briefing sessions*
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - 1) *continue partnership with CHA for counseling*
 - 2) *link program to FSS participation*
 - 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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - 1) *strong partnership with AAPD, including community policing*
 - 2) *continue police in residence program at high-rises*
 - 3) *improve intercom/camera equipment at high-rises*
 - 4) *work with residents to implement "neighborhood watch" programs at family sites*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - 1) *Enhance site appearance and trash management;*
 - 2) *Review site safety aspects*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families: *Continue working family preference, with clearer definition of "working"*.
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities:
 - 1) *Continue "resource coordination" through partnership with Washtenaw Cty Community Support and Treatment Services (CSTS)*
 - 2) *Utilize university student interns in social work, occupational/physical therapy, & nursing, as available.*
 - Other: (list below)
 - 1) *Participate in County 10-Year Plan to End Homelessness*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - 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:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Coordinate with Center for Independent Living (CIL) when accessible units become available, to occupy appropriately
 - Other: (list below)
Work with local Fair Housing office to address any concerns that arise.

Other PHA Goals and Objectives: (list below)

The Board of the Housing Commission approved the following Goals and Objectives:

Operational Excellence, including:

- Customer Service
 - Outward perception with clients and general public
 - Consumer feedback
 - Communication channels
- Process Improvements
 - Streamline reporting
 - Clarification of key metrics (maximum of 10)
 - All functional areas (Maintenance, Finance/accounting, S8/PH)
- Employee Growth & Opportunities
 - Training tied to goals/guiding principles
 - Performance reviews tied to outcomes and metrics

Increased Availability of Affordable Housing in Washtenaw County

- Create 501(c)3 non-profit
- Partner with other For-profit/Non-profit organizations
- Utilize local, State and Federal funding sources
- Full utilization of S8 HCVouchers, including exploration
 - Of Project basing
- Asset evaluation of existing PH

Address Non-housing Needs of Customers

Self-sufficiency/Economic development

Section 3 – promote employment training opportunities with contracts; utilize resident owned business, to extent possible
FSS

Identify unique customer groups and their requirements/gaps, partnering
With entities who provide needed services

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performig PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

With recent funding constraints and revised federal regulations, the commission will continue to strive for operational excellence, through employee cross-training, process efficiencies, and a focus on customer service. In an effort to participate in and support the County 10-Year Plan to end Homelessness, the commission will institute “local preferences” for both PH and S8 program, while continuing to partner with local sheltering non-profits to house the homeless with supportive services provided. However, discretionary policies on minimum rents and payment standards have changed, to support as many families as possible with reduced funding. At the same time, the commission will work to increase availability of affordable housing in the county through partnerships with other for profit or non-profit developers. It will continue to address non-housing needs with supportive services as obtainable and economic self-sufficiency programs like FSS.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration -Appendix A
- FY 2005 Capital Fund Program Annual Statement - Appendix K
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart – Appendix J
- FY 2005 Capital Fund Program 5 Year Action Plan – Appendix L
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) –Appendix M
- Other (List below, providing each attachment name)

See P. 46, for listing of all attachments included with Plan submission

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7088	5	5	1	NA	NA	NA
Income >30% but <=50% of AMI	4312	4	5	1	NA	NA	NA
Income >50% but <80% of AMI	4545	4	5	1	NA	NA	NA
Elderly	1315	3	2	1	NA	NA	NA
Families with Disabilities	1278	3	5	2	NA	NA	NA
Race/White	10,514	3	5	1	NA	NA	NA
Race/Black	1,876	5 *	5	1	NA	NA	NA
Race/Asian	2,476	1	1	1	NA	NA	NA
Race/Hispanic	647	2	2	1	NA	NA	NA

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s: Ann Arbor
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset for Ann Arbor(CDBG),MI as of 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
* "Impact" based on % of Black applicants to total applicants on AAHC waitlist

B. 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 Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	484		120
Extremely low income <=30% AMI	369	76%	
Very low income (>30% but <=50% AMI)	89	19%	
Low income (>50% but <80% AMI)	26	5%	
Families with children	114	24%	
Elderly families	15	3%	
Families with Disabilities	37	7%	
Race/White	119	25%	
Race/Black	355	73%	
Race/Asian	4	2%	
Hispanic/ethnicity	17	3.5%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Yes :Maintream for Disabled			

Housing Needs of Families on the Waiting List			
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	431		50-55
Extremely low income <=30% AMI	379	88%	
Very low income (>30% but <=50% AMI)	41	10%	
Low income (>50% but <80% AMI)	11	2%	
Families with children	217	50%	
Elderly families	10	2%	
Families with Disabilities	204	48%	
Race/White	169	39%	
Race/Black	254	59%	
Race/Asian	5	1%	
Hispanic/ethnicity	14	4 %	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	196	46%	
2 BR	108	26%	
3 BR	79	19%	
4 BR	36	9%	
5 BR	12	<1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Yes Pilot program for Homeless			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, 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 –*continue improvement*
- 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):
 - 1) *Explore project basing of vouchers*
 - 2) *Administer opt-out, de-couple or conversion S8 projects in jurisdiction*
 - 3) *Administer SPC grant for disabled homeless with subgrantees*

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)
 - 1) *Enter into selective partnerships with other housing providers, Including potential YMCA redevelopment.*

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)
 - 1) *Continue partnership with Interfaith Hospitality Network/FSN to house limited number of homeless families, with linked supportive services*
 - 2) *Participate in County 10-Year Plan to End Homelessness*

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)
 - 1) *Continue participation in Housing Bureau of Seniors Senior Housing Week Open house and Info sessions.*
 - 2) *Continue cooperation agreement with Washtenaw County Senior Nutrition Program for hot lunch program at Miller and Baker*
 - 3) *Continue coordination with Food Gatherers for surplus food distribution*

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
Continue collaborative relationships with CSTS, CIL, ACA, & HARC
- Other: (list below)
 - 1) *Maintain local supplemental funding to provide "supportive services" to non-elderly disabled.*
 - 2) *Continue contractual agreement with Washtenaw County Health Organization (CSTS) in support of apartment sites with high # of disabled.*
 - 3) *Administer SPC grants in Washtenaw County*

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)
Our waitlists reflect a disproportionate need for Black families, and increasingly Muslim populations. Both are significantly represented as program participants, and no active marketing appears warranted.

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 – *specifically to larger landlords within city of Ann Arbor who are not currently participating in program*
- Other: (list below) – *join Ann Arbor Apartment Assn.*

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:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community: *several PHAs and MSHDA administer S8 in this area*
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs: *impact of student housing for EMU and UofM; very high rental market*
- Community priorities regarding housing assistance: *efforts being made to assist with homelessness priority and families <30% of AMI*
- Results of consultation with local government: *City and County*
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$ 565,000 *	
b) Public Housing Capital Fund	\$ 599,000 *	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 9,298,900 per 1/24/05 notice	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$ 24,000	Supportive service for PH elderly/disabled
i) HOME		
Other Federal Grants (list below) Cranbrook (S8 NC)	\$1,300,000	Section 8 project-based assistance
2. Prior Year Federal Grants (unobligated funds only) (list below) as of 12/31/04		
CFP501-03	\$ 70,400	PH mgmt & capital improvements
CFP502-03	\$ 48,100	PHA admin renovation
CFP501-04	\$ 599,800	PH mgmt & cap impr
3. Public Housing Dwelling Rental Income	\$ 750,000	PH operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Section 8 Fraud Recovery	\$ 25,000	S8 admin operations
4. Non-federal sources (list below)		
Total resources	\$13,280,200	
* Based on 2004 award		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

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)
- Other: (describe)
AAHC conducts verification of families totalling 5 times the number of vacancies for a given bedroom size; this is monitored weekly.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe): *credit history; character references, immigration status; and employment history (as compensating factor if no rental history)*

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

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

Sexual Offender Registry on Web.

- e. 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
 Other (describe)

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

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

- c. 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
- Three or More

b. 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:

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?

NOTE: AAHC exceeds federal target because 88% of applicants on PH waitlist are at or below 30% of Ann Arbor's high AMI

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

If vacancies in a given unit size are less than 3%, preference will be given to over or under housed transfers before new admissions.

c. Preferences

1. Yes 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: *limited to not more than 3 new move-ins and based on referrals from IHN/FSN homeless providers who guarantee one year of supportive services after placement.*
- 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- *Washtenaw County*
- 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.

2 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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction: *Washtenaw County*
- 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)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials- *we have move-in briefing and resident handbook*
- Other source (list) : *We try to incorporate FAQ-Frequently Asked Questions via our quarterly newsletter, to convey information on screening, maintenance and financial policies.*

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists

If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- Other (list policies and developments targeted below)

- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
 Actions to improve the marketability of certain developments
 Adoption or adjustment of ceiling rents for certain developments
 Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below: South Maple

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below: North Maple

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).

(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 below)
 - 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) – *Past landlord information if requested.*

(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? *AAHC generally meets the target simply because 76% of waitlist applicants fall at or below the 30% AMI*

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 –*Washtenaw, Monroe, and Western Wayne Counties*
- 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)
Applicants who are “elderly” or “disabled” over non-elderly/disabled singles

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.

2 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
- 1 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
- 1 Other preference(s) (list below)
Elderly or disabled over non-elderly, non-disabled.

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 that establishes artificial date/time of application during open application period.

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) – *all participant mailing, if new program options undertaken*

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

- Through published notices
 Other (list below) – *would also highlight on Commission web-page; and via direct communication with agencies working with special populations.*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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)

- 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))

---or---

- 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:

The policy language mimics that published in the federal register for minimum rent hardship cases, involving loss or reduction in benefits, loss of family members to death, and subsequent expenses or medical problems resulting in increased expense.

c. Rents set at less than 30% than 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:

This could occur where flat rent is more favorable to household than 30% rent.

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)
- 95th 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
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

All changes to income or family composition are to be reported. However, rent determination will only change reflecting family composition impacts to deductions and

when there is NEW income source. Rent will not increase with report of increase in existing reported earned income until annual reexamination. The exception to this is if the new income is earned income that qualifies for disallowance.

- 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

1. 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
 - Other (list/describe below)

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 – *AAHC seeks to assist as many households as possible within budget constraints*

Reflects market or submarket

Other (list below) –*budget based, capped federal funding*

Note: AAHC lowered PS to 100% of FMR, for reasons indicated above.

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)

-or as needed, based on funding changes

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) –*tightness of rental market*

(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)

The same as identified and published in Federal Register

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. – *See Appendix J*
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	346	50-55
Section 8 Vouchers	1270	120
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream Disabled:100 W2W: 217 Enhanced/Project to Tenant based: 234	5 24 24
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs(list individually)		
Section 8 NC-Cranbrk Towers	200	25

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Administration:

Admissions & Continued Occupancy Policy
Code of Ethics/Standards of Conduct
Community Facility Use Policy
Deconcentration Policy
Drug Free Work Place Policy
Lease
Grievance Procedure/policy
Criminal Records Management
Equal Housing Opportunities Policy
EIV security and User Manual
Parking Policy
Pet Policy

Financial:

Check signing Policy
Capitalization Policy
Disposition Policy
Funds Transfer Policy
Investment Policy
Procurement Policy
Rent Collection Policy
Travel Policy

Maintenance Operations:

Blood Borne Disease Policy
Fraud and Theft Policy
Hazardous Materials Policy
Maintenance Policy
Pest Control Policy
Vehicle Use Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Appendix K

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: Appendix L)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) – NOT APPLICABLE

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b 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)

1. Development name:
2. Development (project) number:
3. 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

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

Yes No: d) 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:

Yes No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	

4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under

section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Turnkey III/ 2072 Garden Circle	
1b. Development (project) number: MI064-004	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input checked="" type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/1970)	
5. Number of units affected: 1	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development - AAHC has only one remaining “unsold” home in program

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high

performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: Initiated in 2001, we have partnered with Community Housing Alternatives to provide homeownership counseling. Due to high housing costs in the Ann Arbor area, only two S8 participants have been successful to date; however, a number of participants have completed counseling, are pre-qualified and continue to look for affordable homes.

a. Size of Program : 1 (of the initial 2 leaseups, only one remains in S8 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, which statement best describes the number of participants? (select one)

- 25 or fewer participants: *Originally capped at 50; however, limited success because of high housing costs in area; 25 or fewer is more reasonable target.*
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

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:

Must participate in FSS program, to assist in building savings.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies: *Earned income increases not counted in rent calculation until annual re-exam, if reported.*
- Public housing admissions policies *Preference for working families*
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>FamilySelfSufficiency</i>	<i>30</i>	<i>Self-selection</i>	<i>PHA main office</i>	<i>S8</i>
<i>Homeownership program</i>	<i>25</i>	<i>Application/crite ria</i>	<i>PHA main office</i>	<i>S8</i>
<i>Turnkey III homeownership</i>	<i>1</i>	<i>Closed</i>	<i>N/A</i>	<i>PH</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	
Section 8	30 (per HUD waiver)	30

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
 If no, list steps the PHA will take below: *Waiver granted, due to lack of funding for position to support and coordinate activities.*

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (age 18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours per month of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease (Section 16).

B. Definitions

Community Service – volunteer work that includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves Ann Arbor Housing Commission (AAHC) residents or their children such as: Boy Scouts, Girl Scouts, boys or girls clubs, community clean-up programs, beautification programs, other youth or senior organizations;
- Work on an AAHC property performing various clean-up or landscaping functions;
- Work at an AAHC site to help with children’s programs;
- Helping neighborhood groups with special projects;
- Working through your resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: Political activity is excluded.

Self Sufficiency Activities – activities that include, but are not limited to:

- Job readiness program;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Part time student at any school, college or vocational school.

Exempt Adult – an adult member of the family who

- Is 62 years of age or older;
 - Has a disability that prevents him/her from being gainfully employed;
 - Is the caretaker of a disabled person;
 - Is working at least 30 hours per week;
 - Is a full time student at any school, college or vocational school;
 - Is doing a combination of work and school that adds up to at least 30 hours per week;
- or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. *Residents who are in one of the exempt categories listed above do not need to perform community service or participate in a self-sufficiency program activity.*

2. *Residents who do not fall into one of the exemption categories must complete eight (8) hours per month, which may be either volunteer work or participation in a self-sufficiency program activity, or a combination of the two.*

3. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. AAHC will make the determination of whether to allow or disallow a deviation from the schedule.

4. Activities must be performed within the City of Ann Arbor.

5. Family obligations:

- At lease execution or recertifications after November 1, 2003, all adult members (18 or older) of a public housing resident family must:
 - a. provide documentation that they are exempt from the Community Service requirement if they qualify for an exemption, and

- b. sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewal of their lease.
 - Each month, non-exempt family members must present to AAHC a completed documentation form (to be provided by AAHC) of activities performed that month. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at the time of recertification, and completed documentation has not been submitted for the previous twelve (12) month period, he/she and the Head of Household will sign an agreement with AAHC to make up the deficient hours over the next twelve (12) month period.
6. Change in exempt status:
- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to AAHC and provide documentation of such.
 - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to AAHC. AAHC will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Ann Arbor Housing Commission's Obligations

1. To the greatest extent possible and practicable, AAHC will provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who can otherwise be gainfully employed is not necessarily exempt from the Community Service requirement*).

2. AAHC will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at lease execution and recertification.

3. AAHC will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the AAHC's Grievance Procedure if they disagree with its determination.

4. Noncompliance of family member:
- At least thirty (30) days prior to annual recertification AAHC will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If AAHC finds a family member to be noncompliant, AAHC will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;

- If, at the next annual recertification, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
- The family may use AAHC's Grievance Procedure to protest the lease termination.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime: *South MapleComplex*
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents; *RASS survey*
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

South Maple Complex- is most affected by perceived level of drug activity, graffiti- resulting in highest unit turn-down rate. It is located near a very large “co-op housing” project, and there was a well-known (never to be forgotten) federal drug raid in the early 1990s, which has stigmatized the site ever since. Perception is not supported by police reports.

Miller Manor – subsequent to one homicide, is frequently perceived as “unsafe” and overrun with drug activity, but the perception is not supported by police reports.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

(1) Well established coordination with AAPD for community policing, especially for West side properties, including North and South Maple, Miller Manor

(2) Police officers in residence at two high-rise complexes: Miller Manor and Baker Commons

2. Which developments are most affected? (list below)

See identified communities above, under Other (1) and (2)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services *-had one when we had PHDEP funding to support contracting with local PD; now, services continue as AAPD funding allows.*

Other activities (list below)

2. Which developments are most affected? (list below)

Miller Manor, Baker Commons, North Maple, South Maple, Hikone, Green Baxter Ct.

D. Additional information as required by PHDEP/PHDEP Plan : PROGRAM eliminated.

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment: *to be completed in 2005*
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

RAB members met twice in January, and once each in February and March. The area of most concern to those in attendance was the policy change in public housing that would increase minimum rent to from \$25 to \$50.

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name) Appendix M
 - Provided below:

3. 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)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. 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)

b. 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)

c. 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)

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (state name here)
City of Ann Arbor; Washtenaw County

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

City 2000-2005 Consolidated Plan Goals: AAHC strategies:

<i>(1) Expand supply of affordable rental</i>	<i>(1a) reduce PH vacancies to 3%</i>
<i>(2) Increase housing options for homeless and special needs clients</i>	<i>(2a) participate in 10 yr plan to end homelessness; special agreement to house in PH, 3 homeless families per year</i>
	<i>(b) administer Shelter Plus Care program in county for disabled/homeless.</i>
<i>(3) Increase homeownership opportunities for low-income families</i>	<i>(3a) continue S8 homeownership program; incorporate FSS</i>
<i>(4) Promote community viability through access to services</i>	<i>(4a) maintain "supportive services" for elderly/disabled and for high-risk families.</i>
<i>(5) Expand economic opportunities through programs to create jobs and economic self-sufficiency</i>	<i>(5a) continue Section 8 FSS program;</i>
	<i>(b) continue community center services with internet access</i>
	<i>(c) give admission preference to working families, and offer discretionary rental policies for increases in earned income.</i>

- Other: (list below):
In support of County's 10-Year Plan to End Homelessness, AAHC is giving admission preference to residents of Washtenaw for public housing and to our jurisdictional area of Washtenaw, W. Wayne, and Monroe Counties for Section 8

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

The City supports AAHC plan, by providing funding to AAHC for "resource coordination" (Access to Services) and by funding other non-profit service Providers who provide supportive & referral services at our family sites (Promoting Community viability).

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- Appendix A – Admissions Policy for Deconcentration *
- Appendix B – Section 8 Homeownership Capacity Statement *
- Appendix C – Initial Assessment of Voluntary Conversion *
- Appendix D – Pet Policy Executive Narrative *
- Appendix E – Progress Statement on 5-Year Plan Goals
- Appendix F – Resident Membership on PHA Governing Board
- Appendix G – Membership on Resident Advisory Board
- Appendix H – Follow-up Plan for 2004 RASS resident satisfaction survey
- Appendix I – Definition of “Standard Deviation” and Significant Amendment and Modification”
- Appendix J – PHA’s Management Organization Chart
- Appendix K – Annual Statements for CFP 501-05, plus:
 - CFP501-04,
 - CFP502-03, CFP501-03,
 - CFP501-02
- Appendix L – Optional 5-Year Capital Plan
- Appendix M – Comments by Resident Advisory Board (RAB) and Public

* These are carry-forward documents; all others are update for current year status.

Appendix A

ANN ARBOR HOUSING COMMISSION DECONCENTRATION POLICY

POLICY # ____

Original Issued Date: 6-16-99

Approved by Board: _06-1999

Resolution # 99-30

1. Purpose:

To provide guidance in admissions and continued occupancy procedures about how to ensure deconcentration of poverty and encourage income mixing.

2. Policy:

The Ann Arbor Housing Commission seeks to deconcentrate pockets of poverty and promote income mixing in compliance with the QHWRA of 1998, by bringing higher income families into lower income developments and lower income families into higher income developments.

3. Procedures:

3.1 Prior to the beginning of each fiscal year, occupancy staff will analyze the income levels of families residing in each of our sites with 20 or more dwelling units, the income levels of the census tracts in which those sites are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. Please refer to attach worksheet for the analysis that will take place.

3.2 To achieve the goal of income mixing and deconcentration, we will skip families on the waiting list to reach other families with a lower or higher income. The skipping of families to achieve income targeting is a non-adverse, permissible action to achieve the congressional intent of the QHWRA of 1998. Waitlist management will be conducted in a uniform and non-discriminatory manner.

3.3 The Housing Commission will affirmatively market our housing to all eligible income groups (up to 80% of area median income). Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

3.4 The Housing Commission may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

3.5 As a vacant unit becomes available, the Commission will contact the first family on the waiting list who has the highest priority for this type of unit and development and whose income category would help to meet the deconcentration goal and/or income targeting goal.

3.6 If in making the offer to a given family the Housing Commission skipped over other families on the waiting list in order to meet its deconcentration goal, or offered the family any deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Commission did not skip over other families on the waiting list to reach this family and did not offer any deconcentration incentive, and the family rejects the unit without good cause, the family will drop to the bottom of the waiting list, while keeping any preferences. Rejection of any unit offered with good cause will not result in loss of place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal hearing of the decision to alter their application status.

APPENDIX B – Agency Plan
Section 8 Homeownership Statement of Capacity

The Ann Arbor Housing Commission satisfies HUD's requirement for capacity to operate a successful Section 8 Homeownership program by incorporating 24 CFR §982.625(d)(1) into its policy for program administration. Specifically compliance is met by requiring the "homeowner" to make a down payment of at least three- percent of the purchase price for participation in our Section 8 Homeownership program. In addition, at least one percent of the purchase price (for down paymnet) must come from the families' personal resources.

As a further measure to establish capacity, financing must meet one of the following criteria:

- 1) Financing must be provided, insured or guaranteed by state or Federal government; or
- 2) Financing must comply with the secondary mortgage market underwriting requirements; or
- 3) Financing must comply with generally accepted private sector underwriting.

These requirements while incorporated into the Ann Arbor Housing Commission's policy are taken directly from 24 CFR 982.625 (d)(2).

Appendix C

Preliminary Assessment of Voluntary Conversion

Background

The Ann Arbor Housing Commission owns and operates approximately 359 low-income housing rental units across 17 sites in the City of Ann Arbor. In total, the Ann Arbor Housing Commission has five HUD developments in its public housing stock, plus one other project developed under the Turnkey III Homeownership program. Of the five public housing developments, two (MI28P064-005 Miller Manor and MI28P064-007 Baker Commons) were constructed as elderly/disabled developments, not general occupancy, and therefore exempt from this assessment. We did not consider the 50-unit development constructed under the Turnkey III Homebuyer program as only two of the original 50 units remain, and all units will ultimately be sold to their existing occupants under the program.

The remaining sites therefore considered for this assessment include:

Project 001: (N. Maple, S. Maple, Green Baxter Court, Hikone, Platt, Oakwood, S. Seventh, W. Washington – a total of 121 units, including 4 off-line for use as community centers)

Ten of the 121 units are 1-bedroom units utilized primarily by elderly/disabled residents. Of the remaining units available for general occupancy, there is an 89% occupancy rate currently. Only one location (Maple Meadows / South Maple) has excessive vacancy problems, at nearly 25%.

Project 003: (Broadway Terrace, White/State/Henry, Platt Colonial)

Of this 53 unit project, 38 (or 72% of the total units) are 1-bedroom units utilized primarily by elderly/disabled residents. The occupancy rate within the project is currently 92%, but generally runs at 100%. These units are easily marketed and leased up to public housing residents.

Project 008: (N. Maple, Hillside Manor, Mallets Creek Court, Evelyn Court – a total of 17, 3-bedroom units constructed in the mid-1990's)

These are units of new construction, easily rented, and experiencing limited maintenance or modernization costs. Two units are ADA modified and have disabled families in occupancy.

Assessment

The Ann Arbor Housing Commission has reviewed each of the developments highlighted above, has considered the implications of converting the public housing to tenant-based assistance, and concluded that conversion of these developments is inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion. Specifically, as described below, we have found that the conversion of these developments to tenant-based assistance would fail to meet any of the three tests prescribed for voluntary conversion.

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

Assessment: It has been the experience of the Ann Arbor Housing Commission that it can operate its low-income rental units at lower costs than comparable market-rate properties.

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

Assessment: As we completed this assessment, we failed to see how conversion would benefit the residents of the public housing developments being considered. Projects 001, 003, and 008 are quite popular among residents, including an overall occupancy rate that exceeds 95%. If these residents were provided tenant-based assistance instead, they would likely face extreme difficulty finding the same quality of housing in comparable neighborhoods. Further, many of the units at these three developments, including 72% (38 of 53) under Project 003, service residents with special needs, including elderly/disabled residents. Given the limited availability of these types of units for low-income residents in the community at large (e.g., waiting lists for units in subsidized apartment complexes can range from six to eighteen months), we believe conversion could only have a detrimental impact on these residents.

For the reasons cited below regarding the negative impact conversion would have on the supply of affordable housing, we feel conversion would likely adversely affect the community. In addition, we believe that conversion of these developments would have effects that run counter to HUD's objectives of de-centralizing those who are traditionally served by public housing. Specifically, these three developments under consideration are "scattered site" projects, with locations throughout the city of Ann Arbor. In fact, many of these sites are located amidst desirable, market-rate single-family rental and owner-occupied homes. If converted, we fear that the higher rents associated with these properties could lead to centralizing low-income and minority resident populations into certain affordable housing developments and certain areas within the city (and, in fact, outside of the city limits in nearby communities) where affordable housing is in greatest supply. We believe the Housing Commission's ownership of these scattered site developments has helped to de-centralize the residents we serve and has helped reduce the negative stigma associated with large-scale public housing developments.

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

Assessment: Conversion of any public housing units would have a significant adverse affect on the availability of affordable housing in Ann Arbor. For the past several years, Ann Arbor has been experiencing a severe shortage of affordable housing. As Ann Arbor's 2000 Consolidated Strategy and Plan summarized, "As Washtenaw County's economy, and that of Ann Arbor in particular, becomes more service-oriented, housing affordability for lower-income families and individuals continues to increase as a serious problem." To address the shortage of affordable housing in Ann Arbor, the city government and local nonprofit organizations have been making significant efforts to preserve the limited supply of affordable units that exist today. As the 2000-2005 Consolidated Plan stated:

"Preserving and expanding the supply of affordable housing is one of the most difficult challenges facing the City of Ann Arbor. The past several years have been a period of commercial and residential growth within many sectors of the community. Despite efforts by the City and nonprofit organizations to provide housing affordable to very-low income residents, much of this growth has been targeted toward the upper end of the housing market."

At a time when the City is struggling to simply preserve the supply of affordable housing that exists today, we believe conversion of any public housing units would only exacerbate the extreme shortage that exists in Ann Arbor today. The best indicator of the negative impact that conversion would produce is the difficulty that current recipients of tenant-based assistance face in seeking to use these vouchers in the Ann Arbor market today. With vacancy rates cited by some sources at below 1%, participants in the tenant-based program face extreme difficulty finding properties that have vacancies and are willing to lease to program participants. Converting the three aforementioned developments and providing these residents with tenant-

based assistance instead would only create more competition for a very limited number of available units in the city today.

Further, given the desirable location of many of the units in these three developments, it is unrealistic to expect that these units could remain as units of affordable housing. Rental rates in nearby properties far exceed what low-income individuals can afford. As a result, if these developments were converted, we would foresee a scenario in which:

- 1) The stock of permanently affordable housing units would be reduced (below what is already a limited supply today).
- 2) Those who would most likely benefit by the additional stock of rental units would likely not be those who are in public housing today, but rather individuals of middle and higher income levels who could afford the rental rates in these desirable locations.
- 3) Conversion would not only lead to the displacement of current residents, but would also place them into competition with those already receiving tenant-based assistance who continue to experience extreme difficulty finding vacancies with property owners who accept Section 8 vouchers. In addition, those residents with special needs, including elderly and disabled tenants, would compete for what is already a shortage of rental units that cater to these populations.

As a result, we believe conversion would have a very negative impact on the residents of these units and on the supply of affordable housing in Ann Arbor in general. While we are certainly welcome to creative proposals that can help us improve the operational, financial, and managerial performance of the Housing Commission, we fail to see how this proposal would benefit our residents or our community at large.

APPENDIX D – Agency Plan

Pet Policy Executive Narrative

The Ann Arbor Housing Commission adopted its current pet policy on February 2, 2000 to incorporate the admission of canines as pets into its family developments in compliance with federal regulations. Since dogs had been prohibited in family developments since March 1986 because of the failure of families to responsibly care for these pets, the Ann Arbor Housing Commission sought comments from public housing tenants on how to manage this new mandate as well from private sector property management.

Restrictions were placed on the size/capacity of aquariums, the size of dogs at full-growth as well as prohibitions against breeds that tend to exhibit aggressive tendencies. All pets are required to be registered with the Ann Arbor Housing Commission including the submission of a photograph of the animal, the name address and telephone number of a person who will care for the animal in the event the leaseholder becomes incapacitated and a refundable pet deposit of \$25 for cats, mice, fish, birds and \$150 for dogs. In addition a surcharge of \$10 is added to the monthly rental obligation for renters with dogs. Those families for whom a service dog is needed to assist a disabled family member are exempt from paying the security deposit and monthly surcharge.

Registration of the pet also includes the submission of information including proof of current inoculations, evidence of an identification tag and animal license and proof of spaying or neutering.

Pet owners are required to have their pet “under reasonable control” as defined by our local City Code, which includes having the animal (dog and cat) leashed when not in the resident’s apartment. Tethering or the use of outside cages or doghouses is prohibited.

Sanitation standards were established, prohibiting the animal from excreting or defecating anywhere in the building or apartment except in the case where litter boxes are used for cats or other small non-dog pets. Pet owners must comply with the City Code for removal and disposal of dropped feces anywhere in the building or on the grounds.

Residents are not permitted to pet-sit and guest (with the exception of seeing-eye dogs for the blind) are not permitted to bring pets on the premises. Dogs and cats must wear flea collars between March and October and if extermination services for fleas are deemed necessary, the resident will pay for such treatment. Only one animal will be permitted per apartment.

The pet policy is incorporated by reference into the lease agreement and violations of the pet policy are considered a material default of the lease. New residents are provided a copy of the pet policy along with the lease, tenant handbook and other relevant policies during orientation and move-in.

Appendix E
Progress Statement on Original 5-Year Plan Goals: 2000-2004

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

AAHC Goal: Expand the supply of assisted housing

1- we have increased vouchers by more than 25% through administration of project to tenant-based “opt-out” conversions (over 300 new voucher subsidies since 2000).

2 – remains a challenge: vacancy rate at 4.5% as of 11/30/04.

3 – 501(c)3 – draft of paperwork for filing, is complete

AAHC Goal: Improve the quality of assisted house.

Objectives 1 through 5 have been actively pursued.

#1 – PHAS –Our Fy04 score was 89, 1 point from High Performer. We remain challenged on “unit turnaround” and related “vacancy loss”.

#2 – SEMAP – 2004 score was “standard”. Much attention has been focused on file review, timeliness of recertification and inspections, as well as rent reasonableness.

#3 – Customer Satisfaction: RASS scores in 2004 exceeded national response rates and in 2 out of 5 indicators, and continued to hold in most areas from prior years; most improvement in “Safety”. Only one area, “Neighborhood Appearance” fell below 75, requiring an improvement plan; See Appendix H.

#4 – Mgmt Functions: improvement noted (see #2); however, RIM review by HUD indicated continued attention needed.

#5 – Modernization – all open CFP grants on schedule; RFQ issued for A&E services on CFP501-04.

AAHC Goal: Increase assisted housing choices

Objectives 1 through 3 have all been acted on.

#1 – Landlord participation has increased; landlords are being invited to briefing sessions to facilitate linkages between landlord and searching voucher holders.

#2 – Payment Standard has gone as high as 110%; fell to about 105% in 2004.

#3 – Section 8 Homeownership – 3 purchases after 3.5 years; however a number of voucher holders are pre-qualified and we anticipate several purchases with the development of some new affordable units on the southeast side of Ann Arbor.

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

AAHC Goal/ Objectives:

#1 – done: working family preference and flat rents implemented.

#2 – upgrade security – major CFP funded work (cameras, doors, lighting) completed at Miller Manor and Baker Commons to improve security. Police in residence continues at both sites.

#3 – New signage and landscape work – Signage significantly improved at majority of sites; litter patrols in place at 2 major family sites; major landscape work at South Maple and project 008 sites completed in 2004 with CFP funding.

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

AAHC Goal/Objectives:

#1 – achieved; greater number and percentage of working families assisted by adoption of working family preference. With increase in flat rents, fewer families are choosing; however, more families are working and have been able to take advantage of income disallowance relative to rent calculation.

#2 – Supportive Services – Section 8 Welfare to Work is now overleased; efforts to get FSS off the ground successful, but program capped as no HUD funding available to support intensive effort.

#3 – Supportive services for Elderly/Disabled Partnership with community mental health organization is proving highly beneficial; expansion to third site tried, but eliminated as inefficient use of staff time, given limited resident utilization.

#4 -- Community Centers –Site total up to 4 for computer centers

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

AAHC Goal/Objectives: #1 and 2 are on-going. Experiencing increase in immigrant lease-up, from Africa, Middle East, and Asia.

#3 – Accessible units appropriately utilized. Persons with broad range of disabilities being served.

#4 – Improve accessibility at Resource Centers: Maple Meadows Center expansion and ADA remodeling completed in 2003; Green Baxter Court ADA remodeling started in 2004 with completion targeted for spring 2005.

Appendix F

Resident Membership of PHA Governing Board

Deborah Gibson
727 Miller Avenue, Apt 410
Ann Arbor, MI 48103

Following public notice and solicitation of interest for the Resident Commissioner position, Ms. Gibson was appointed by the Mayor and City Council of Ann Arbor to serve as the Resident Commissioner on 8/4/2003 to complete a five-year term expiring April 2008. Ms. Gibson has been a very active, engaged resident on both the Miller Manor Resident Council and the agency's Resident Advisory Board for many years, before seeking to become a commissioner. She is also actively engaged and supportive of matters concerning persons with disabilities. Her presence on the Board is a welcome addition because of her activism and energy to truly represent and encourage the resident voice and to build community.

Appendix G

AAHC RESIDENT ADVISORY BOARD PARTICIPANTS

Public Housing Residents:	Applicable Grant Programs offered at that site:		
HUD proj #	SupSvc	CapFundPrg	ResCoun
Location/Type	SSC	CFP	RC
(001) Scattered Sites (Fam)			
Alan Richardson , South Seventh St.	No	Yes	No
Maria Mlotha , Hikone	Yes	Yes	Yes
Melinda Harrison , GreenBaxterCourt	Yes	Yes	Yes
(003) Broadway (Eld/Dis)			
no one this year	No	Yes	No
(005) Miller Manor (Eld/Dis)			
Deborah Gibson	Yes	Yes	Yes
Al Schnaid			
(007) Baker Commons (Eld/Dis)			
David Hembold	Yes	Yes	Yes
Kirk VanLoon			
Charles LaChance			

Section 8 Participants:

No S8 participants have been active 2004-2005.

APPENDIX H

RESIDENT ASSESSMENT (RASS)

FOLLOW-UP PLAN

On 2004 Survey Results

Survey Section	Score	Date to be completed in annual plan	Source(s) of Funding
Maintenance & Repair	84.3%	N/A -	Operating funds
How well repairs done	70.7	Will provide more staff training	
Communication	75.4%	N/A	Operating funds
Info on Maint. & repair	73.2	- will try site-based resident “how-to”; and (Target –003 and –007 sites)	
Questions & Concerns	71.0	- Continue FAQ in Qrtly Newsletter (Target –003)	
Safety	75.0%	N/A	Oper. \$ & CFP
Safety in bldg	66.9	- Focus on <i>Baker & Miller</i>)	
Bad lighting	66.9	- All sites- monthly night monitoring	
Broken Locks		- Major improvement 82% from 69%-2003.	
Resident Screening	64.8	- Remains a concern at WSH (56.2), MM(60%) and BC(54%),	
Services	88.4%	N/A -	Operating funds
Neighborhood Appearance	71.0%	4/15/04	CFP \$ and Operating funds
Upkeep on:			
Common areas	59%	- “define” common area for residents – should only be issue in multi-unit buildings with Common hallways, community rooms, laundry facilities, etc. Low scores all sites. CFP upgrades done for 003, 005, 007 Solicited new janitorial services – improved monitoring	
Exterior of buildings	69.1	- Focus efforts at 001, and balconies at 007 (MM) Must survey residents to understand concern	
Parking areas	62.6	- CFP landscape upgrades for SM completed - No sites satisfied: inadequate spaces & lighting	

		<ul style="list-style-type: none"> -Additional parking desired at Nmaple; (included in CFP 5-yr plan). -Assigned parking needed where parking is insufficient: done at SS/WSH -Lighting needs monitoring
Recreation Areas	58.3	<ul style="list-style-type: none"> - Working with City Parks Dept to monitor & maintain -Hikone b-ball court improvements complete -Education of residents; should only be issue at -001 family sites; -Lack of recreational space at 003, 005, 007 , ergo they are not satisfied.
Possible problem areas:		
Noise	64.7	<ul style="list-style-type: none"> - Educate residents on City Noise ordinance; call AAPD; work with resident councils for Site-based resident established guidelines
Trash/litter	69.7	<ul style="list-style-type: none"> - Work with resident councils and/or pay residents to do site work.

APPENDIX I

Substantial Deviation

“Substantial Deviation” from the Five-Year Plan in the Agency Plan or “significant amendment or modification” of the Annual Plan require the Ann Arbor Housing Commission to submit a revised “PHA Plan” that has met full public process requirements.

“Substantial Deviation” is defined to mean a change in policy that redirects the Ann Arbor Housing Commission’s course and/or revises its mission, goals and objectives.

“Significant amendment or modification” is defined as a change to the Ann Arbor Housing Commission policies that reflect a directional shift from the published mission and policies included in the Annual Agency Plan.

Changes in the following areas may qualify as a “significant amendment or modification”:

- 1) changes to rent, i.e. increasing or decreasing the minimum rent;
- 2) changes to Admission’s policies or organization of the waiting list;
- 3) additions of non-emergency work items (Items not included in the current Annual Statement or 5-Year Capital Action Plan), or change in use of replacement reserve funds under CFP;
- 4) any change with regard to demolition or disposition, designation, home-ownership programs or conversion activities.

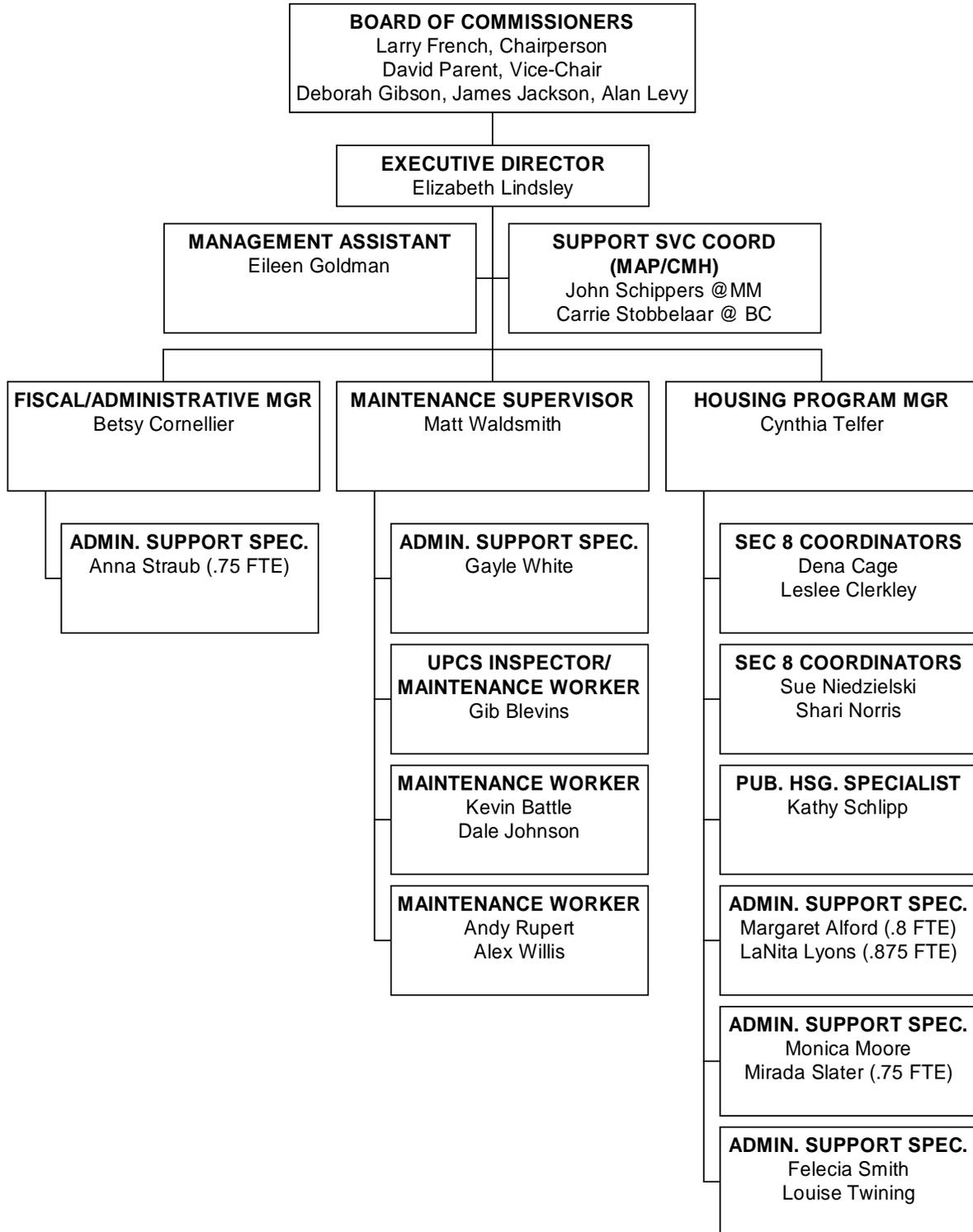
Changes to Ann Arbor Housing Commission internal policies that regulate administrative function, such as Check Signing Policy, Travel Policy, Vehicle Use Policy and the like , are not included in the definitions or sample examples listed above.

Changes to Occupancy Policies (Public Housing and Section 8) that clarify or expound on existing policies included in the Agency Plan are not considered applicable to this definition.

Changes to policies included in the Annual Agency Plan that are a result of regulatory requirement are also not considered by the Ann Arbor Housing Commission or the Department of Housing and Urban Development to be significant amendments.

APPENDIX J

ANN ARBOR HOUSING COMMISSION



APPENDIX K
Annual Statements (Parts I, II, III)
For

- I. Capital Fund Grant 501-05 FFY of Grant Approval: 2005
Original Statement

- II. CFP 501-04 FFY of Grant Approval: 2004
Revised Statement a/o 12/31/04

- III. CFP 502-03 FFY of Grant Approval: 2003
Revised Statement a/o 12/31/04

- IV. CFP 501-03 FFY of Grant Approval: 2003
Revised Statement a/o 12/31/04

- V. CFP 501-02 FFY of Grant Approval: 2002

Annual Statement / Performance and Evaluation Report

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Capital Fund Program (CFP) Part I: Summary

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		FFY of Grant Approval 2005	
(x) Original Annual Statement () Reserve for Disasters/Emergencies () Revised Annual Statement/Revision Number _____ () Performance and Evaluation Report for Program Month Ending _____ () Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ()	
		Original	Amended Original	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$84,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$35,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$42,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$42,950.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$188,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$37,600.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$104,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$22,500.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$42,950.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$599,000.00	\$0.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
	Operations							
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Training	1408	n/a	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$9,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$8,000.00	\$0.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$0.00	\$0.00	\$0.00	\$0.00	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$64,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1408			\$84,000.00	\$0.00	\$0.00	\$0.00	
	Administrative							
PHA-Wide	Staff Salaries & Benefits	1410		\$35,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1410			\$35,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$42,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$37,600.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$37,600.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Non-Dwelling Equipment							
	Office Equipment	1475	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475			\$12,500.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replacement Reserves							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget	1502		\$42,950.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report.

Page 2 of 9

ref Handbook 7485.3

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Green Road MI28P064001	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Dead tree removal/replacement	1450		\$5,500.00	\$0.00	\$0.00	\$0.00	
	Expand dumpster area/add dumpster	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$9,500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	HVAC-new furnaces	1460		\$36,000.00	\$0.00	\$0.00	\$0.00	
	Shower surrounds/delta faucets	1460		\$24,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$60,000.00	\$0.00	\$0.00	\$0.00	
	1470 NonDwelling Structures							
	1470							
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Green Road			\$69,500.00	\$0.00	\$0.00	\$0.00		
South Maple MI28P064001	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450	5 bldg	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450			\$2,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Flooring-replace 1st floor flooring	1460	30 units	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
	1470 Non-Dwelling Structures: Other							
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total South Maple			\$37,000.00	\$0.00	\$0.00	\$0.00		
Hikone MI28P064001	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Direction/signage	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$4,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
Shower surrounds/delta faucets	1460	25 units	\$30,000.00	\$0.00	\$0.00	\$0.00		
Subtotal 1460	1460		\$30,000.00	\$0.00	\$0.00	\$0.00		

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(2) To be completed for the Performance and Evaluation Report.

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	1470 Nondwelling Structures							
		1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hikone			\$34,000.00	\$0.00	\$0.00	\$0.00	
North Maple	1450 Site Improvement							
MI28P064001	Parking Lot-reseal & restripe	1450		\$3,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Shower surrounds/delta faucets	1460		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$23,500.00	\$0.00	\$0.00	\$0.00	
Oakwood	1450 Site Improvement							
MI28P064001	Parking Lot-reseal & restripe	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace flooring-2nd level	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	
	HVAC-replace furnaces	1460		\$4,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$12,500.00	\$0.00	\$0.00	\$0.00	
Platt Road (Upper)	1450 Site Improvement							
MI28P064001	Parking Lot-reseal & restripe	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace flooring-2nd level	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
	HVAC-replace furnaces	1460		\$6,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$16,000.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$16,500.00	\$0.00	\$0.00	\$0.00	
Seventh & Washington	1450 Site Improvement							
MI28P064001	Parking Lot-reseal & restripe	1450		\$1,200.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,200.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Install extra shelving in pantry	1460	10 units	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Gutter repair-South Seventh	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
	HVAC-replace furnaces	1460		\$4,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$8,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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(2) To be completed for the Performance and Evaluation Report.

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>1470 Non Dwelling Structures</u>							
		1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Seventh/Washington			\$9,200.00	\$0.00	\$0.00	\$0.00	
Broadway	<u>1450 Site Improvement</u>							
MI28P064003	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non Dwelling Structures</u>							
		1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway			\$2,000.00	\$0.00	\$0.00	\$0.00	
Platt Road (Colonial Sq)	<u>1450 Site Improvement</u>							
MI28P064003	Parking Lot-reseal & restripe	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Replace and repair gutters	1460		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road (Colonial Sq)			\$2,500.00	\$0.00	\$0.00	\$0.00	
White/State/ Henry	<u>1450 Site Improvement</u>							
MI28P064003	Parking Lot-reseal & restripe	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	Landscaping-Plantings/Shrubs	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$6,500.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Replace basement windows	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Total White/State/Henry			\$11,500.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

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form HUD-52837 (10/96)

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Miller Manor MI28P064005	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Improve parking lot lighting near entrance	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Wheelchair safety-entrance to bus stop	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$6,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Roof replacement-7th floor/lobby	1470	1	\$90,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$90,000.00	\$0.00	\$0.00	\$0.00	
1475 Nondwelling Equipment								
Lobby/Community Room -New furniture	1475		\$5,000.00	\$0.00	\$0.00	\$0.00		
Total Miller Manor			\$101,000.00	\$0.00	\$0.00	\$0.00		
Baker Commons MI28P064007	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Site Improvements-Landscaping	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Window reflective film-Main Street side	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	
	New hot water heater	1470		\$6,000.00	\$0.00	\$0.00	\$0.00	
	Gutter/downspout repair/cleaning	1470		\$3,000.00	\$0.00	\$0.00	\$0.00	
Subtotal 1470	1470		\$14,000.00	\$0.00	\$0.00	\$0.00		
1475 Nondwelling Equipment								
Lobby/Community Room -New furniture	1475		\$5,000.00	\$0.00	\$0.00	\$0.00		
Subtotal 1475	1475		\$5,000.00	\$0.00	\$0.00	\$0.00		
Total Baker Commons			\$22,000.00	\$0.00	\$0.00	\$0.00		

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking Lot-reseal & restripe	1450		\$250.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$250.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Evelyn Court			\$250.00	\$0.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking Lot-reseal & restripe	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple (Duplexes)			\$1,000.00	\$0.00	\$0.00	\$0.00	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking Lot-reseal & restripe	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Mallets Creek			\$1,500.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Hillside MI28P064008	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hillside			\$1,000.00	\$0.00	\$0.00	\$0.00	
	Total CFP 501-05			\$599,000.00	\$0.00	\$0.00	\$0.00	
			Non-CFP Fund	\$0.00	\$0.00	\$0.00	\$0.00	
		1406		\$0.00	\$0.00	\$0.00	\$0.00	
		1408		\$84,000.00	\$0.00	\$0.00	\$0.00	
		1410		\$35,000.00	\$0.00	\$0.00	\$0.00	
		1430		\$42,000.00	\$0.00	\$0.00	\$0.00	
		1450		\$42,950.00	\$0.00	\$0.00	\$0.00	
		1460		\$188,000.00	\$0.00	\$0.00	\$0.00	
	1465.1		\$37,600.00	\$0.00	\$0.00	\$0.00		
	1470		\$104,000.00	\$0.00	\$0.00	\$0.00		
	1475		\$22,500.00	\$0.00	\$0.00	\$0.00		
	1490		\$0.00	\$0.00	\$0.00	\$0.00		
	1597		\$42,950.00	\$0.00	\$0.00	\$0.00		
			\$599,000.00	\$0.00	\$0.00	\$0.00		

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form HUD-52837 (10/96)

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Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III:
Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
1406	Sep-07			Sep-09			
1408	Sep-07			Sep-09			
1410	Sep-07			Sep-09			
1430	Sep-07			Sep-09			
PHA Wide 1465.1	Sep-07			Sep-09			
PHA Wide 1475	Sep-07			Sep-09			
Project MI28P064-001							
Green Road	Sep-07			Sep-09			
South Maple	Sep-07			Sep-09			
Hikone	Sep-07			Sep-09			
North Maple	Sep-07			Sep-09			
Oakwood	Sep-07			Sep-09			
Platt Road (Upper)	Sep-07			Sep-09			
	Sep-07			Sep-09			
Seven/Washington							
Project MI28P064-003							
Broadway	Sep-07			Sep-09			
Platt Rd Col sq)	Sep-07			Sep-09			
White/State/Henry	Sep-07			Sep-09			
Project MI28P064-005							
Miller Manor	Sep-07			Sep-09			
Project MI28P064-007							
Baker Commons	Sep-07			Sep-09			
Project MI28P064-008							
Evelyn Court	Sep-07			Sep-09			
North	Sep-07			Sep-09			
Maple(duplexes)							
Mallet's Creek	Sep-07			Sep-09			
Hillside	Sep-07			Sep-09			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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form HUD-52837 (10/96)

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Annual Statement / Performance and Evaluation Report

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Capital Fund Program (CFP) Part I: Summary

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004	
(x) Original Annual Statement () Reserve for Disasters/Emergencies () Revised Annual Statement/Revision Number _____ () Performance and Evaluation Report for Program Month Ending _____ () Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Amended Original	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$26,295.00	\$0.00	\$0.00
3	1408 Management Improvements	\$89,000.00	\$89,000.00	\$0.00	\$0.00
4	1410 Administration	\$33,000.00	\$33,000.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$52,000.00	\$52,000.00	\$0.00	\$0.00
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,200.00	\$15,405.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$247,000.00	\$228,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$29,300.00	\$29,300.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$113,000.00	\$63,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$37,500.00	\$37,500.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$1,000.00	\$26,295.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$620,000.00	\$599,795.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
PHA-Wide	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
	Operations							
	Operations	1406		\$0.00	\$26,295.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$26,295.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Training	1408	n/a	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$8,000.00	\$8,000.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$64,000.00	\$64,000.00	\$0.00	\$0.00	
	Subtotal 1408			\$89,000.00	\$89,000.00	\$0.00	\$0.00	
PHA-Wide	Administrative							
	Staff Salaries & Benefits	1410		\$33,000.00	\$33,000.00	\$0.00	\$0.00	
	Subtotal 1410			\$33,000.00	\$33,000.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$35,000.00	\$35,000.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	Subtotal 1430			\$52,000.00	\$52,000.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$29,300.00	\$29,300.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$29,300.00	\$29,300.00	\$0.00	\$0.00	
PHA-Wide	Non-Dwelling Equipment							
	Office Equipment	1475	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1475			\$37,500.00	\$37,500.00	\$0.00	\$0.00	
PHA-Wide	Replacement Reserves							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	501-02/501-03/502-03
PHA-Wide	Contingency Budget	1502		\$1,000.00	\$26,295.00	\$0.00	\$0.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
Green Road MI28P064001	1450 Site Improvement							
	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	Playground Equipment	1450		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,700.00	\$3,700.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
		1460						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
1470 NonDwelling Structures								
	1470							
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Green Road				\$3,700.00	\$3,700.00	\$0.00	\$0.00	
South Maple MI28P064001	1450 Site Improvement							
	Dumpster	1450	5 bldg	\$700.00	\$700.00	\$0.00	\$0.00	
	Subtotal 1450			\$700.00	\$700.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Showers Surrounds/Delta faucets	1460	30 units	\$15,000.00	\$0.00	\$0.00	\$0.00	501-03
Subtotal 1460	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
1470 Non-Dwelling Structures: Other								
	1470							
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total South Maple				\$15,700.00	\$700.00	\$0.00	\$0.00	
Hikone MI28P064001	1450 Site Improvement							
	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	BB court	1450		\$2,795.00	\$0.00	\$0.00	\$0.00	501-02
	Fencing	1450		\$1,205.00	\$1,205.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$4,700.00	\$1,905.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
2nd Floor tile	1460	25 units	\$60,000.00	\$60,000.00	\$0.00	\$0.00		
Subtotal 1460	1460		\$60,000.00	\$60,000.00	\$0.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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form HUD-52837 (10/96)

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
	1470 Nondwelling Structures							
		1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hikone			\$64,700.00	\$61,905.00	\$0.00	\$0.00	
North Maple	1450 Site Improvement							
MI28P064001	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Kitchen countertops	1460		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
	Total North Maple			\$12,700.00	\$12,700.00	\$0.00	\$0.00	
Oakwood	1450 Site Improvement							
MI28P064001		1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	1st Floor flooring	1460		\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	Total Oakwood			\$7,500.00	\$7,500.00	\$0.00	\$0.00	
Platt Road (Upper)	1450 Site Improvement							
MI28P064001	Replace sewer line/install cleanout	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	First Floor flooring	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$15,000.00	\$15,000.00	\$0.00	\$0.00	
7TH & Wash	1450 Site Improvement							
MI28P064001		1460		\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Shower surrounds	1460		\$1,600.00	\$1,600.00	\$0.00	\$0.00	
	Seal/stain wood privacy fences	1460		\$600.00	\$600.00	\$0.00	\$0.00	
	Seal wood stairs/deck-WW	1460	10 units	\$600.00	\$600.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$11,200.00	\$11,200.00	\$0.00	\$0.00	

Signature of Executive Director and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Amended Original	Funds Obligated	Funds Expended
	1470 Non Dwelling Structures						
	Storage Sheds	1470		\$20,000.00	\$20,000.00	\$0.00	\$0.00
	Subtotal 1470	1470		\$20,000.00	\$20,000.00	\$0.00	\$0.00
	Total Seventh/Washington			\$31,200.00	\$31,200.00	\$0.00	\$0.00
Broadway	1450 Site Improvement						
MI28P064003	Site improvements-Landscape/Concrete	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
	Carpeting	1460		\$14,000.00	\$14,000.00	\$0.00	\$0.00
	Plumbing upgrade	1460		\$6,000.00	\$6,000.00	\$0.00	\$0.00
	Subtotal 1460	1460		\$20,000.00	\$20,000.00	\$0.00	\$0.00
	1470 Non Dwelling Structures						
		1470					
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00
	Total Broadway			\$21,000.00	\$21,000.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
Platt Road	1450 Site Improvement						
(Colonial Sq)							
MI28P064003	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
	Shower surround/faucets			\$5,000.00	\$5,000.00	\$0.00	\$0.00
	Subtotal 1460	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00
	Total Platt Road (Colonial Sq)			\$5,000.00	\$5,000.00	\$0.00	\$0.00
White/State/	1450 Site Improvement						
Henry							
MI28P064003	Dumpster			\$700.00	\$700.00	\$0.00	\$0.00
	Subtotal 1450	1450		\$700.00	\$700.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
	Window upgrade	1460		\$80,000.00	\$80,000.00	\$0.00	\$0.00
	Subtotal 1460	1460		\$80,000.00	\$80,000.00	\$0.00	\$0.00
	Total White/State/Henry			\$80,700.00	\$80,700.00	\$0.00	\$0.00
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
Miller Manor MI28P064005	1450 Site Improvement							
	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Community Room A/C	1470	104 units	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Elevator cab & flooring upgrades	1470	104 units	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Hallway Lighting	1470		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Intercom system	1470		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
Administrative office upgrade	1470	N/A	\$50,000.00	\$0.00	\$0.00	\$0.00	Shifted from replacement reserves	
Subtotal 1470	1470		\$78,000.00	\$28,000.00	\$0.00	\$0.00		
Total Miller Manor			\$78,700.00	\$28,700.00	\$0.00	\$0.00		
Baker Commons MI28P064007	1450 Site Improvement							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Kitchen-Replace stove hood vent fans	1460		\$4,800.00	\$4,800.00	\$0.00	\$0.00	
	Butterfly loop/replace valves-basement	1460		\$4,000.00	\$0.00	\$0.00	\$0.00	501-02
	Replace HVAC blowers	1460		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$20,800.00	\$16,800.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Elevator cab & flooring upgrades	1470		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Foyer heater/flooring & improvements	1470		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
Intercom system	1470		\$10,000.00	\$10,000.00	\$0.00	\$0.00		
Subtotal 1470	1470		\$15,000.00	\$15,000.00	\$0.00	\$0.00		
1475 Nondwelling Equipment								
Subtotal 1475	1475		\$0.00	\$0.00	\$0.00	\$0.00		
Total Baker Commons			\$35,800.00	\$31,800.00	\$0.00	\$0.00		
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u> Landscaping	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Evelyn Court			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Seal wood stairs/decks	1460		\$1,833.00	\$1,833.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$1,833.00	\$1,833.00	\$0.00	\$0.00	
	Total North Maple (Duplexes)			\$1,833.00	\$1,833.00	\$0.00	\$0.00	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Seal wood stairs/decks	1460		\$1,833.00	\$1,833.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$1,833.00	\$1,833.00	\$0.00	\$0.00	
	Total Mallets Creek			\$1,833.00	\$1,833.00	\$0.00	\$0.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Hillside</u>	<u>1450 Site Improvement</u> MI28P064008							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Seal wood stairs/decks	1460		\$1,834.00	\$1,834.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$1,834.00	\$1,834.00	\$0.00	\$0.00	
	Total Hillside			\$1,834.00	\$1,834.00	\$0.00	\$0.00	
	Total CFP 501-04			\$620,000.00	\$599,795.00	\$0.00	\$0.00	
			Non-CFP Fund	\$0.00	\$0.00	\$0.00	\$0.00	
			1406	\$0.00	\$26,295.00	\$0.00	\$0.00	
			1408	\$89,000.00	\$89,000.00	\$0.00	\$0.00	
			1410	\$33,000.00	\$33,000.00	\$0.00	\$0.00	
			1430	\$52,000.00	\$52,000.00	\$0.00	\$0.00	
			1450	\$18,200.00	\$15,405.00	\$0.00	\$0.00	
			1460	\$247,000.00	\$228,000.00	\$0.00	\$0.00	
			1465.1	\$29,300.00	\$29,300.00	\$0.00	\$0.00	
			1470	\$113,000.00	\$63,000.00	\$0.00	\$0.00	
			1475	\$37,500.00	\$37,500.00	\$0.00	\$0.00	
			1490	\$0.00	\$0.00	\$0.00	\$0.00	
			1597	\$1,000.00	\$26,295.00	\$0.00	\$0.00	
				\$620,000.00	\$599,795.00	\$0.00	\$0.00	
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Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III:
Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
1406	Sep-06			Sep-08			
1408	Sep-06			Sep-08			
1410	Sep-06			Sep-08			
1430	Sep-06			Sep-08			
PHA Wide 1465.1	Sep-06			Sep-08			
PHA Wide 1475	Sep-06			Sep-08			
Project MI28P064-001							
Green Road	Sep-06			Sep-08			
South Maple	Sep-06			Sep-08			
Hikone	Sep-06			Sep-08			
North Maple	Sep-06			Sep-08			
Oakwood	Sep-06			Sep-08			
Platt Road (Upper)	Sep-06			Sep-08			
7 th &Wash	Sep-06			Sep-08			
Project MI28P064-003							
Broadway	Sep-06			Sep-08			
Platt Rd (Col Sq)	Sep-06			Sep-08			
White/State/Henry	Sep-06			Sep-08			
Project MI28P064-005							
Miller Manor	Sep-06			Sep-08			
Project MI28P064-007							
Baker Commons	Sep-06			Sep-08			
Project MI28P064-008							
Evelyn Court	Sep-06			Sep-08			
North	Sep-06			Sep-08			
Maple(duplexes)							
Mallet's Creek	Sep-06			Sep-08			
Hillside	Sep-06			Sep-08			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Annual Statement / Performance and Evaluation Report

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Capital Fund Program (CFP) Part I: Summary

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Month Ending 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Amended Original	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Page 1 of 9

ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Operations	1406	n/a	\$0.00	\$0.00			
<u>PHA-Wide</u>	Management Improvements							
	Economic Development	1408	n/a	\$0.00	\$0.00			
	Resident Mgmt - Traing RMC Board	1408	n/a	\$0.00	\$0.00			
	Security/Crime Elimination	1408	n/a	\$0.00	\$0.00			
	Resident Initiatives Coordinator	1408	n/a	\$0.00	\$0.00			
	Staff Training	1408	n/a	\$0.00	\$0.00			
	Computer Software Upgrade	1408	n/a	\$0.00	\$0.00			
	Drug Elimination Efforts/PHDEP	1408	n/a	\$0.00	\$0.00			
	Subtotal 1408			\$0.00	\$0.00	\$0.00	\$0.00	
	Administrative							
<u>PHA-Wide</u>	Staff Salaries & Benefits	1410		\$0.00	\$0.00			
	Subtotal 1410			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Fees and Costs							
	A & E Fees	1430	n/a	\$0.00	\$0.00			
	Advertisement	1430	n/a	\$0.00	\$0.00			
	Clerk of the Works	1430	n/a	\$0.00	\$0.00			
	Subtotal 1430			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$0.00	\$0.00			
	Subtotal 1465.1			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Non-Dwelling Equipment							
	Office Equipment	1475	1	\$0.00	\$0.00			
	Computer Hardware Upgrade	1475	1	\$0.00	\$0.00			
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00			
	Subtotal 1475			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Replacement Reserves	1490						
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Contingency Budget	1502		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Green Road</u>	<u>1450 Site Improvement</u> MI28P064001	1450						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 NonDwelling Structures</u>	1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Green Road			\$0.00	\$0.00	\$0.00	\$0.00	
<u>South Maple</u>	<u>1450 Site Improvement</u> MI28P064001	1450					\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non-Dwelling Structures: Other</u>	1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Hikone</u>	<u>1450 Site Improvement</u> MI28P064001	1450						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
	1470 Nondwelling Structures							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hikone			\$0.00	\$0.00	\$0.00	\$0.00	
North Maple	1450 Site Improvement MI28P064001							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$0.00	\$0.00	\$0.00	\$0.00	
Oakwood MI28P064001	1450 Site Improvement							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$0.00	\$0.00	\$0.00	\$0.00	
Platt Road (Upper) MI28P064001	1450 Site Improvement							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$0.00	\$0.00	\$0.00	\$0.00	
Seventh & Washington MI28P064001	1450 Site Improvement							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Seventh/Washington			\$0.00	\$0.00	\$0.00	\$0.00	

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form HUD-52837 (10/96)

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ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
Broadway	1450 Site Improvement MI28P064003							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non Dwelling Structures							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway			\$0.00	\$0.00	\$0.00	\$0.00	
Platt Road MI28P064003	1450 Site Improvement (Colonial Sq)							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road (Colonial Sq)			\$0.00	\$0.00	\$0.00	\$0.00	
White/State/Henry MI28P064003	1450 Site Improvement							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total White/State/Henry			\$0.00	\$0.00	\$0.00	\$0.00	

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ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Miller Manor</u>	<u>1450 Site Improvement</u> MI28P064005							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u> Administrative Office renovation				\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13
	Subtotal 1470	1470		\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13	
	Total Miller Manor			\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13	
<u>Baker Commons</u> MI28P064007	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1475 Nondwelling Equipment</u>							
	Subtotal 1475			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Baker Commons			\$0.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Evelyn Ct</u>	<u>1450 Site Improvement</u> MI28P064008							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Evelyn Court			\$0.00	\$0.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple (Duplexes)			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Mallets Creek</u>	<u>1450 Site Improvement</u> MI28P064008							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Mallets Creek			\$0.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Amended Original	Funds Obligated	Funds Expended		
<u>Hillside</u>	<u>1450 Site Improvement</u> MI28P064008								
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00		
	<u>1460 Dwelling Structures: Other</u>								
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00		
	Total Hillside			\$0.00	\$0.00	\$0.00	\$0.00		
	Total CFP 502-03			\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13		
			Non-CFP Fund		\$0.00	\$0.00	\$0.00	\$0.00	
			1406		\$0.00	\$0.00	\$0.00	\$0.00	
			1408		\$0.00	\$0.00	\$0.00	\$0.00	
			1410		\$0.00	\$0.00	\$0.00	\$0.00	
			1430		\$0.00	\$0.00	\$0.00	\$0.00	
			1450		\$0.00	\$0.00	\$0.00	\$0.00	
		1460		\$0.00	\$0.00	\$0.00	\$0.00		
		1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
		1470		\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13		
		1475		\$0.00	\$0.00	\$0.00	\$0.00		
		1490		\$0.00	\$0.00	\$0.00	\$0.00		
		1597		\$0.00	\$0.00	\$0.00	\$0.00		
				\$108,259.00	\$108,259.00	\$60,143.13	\$60,143.13		
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date						

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Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III:
Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (1)	Original	Revised (1)	Actual (1)	
1406	N/A			N/A			
1408	N/A			N/A			
1410	N/A			N/A			
1430	N/A			N/A			
PHA Wide 1465.1	N/A			N/A			
PHA Wide 1475	N/A			N/A			
Project MI28P064-001							
Green Road	N/A			N/A			
South Maple	N/A			N/A			
Hikone	N/A			N/A			
North Maple	N/A			N/A			
Oakwood	N/A			N/A			
Platt Road (Upper)	N/A			N/A			
7 th &Wash	N/A			N/A			
Project MI28P064-003							
Broadway	N/A			N/A			
Platt Rd (Colonial Sq)	N/A			N/A			
White/State/Henry	N/A			N/A			
Project MI28P064-005							
Miller Manor	Sep-05			Sep-07			
Project MI28P064-007							
Baker Commons	N/A			Sep-05			
Project MI28P064-008							
Evelyn Court	N/A			N/A			
North	N/A			N/A			
Maple(duplexes)	N/A			N/A			
Mallet's Creek	N/A			N/A			
Hillside	N/A			N/A			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part I: Summary

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

OMB Approval 2577-0157
 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 2 </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Month Ending <u> 12/31/04 </u> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated		Total Actual	
		Cost Amended Original	Revision (1)	Cost (1) Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$2,382.00	\$1,882.00	\$1,882.00	\$1,882.00
3	1408 Management Improvements	\$88,000.00	\$88,000.00	\$85,380.15	\$40,333.21
4	1410 Administration	\$40,000.00	\$40,000.00	\$20,000.00	\$10,664.77
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$52,000.00	\$52,000.00	\$39,861.17	\$30,829.87
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$80,950.00	\$34,837.00	\$12,387.00	\$8,446.00
10	1460 Dwelling Structures	\$98,500.00	\$109,568.00	\$109,568.00	\$84,880.00
11	1465 Dwelling Equipment - Nonexpendable .1	\$25,733.00	\$25,733.00	\$21,155.02	\$21,155.02
12	1470 Nondwelling Structures	\$109,500.00	\$148,728.83	\$148,728.83	\$83,997.83
13	1475 Nondwelling Equipment	\$15,500.00	\$11,816.17	\$3,156.00	\$3,156.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	\$0.00
16	1495 Relocation Costs .1	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$512,565.00	\$512,565.00	\$442,118.17	\$285,344.70
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$2,000.00	\$2,000.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$2,000.00	\$2,000.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
PHA-Wide	Total Non-CFP Funds			(\$117,000.00)	(\$207,400.00)	(\$207,400.00)	(\$167,000.00)	
PHA-Wide	Operations	1406	n/a	\$2,382.00	\$1,882.00	\$1,882.00	\$1,882.00	
PHA-Wide	Management Improvements							
	Resident Initiatives Coordinator	1408	n/a	\$10,000.00	\$10,000.00	\$7,500.00	\$5,725.36	
	Staff Training	1408	n/a	\$8,000.00	\$8,000.00	\$3,827.65	\$3,827.65	
	Computer Software Upgrade	1408	n/a	\$0.00	\$0.00	\$4,052.50	\$3,752.50	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$70,000.00	\$70,000.00	\$70,000.00	\$27,027.70	
	Subtotal 1408			\$88,000.00	\$88,000.00	\$85,380.15	\$40,333.21	
PHA-Wide	Administrative							
	Staff Salaries & Benefits	1410		\$40,000.00	\$40,000.00	\$20,000.00	\$10,664.77	
	Subtotal 1410			\$40,000.00	\$40,000.00	\$20,000.00	\$10,664.77	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$35,000.00	\$35,000.00	\$24,493.75	\$18,351.95	
	Advertisement	1430	n/a	\$2,000.00	\$2,000.00	\$3,367.42	\$3,367.42	
	Clerk of the Works	1430	n/a	\$15,000.00	\$15,000.00	\$12,000.00	\$9,110.50	
	Subtotal 1430			\$52,000.00	\$52,000.00	\$39,861.17	\$30,829.87	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$25,733.00	\$25,733.00	\$21,155.02	\$21,155.02	
	Subtotal 1465.1			\$25,733.00	\$25,733.00	\$21,155.02	\$21,155.02	
PHA-Wide	Non-Dwelling Equipment							
	Office Equipment	1475	1	\$5,000.00	\$1,160.17	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$3,000.00	\$3,156.00	\$3,156.00	\$3,156.00	
	Subtotal 1475			\$15,500.00	\$11,816.17	\$3,156.00	\$3,156.00	
PHA-Wide	Replacement Reserves	1490						
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	Shift to PO64-005 Administrative Office Renovation
PHA-Wide	Contingency Budget	1502		\$0.00	\$0.00	\$0.00	\$0.00	

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Page 2 of 9

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
Green Road	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace 1st Floor-tile flooring/linoleum?	1460		\$48,000.00	\$30,404.00	\$30,404.00	\$22,292.00	
	Subtotal 1460	1460		\$48,000.00	\$30,404.00	\$30,404.00	\$22,292.00	
	1470 NonDwelling Structures							
	Community Center-Expand/504/add 1/2 bath	1470	1 unit	\$100,000.00	\$123,532.00	\$123,532.00	\$46,292.00	CDBG Funds-\$50,000
	Subtotal 1470	1470		\$100,000.00	\$123,532.00	\$123,532.00	\$46,292.00	
	Total Green Road			\$149,000.00	\$154,936.00	\$153,936.00	\$68,584.00	
South Maple	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450	5 bldg	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Landscaping/Courtyard planting	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved forward to 501-02
	Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Seal/Stain wood fences/encl porch ceilings	1460	30 units	\$10,000.00	\$28,152.00	\$28,152.00	\$22,890.00	
	Bathroom shower faucets/lav faucet/sink faucet	1460		\$6,000.00	\$11,148.00	\$11,148.00	\$1,037.00	
	Subtotal 1460	1460		\$16,000.00	\$39,300.00	\$39,300.00	\$23,927.00	
	1470 Non-Dwelling Structures: Other							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$18,000.00	\$41,300.00	\$39,300.00	\$23,927.00	
Hikone	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Tree trimming, Poison ivy eradication	1450		\$5,000.00	\$3,128.00	\$3,128.00	\$3,128.00	
	Fencing Replacement	1450		\$2,500.00	\$1,564.00	\$1,564.00	\$1,564.00	
	Foundation waterproofing(unit 2758)	1450		\$6,000.00	\$3,754.00	\$3,754.00	\$3,754.00	
	Speedbump before parking lot to slow traffic	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved forward to 501-02
	Subtotal 1450	1450		\$15,500.00	\$10,446.00	\$8,446.00	\$8,446.00	
	1460 Dwelling Structures: Other							
	Seal/Stain wood fences/encl porch ceilings	1460	25 units	\$10,000.00	\$6,757.00	\$6,757.00	\$5,554.00	
	Subtotal 1460	1460		\$10,000.00	\$6,757.00	\$6,757.00	\$5,554.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
Green Road	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace 1st Floor-tile flooring/linoleum?	1460		\$48,000.00	\$30,404.00	\$30,404.00	\$22,292.00	
	Subtotal 1460	1460		\$48,000.00	\$30,404.00	\$30,404.00	\$22,292.00	
	1470 NonDwelling Structures							
	Community Center-Expand/504/add 1/2 bath	1470	1 unit	\$100,000.00	\$123,532.00	\$123,532.00	\$46,292.00	CDBG Funds-\$50,000
	Subtotal 1470	1470		\$100,000.00	\$123,532.00	\$123,532.00	\$46,292.00	
	Total Green Road			\$149,000.00	\$154,936.00	\$153,936.00	\$68,584.00	
South Maple	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450	5 bldg	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Landscaping/Courtyard planting	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved forward to 501-02
	Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Seal/Stain wood fences/encl porch ceilings	1460	30 units	\$10,000.00	\$28,152.00	\$28,152.00	\$22,890.00	
	Bathroom shower faucets/lav faucet/sink faucet	1460		\$6,000.00	\$11,148.00	\$11,148.00	\$1,037.00	
	Subtotal 1460	1460		\$16,000.00	\$39,300.00	\$39,300.00	\$23,927.00	
	1470 Non-Dwelling Structures: Other							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$18,000.00	\$41,300.00	\$39,300.00	\$23,927.00	
Hikone	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Tree trimming, Poison ivy eradication	1450		\$5,000.00	\$3,128.00	\$3,128.00	\$3,128.00	
	Fencing Replacement	1450		\$2,500.00	\$1,564.00	\$1,564.00	\$1,564.00	
	Foundation waterproofing(unit 2758)	1450		\$6,000.00	\$3,754.00	\$3,754.00	\$3,754.00	
	Speedbump before parking lot to slow traffic	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved forward to 501-02
	Subtotal 1450	1450		\$15,500.00	\$10,446.00	\$8,446.00	\$8,446.00	
	1460 Dwelling Structures: Other							
	Seal/Stain wood fences/encl porch ceilings	1460	25 units	\$10,000.00	\$6,757.00	\$6,757.00	\$5,554.00	
	Subtotal 1460	1460		\$10,000.00	\$6,757.00	\$6,757.00	\$5,554.00	

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form HUD-52837 (10/96)

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
	1470 Nondwelling Structures							
	Replace entrance door w/steel panic bar	1470		\$2,000.00	\$6,193.00	\$6,193.00	\$5,504.00	
	Subtotal 1470	1470		\$2,000.00	\$6,193.00	\$6,193.00	\$5,504.00	
	Total Hikone			\$27,500.00	\$23,396.00	\$21,396.00	\$19,504.00	
North Maple	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450	1 site	\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	Foundation Waterproofing(715,717,737)	1450	1 site	\$45,000.00	\$3,941.00	\$3,941.00	\$0.00	
	Subtotal 1450	1450		\$48,500.00	\$7,441.00	\$3,941.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$48,500.00	\$7,441.00	\$3,941.00	\$0.00	
Oakwood	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450			\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$500.00	\$500.00	\$0.00	\$0.00	
Platt Road (Upper)	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450			\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$500.00	\$500.00	\$0.00	\$0.00	
Seventh & Washington	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	Subtotal 1450			\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460	10 units					
	Garbage Disposals	1460		\$4,000.00	\$11,148.00	\$11,148.00	\$11,148.00	
	Subtotal 1460			\$4,000.00	\$11,148.00	\$11,148.00	\$11,148.00	
	Total Seventh/Washington			\$5,200.00	\$12,348.00	\$11,148.00	\$11,148.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Amended Original	Revised (1)	Funds Obligated	Funds Expended		
Broadway MI28P064003	1450 Site Improvement							Moved forward to 501-01	
	Parking Lot-Seal & Restripe			\$2,000.00	\$2,000.00	\$0.00	\$0.00		
	Dumpster-Replace			\$0.00	\$0.00	\$0.00	\$0.00		
		Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other								
	Install roof antennas(or make apts cable ready)	1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Gutters/downspouts	1460			\$9,000.00	\$7,320.00	\$7,320.00	\$7,320.00	
	Subtotal 1460	1460		\$9,000.00	\$7,320.00	\$7,320.00	\$7,320.00		
1470 Non Dwelling Structures									
Ramp to laundry room-ADA Accessibility				\$0.00	\$0.00	\$0.00	\$0.00	Not feasible	
Create community room-carpet, chairs, tables, couch				\$2,500.00	\$2,083.83	\$2,083.83	\$2,083.83	Shifted from 501-02	
	Subtotal 1470	1470		\$2,500.00	\$2,083.83	\$2,083.83	\$2,083.83		
	Total Broadway			\$13,500.00	\$11,403.83	\$9,403.83	\$9,403.83		
Platt Road (Colonial Sq) MI28P064003	1450 Site Improvement								
	Parking Lot-Seal & Restripe			\$500.00	\$500.00	\$0.00	\$0.00		
		Subtotal 1450			\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other								
HVAC-New furnaces				\$10,000.00	\$14,639.00	\$14,639.00	\$14,639.00		
	Subtotal 1460	1460		\$10,000.00	\$14,639.00	\$14,639.00	\$14,639.00		
	Total Platt Road (Colonial Sq)			\$10,500.00	\$15,139.00	\$14,639.00	\$14,639.00		
White/State/Henry MI28P064003	1450 Site Improvement								
	Parking Lot-Seal & Restripe			\$1,500.00	\$1,500.00	\$0.00	\$0.00		
		Subtotal 1450	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other								
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	Total White/State/Henry			\$1,500.00	\$1,500.00	\$0.00	\$0.00		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
Miller Manor MI28P064005	1450 Site Improvement							
	Parking Lot-Seal & Restripe			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Replace carpet in community room	1470	104 units	\$3,000.00	\$3,118.00	\$3,118.00	\$0.00	
	New doors lobby to community room-ADA	1470	104 units	\$2,000.00	\$4,202.00	\$4,202.00	\$4,202.00	
	Administrative office renovation	1470	N/A	\$50,000.00	\$150,000.00	\$150,000.00	\$125,916.00	Shifted from replacement reserves
	Subtotal 1470	1470		\$55,000.00	\$157,320.00	\$157,320.00	\$130,118.00	
Total Miller Manor			\$57,000.00	\$159,320.00	\$157,320.00	\$130,118.00		
Baker Commons MI28P064007	1450 Site Improvement							
	Parking Lot-Seal & Restripe			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	New Chiller Unit	1460		\$67,000.00	\$67,000.00	\$67,000.00	\$67,000.00	DDA Funds:\$67,000
	Subtotal 1470	1470		\$67,000.00	\$67,000.00	\$67,000.00	\$67,000.00	
	1475 Nondwelling Equipment							
	Subtotal 1475			\$0.00	\$0.00	\$0.00	\$0.00	
Total Baker Commons			\$69,000.00	\$69,000.00	\$67,000.00	\$67,000.00		

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking Lot-Seal & Restripe	1450		\$250.00	\$250.00	\$0.00	\$0.00	
	Subtotal 1450			\$250.00	\$250.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Insulate crawl space	1460		\$1,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$1,500.00	\$0.00	\$0.00	\$0.00	
	Total Evelyn Court			\$1,750.00	\$250.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking Lot-Seal & Restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple (Duplexes)			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking Lot-Seal & Restripe	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Subtotal 1450			\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Mallets Creek			\$1,500.00	\$1,500.00	\$0.00	\$0.00	
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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Amended Original	Revised (1)	Funds Obligated	Funds Expended		
Hillside MI28P064008	1450 Site Improvement	1450							
	Parking Lot-Seal & Restripe			\$1,000.00	\$1,000.00	\$0.00	\$0.00		
	Subtotal 1450			\$1,000.00	\$1,000.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other	1460							
				\$0.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00		
	Total Hillside			\$1,000.00	\$1,000.00	\$0.00	\$0.00		
	Total CFP 501-02			\$512,565.00	\$512,565.00	\$442,118.17	\$285,344.70		
			Non-CFP Fund		(\$117,000.00)	(\$207,400.00)	(\$207,400.00)	(\$167,000.00)	
			1406		\$2,382.00	\$1,882.00	\$1,882.00	\$1,882.00	
			1408		\$88,000.00	\$88,000.00	\$85,380.15	\$40,333.21	
			1410		\$40,000.00	\$40,000.00	\$20,000.00	\$10,664.77	
			1430		\$52,000.00	\$52,000.00	\$39,861.17	\$30,829.87	
			1450		\$80,950.00	\$34,837.00	\$12,387.00	\$8,446.00	
			1460		\$98,500.00	\$109,568.00	\$109,568.00	\$84,880.00	
		1465.1		\$25,733.00	\$25,733.00	\$21,155.02	\$21,155.02		
		1470		\$226,500.00	\$356,128.83	\$356,128.83	\$250,997.83		
		1475		\$15,500.00	\$11,816.17	\$3,156.00	\$3,156.00		
		1490		\$0.00	\$0.00	\$0.00	\$0.00		
		1597		\$0.00	\$0.00	\$0.00	\$0.00		
				\$512,565.00	\$512,565.00	\$442,118.17	\$285,344.70		

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Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III:
Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised ()	Actual (1)	Original	Revised ()	Actual (1)	
1406	Sep-05		Dec-04	Sep-07		Dec-04	
1408	Sep-05			Sep-07			
1410	Sep-05			Sep-07			
1430	Sep-05			Sep-07			
PHA Wide 1465.1	Sep-05			Sep-07			
PHA Wide 1475	Sep-05			Sep-07			
Project MI28P064-001							
Green Road	Sep-05			Sep-07			
South Maple	Sep-05			Sep-07			
Hikone	Sep-05			Sep-07			
North Maple	Sep-05			Sep-07			
Oakwood	Sep-05			Sep-07			
Platt Road (Upper)	Sep-05			Sep-07			
7 th & Wash	Sep-05			Sep-07			
Project MI28P064-003							
Broadway	Sep-05			Sep-07			
Platt Rd (Colonial Sq)	Sep-05			Sep-07			
White/State/Henry	Sep-05			Sep-07			
Project MI28P064-005							
Miller Manor	Sep-05			Sep-07			
Project MI28P064-007							
Baker Commons	Sep-05			Sep-07			
Project MI28P064-008							
Evelyn Court	Sep-05			Sep-07			
North Maple(duplexes)	Sep-05			Sep-07			
Mallet's Creek	Sep-05			Sep-07			
Hillside	Sep-05			Sep-07			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Annual Statement / Performance and Evaluation Report

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Capital Fund Program (CFP) Part I: Summary

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-02		FFY of Grant Approval 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 3 </u> <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending <u> 12/31/04 </u> . <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (5)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$12,980.00	\$12,980.00	\$12,980.00
3	1408 Management Improvements	\$74,300.00	\$44,013.17	\$44,013.17	\$44,013.17
4	1410 Administration	\$38,000.00	\$22,346.75	\$22,346.75	\$22,346.75
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$49,000.00	\$84,814.49	\$84,814.49	\$82,349.89
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$116,866.00	\$199,317.00	\$199,317.00	\$199,317.00
10	1460 Dwelling Structures	\$243,300.00	\$142,055.00	\$142,055.00	\$142,055.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00
12	1470 Nondwelling Structures	\$41,500.00	\$118,650.17	\$118,650.17	\$118,650.17
13	1475 Nondwelling Equipment	\$21,500.00	\$10,289.42	\$10,289.42	\$10,289.42
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves/Office Expansion/Remodel	\$50,000.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$660,199.00	\$660,199.00	\$660,199.00	\$657,734.40
20	Amount of line 19 Related to LBP Activities	\$0.00	\$5,599.00	\$5,599.00	\$5,599.00
21	Amount of line 19 Related to Section 504 Compliance	\$20,000.00	\$27,581.00	\$27,581.00	\$27,581.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Number/Name HA-Wide Activities	Development General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (5)	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Operations	1406	n/a	\$0.00	\$12,980.00	\$12,980.00	\$12,980.00	
<u>PHA-Wide</u>	Management Improvements							
	Resident Initiatives Coordinator	1408	n/a	\$3,000.00	\$4,035.81	\$4,035.81	\$4,035.81	
	Staff Training	1408	n/a	\$8,000.00	\$9,663.19	\$9,663.19	\$9,663.19	
	Computer Software Upgrade	1408	n/a	\$5,000.00	\$2,161.95	\$2,161.95	\$2,161.95	
	Drug Elimination Efforts/Family Sites Support Services	1408	n/a	\$58,300.00	\$28,152.22	\$28,152.22	\$28,152.22	
	Subtotal 1408			\$74,300.00	\$44,013.17	\$44,013.17	\$44,013.17	
<u>PHA-Wide</u>	Administrative							
	Staff Salaries & Benefits	1410		\$38,000.00	\$22,346.75	\$22,346.75	\$22,346.75	
	Subtotal 1410			\$38,000.00	\$22,346.75	\$22,346.75	\$22,346.75	
<u>PHA-Wide</u>	Fees and Costs							
	A & E Fees	1430	n/a	\$32,000.00	\$75,454.00	\$75,454.00	\$72,989.40	Shift JE Childs for office remodel from 501-01/\$10980 to operations Shift to 501-01 to close out
	Advertisement	1430	n/a	\$2,000.00	\$2,026.81	\$2,026.81	\$2,026.81	
	Clerk of the Works	1430	n/a	\$15,000.00	\$7,333.68	\$7,333.68	\$7,333.68	
	Subtotal 1430			\$49,000.00	\$84,814.49	\$84,814.49	\$82,349.89	
<u>PHA-Wide</u>	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	
	Subtotal 1465.1			\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	
<u>PHA-Wide</u>	Non-Dwelling Equipment							
	Office Equipment	1475	1	\$5,000.00	\$2,660.64	\$2,660.64	\$2,660.64	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$7,139.79	\$7,139.79	\$7,139.79	
	Maintenance Tools/Vehicle	1475	1	\$3,000.00	\$488.99	\$488.99	\$488.99	
	Subtotal 1475			\$15,500.00	\$10,289.42	\$10,289.42	\$10,289.42	
<u>PHA-Wide</u>	Replacement Reserves	1490						
	Administrative Office expansion	1490	1	\$50,000.00	\$0.00	\$0.00	\$0.00	Shifted to MM Administrative Office Renovation
<u>PHA-Wide</u>	Contingency Budget	1502		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

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Page 2 of 9

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (5)	Funds Obligated	Funds Expended	
Green Road	1450 Site Improvement							
MI28P064001	Sidewalk Leveling	1450		\$1,000.00	\$12,469.00	\$12,469.00	\$12,469.00	
	Drainage-Improve concrete around building	1450		\$40,000.00	\$30,062.00	\$30,062.00	\$30,062.00	
	Subtotal 1450	1450		\$41,000.00	\$42,531.00	\$42,531.00	\$42,531.00	
	1460 Dwelling Structures: Other							
	Seal/Stain wood privacy fences	1460		\$4,800.00	\$3,752.00	\$3,752.00	\$3,752.00	
	Roof: Replace gutters, downspouts, soffits, fascia	1460		\$20,000.00	\$6,080.00	\$6,080.00	\$6,080.00	
	Subtotal 1460	1460		\$24,800.00	\$9,832.00	\$9,832.00	\$9,832.00	
	1470 NonDwelling Structures							
		1470	1unit	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Green Road			\$65,800.00	\$52,363.00	\$52,363.00	\$52,363.00	
South Maple	1450 Site Improvement							
MI28P064001	Drainage-Improve concrete around building	1450	5 bldg	\$40,000.00	\$116,703.00	\$116,703.00	\$116,703.00	
	Subtotal 1450			\$40,000.00	\$116,703.00	\$116,703.00	\$116,703.00	
	1460 Dwelling Structures: Other							
	Walls/Ceilings-Install ceiling fans(2/unit)	1460	30 units	\$12,000.00	\$17,595.00	\$17,595.00	\$17,595.00	
	Roof: Replace gutters, downspouts, soffits, fascia	1460		\$0.00	\$16,048.00	\$16,048.00	\$16,048.00	
	Subtotal 1460	1460		\$12,000.00	\$33,643.00	\$33,643.00	\$33,643.00	
	1470 Non-Dwelling Structures: Other							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$52,000.00	\$150,346.00	\$150,346.00	\$150,346.00	
Hikone	1450 Site Improvement							
MI28P064001	Parking bollards, speed bump sign	1450		\$0.00	\$5,599.00	\$5,599.00	\$5,599.00	
	Playground Equipment	1450		\$0.00	\$932.47	\$932.47	\$932.47	
	Subtotal 1450	1450		\$0.00	\$6,531.47	\$6,531.47	\$6,531.47	
	1460 Dwelling Structures: Other							
	Plumbing-Replace shutoff valve(kitchen & bath)	1460	25 units	\$3,900.00	\$5,646.00	\$5,646.00	\$5,646.00	
	Subtotal 1460	1460		\$3,900.00	\$5,646.00	\$5,646.00	\$5,646.00	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (5)	Funds Obligated	Funds Expended	
	Total Hikone			\$3,900.00	\$12,177.47	\$12,177.47	\$12,177.47	
North Maple	1450 Site Improvement							
	Sidewalk leveling	1450	1 site	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Playground - Upgrade equipment	1450	1 site	\$10,000.00	\$9,067.53	\$9,067.53	\$9,067.53	
	Subtotal 1450	1450		\$20,000.00	\$9,067.53	\$9,067.53	\$9,067.53	
	1460 Dwelling Structures: Other							
	Flooring-replace 1st floor tiling	1460	20 units	\$50,000.00	\$35,639.00	\$35,639.00	\$35,639.00	
	Subtotal 1460			\$50,000.00	\$35,639.00	\$35,639.00	\$35,639.00	
	Total North Maple			\$70,000.00	\$44,706.53	\$44,706.53	\$44,706.53	
Oakwood	1450 Site Improvement							
MI28P064001	Drainage/Site Improvement-soil grading	1450		\$6,000.00	\$6,789.00	\$6,789.00	\$6,789.00	
	Subtotal 1450			\$6,000.00	\$6,789.00	\$6,789.00	\$6,789.00	
	1460 Dwelling Structures: Other							
	Seal wood stairs/deck upgrade	1460	3 units	\$15,000.00	\$8,250.00	\$8,250.00	\$8,250.00	
	Subtotal 1460			\$15,000.00	\$8,250.00	\$8,250.00	\$8,250.00	
	Total Oakwood			\$21,000.00	\$15,039.00	\$15,039.00	\$15,039.00	
Platt Road (Upper)	1450 Site Improvement							
MI28P064001	Landscaping			\$0.00	\$7,260.00	\$7,260.00	\$7,260.00	
	Subtotal 1450			\$0.00	\$7,260.00	\$7,260.00	\$7,260.00	
	1460 Dwelling Structures: Other							
	Seal wood stairs/deck expansion	1460	4 units	\$34,000.00	\$12,944.00	\$12,944.00	\$12,944.00	
	Subtotal 1460			\$34,000.00	\$12,944.00	\$12,944.00	\$12,944.00	
	Total Platt Road(Upper)			\$34,000.00	\$20,204.00	\$20,204.00	\$20,204.00	
Seventh & Washington	1450 Site Improvement							
MI28P064001	Site Improvement-Landscape/concrete-WW/Sidewalk leveling	1450		\$2,866.00	\$910.00	\$910.00	\$910.00	
	Subtotal 1450			\$2,866.00	\$910.00	\$910.00	\$910.00	
	1460 Dwelling Structures: Other							
	Bath Fan & Light on separate switches-SS	1460	10 units	\$2,000.00	\$1,823.00	\$1,823.00	\$1,823.00	
	Upgraded wiring-Circuit for A/C	1460	10 units	\$2,400.00	\$1,823.00	\$1,823.00	\$1,823.00	
	Subtotal 1460			\$4,400.00	\$3,646.00	\$3,646.00	\$3,646.00	
	Total Seventh/Washington			\$7,266.00	\$4,556.00	\$4,556.00	\$4,556.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (5)	Funds Obligated	Funds Expended	
Broadway MI28P064003	1450 Site Improvement							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Foundation-repair 1506 cracks	1460		\$10,000.00	\$286.00	\$286.00	\$286.00	
	Window filming on southside windows	1460		\$7,200.00	\$2,725.00	\$2,725.00	\$2,725.00	
	Paint Hallways plus 2 basement rooms-1506	1460		\$0.00	\$6,874.00	\$6,874.00	\$6,874.00	Shifted from 501-03
	Hallway flooring	1460		\$0.00	\$9,214.00	\$9,214.00	\$9,214.00	Shifted from 501-03
Subtotal 1460	1460		\$17,200.00	\$19,099.00	\$19,099.00	\$19,099.00		
1470 Non Dwelling Structures								
Create community room-carpet, chairs, tables, couch				\$2,500.00	\$0.00	\$0.00	\$0.00	Shifted to 501-03
Subtotal 1470	1470		\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Broadway			\$19,700.00	\$19,099.00	\$19,099.00	\$19,099.00		
Platt Road Colonial Sq MI28P064003	1450 Site Improvement							
Subtotal 1450				\$0.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures: Other								
Subtotal 1460	1460			\$0.00	\$0.00	\$0.00	\$0.00	
Total Platt Road (Colonial Sq)				\$0.00	\$0.00	\$0.00	\$0.00	
White/State/ Henry MI28P064003	1450 Site Improvement							
Subtotal 1450	1450			\$0.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures: Other								
Roofing-Replace gutters	1460	1bldg/28units		\$24,000.00	\$0.00	\$0.00	\$0.00	Alum Facia 501-00
Rear entrance flooring/replace with tile and rubber	1460	1bldg/28units		\$0.00	\$0.00	\$0.00	\$0.00	Shifted to 501-01
Front hallway-carpet replacement	1460	1bldg/28units		\$0.00	\$0.00	\$0.00	\$0.00	Shifted to 501-01
Subtotal 1460	1460			\$24,000.00	\$0.00	\$0.00	\$0.00	
Total White/State/Henry				\$24,000.00	\$0.00	\$0.00	\$0.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (5)	Funds Obligated	Funds Expended	
<u>Miller Manor</u>	<u>1450 Site Improvement</u>							
	MI28P064005							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Plumbing-Replace bath drains with PVC	1460	104 units	\$50,000.00	\$0.00	\$0.00	\$0.00	Maint Dept doing as needed
	Doors-Door guards on handicap units/trash room	1460	104 units	\$5,000.00	\$13,356.00	\$13,356.00	\$13,356.00	
	Subtotal 1460			\$55,000.00	\$13,356.00	\$13,356.00	\$13,356.00	
	<u>1470 Nondwelling Structures</u>							
	Entry vestibule-film on windows	1470	104 units	\$0.00	\$0.00	\$0.00	\$0.00	Cancelled/shift to operations
	Upgrade public bathrooms/ADA accessibility	1470	104 units	\$0.00	\$11,677.00	\$11,677.00	\$11,677.00	
Replace hotwater storage tank			\$0.00	\$22,754.00	\$22,754.00	\$22,754.00		
Administrative Office Renovation			\$0.00	\$42,425.17	\$42,425.17	\$42,425.17	Shifted from Replacement Reserves	
Subtotal 1470	1470		\$0.00	\$76,856.17	\$76,856.17	\$76,856.17		
Total Miller Manor			\$55,000.00	\$90,212.17	\$90,212.17	\$90,212.17		
<u>Baker Commons</u> MI28P064007	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
	Paint hallways, trashrooms, basement	1470		\$20,000.00	\$25,765.00	\$25,765.00	\$25,765.00	
	Upgrade public bathrooms/ADA accessibility	1470		\$0.00	\$16,029.00	\$16,029.00	\$16,029.00	
	Lobby/Community Room-New Carpet	1470		\$4,000.00	\$0.00	\$0.00	\$0.00	501-01
	Floors/hallways-carpet & tile	1470		\$15,000.00	\$0.00	\$0.00	\$0.00	501-01
	Subtotal 1470	1470		\$39,000.00	\$41,794.00	\$41,794.00	\$41,794.00	
<u>1475 Nondwelling Equipment</u>								
TV components replacement	1475		\$6,000.00	\$0.00	\$0.00	\$0.00		
Subtotal 1475			\$6,000.00	\$0.00	\$0.00	\$0.00		
Total Baker Commons			\$45,000.00	\$41,794.00	\$41,794.00	\$41,794.00		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (5)	Funds Obligated	Funds Expended	
<u>Evelyn Ct</u>	<u>1450 Site Improvement</u> MI28P064008	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Repair/replace flooring throughout	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	501-08
	Subtotal 1460			\$3,000.00	\$0.00	\$0.00	\$0.00	
Total Evelyn Court				\$3,000.00	\$0.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u> Landscaping-Plantings; resod front lawn	1450		\$2,000.00	\$3,175.00	\$3,175.00	\$3,175.00	
	Subtotal 1450			\$2,000.00	\$3,175.00	\$3,175.00	\$3,175.00	
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
Total North Maple (Duplexes)				\$2,000.00	\$3,175.00	\$3,175.00	\$3,175.00	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u> Landscaping-Plantings; resod front lawn	1450		\$0.00	\$3,175.00	\$3,175.00	\$3,175.00	
	Subtotal 1450			\$0.00	\$3,175.00	\$3,175.00	\$3,175.00	
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
Total Mallets Creek				\$0.00	\$3,175.00	\$3,175.00	\$3,175.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised (5)	Funds Obligated	Funds Expended		
Hillside MI28P064008	1450 Site Improvement	1450							
	Landscaping-Redo front lawn/check plants			\$5,000.00	\$3,175.00	\$3,175.00	\$3,175.00		
	Subtotal 1450			\$5,000.00	\$3,175.00	\$3,175.00	\$3,175.00		
	1460 Dwelling Structures: Other	1460							
				\$0.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00		
	Total Hillside			\$5,000.00	\$3,175.00	\$3,175.00	\$3,175.00		
	Total CFP 501-02			\$660,199.00	\$660,199.00	\$660,199.00	\$657,734.40		
				Non-CFP Fund	\$0.00	\$0.00	\$0.00	\$0.00	
				1406	\$0.00	\$12,980.00	\$12,980.00	\$12,980.00	
				1408	\$74,300.00	\$44,013.17	\$44,013.17	\$44,013.17	
				1410	\$38,000.00	\$22,346.75	\$22,346.75	\$22,346.75	
				1430	\$49,000.00	\$84,814.49	\$84,814.49	\$82,349.89	
			1450	\$116,866.00	\$199,317.00	\$199,317.00	\$199,317.00		
			1460	\$243,300.00	\$142,055.00	\$142,055.00	\$142,055.00		
			1465.1	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00		
			1470	\$41,500.00	\$118,650.17	\$118,650.17	\$118,650.17		
			1475	\$21,500.00	\$10,289.42	\$10,289.42	\$10,289.42		
			1490	\$50,000.00	\$0.00	\$0.00	\$0.00		
			1597	\$0.00	\$0.00	\$0.00	\$0.00		
				\$660,199.00	\$660,199.00	\$660,199.00	\$657,734.40		
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date						

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Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III:
Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	All Funds			All Funds			Reasons for Revised Target Dates
	Obligated (Quarter Ending Date)			Expended (Quarter Ending Date)			
	Original	Revised ()	Actual (1)	Original	Revised ()	Actual ()	
1406	N/A	Jun-04	Jun-04	N/A	Jun-04	Jun-04	
1408	Mar-04	Jun-04	Jun-04	Jun-06		Sep-04	
1410	Mar-04		Dec-03	Jun-06		Sep-04	
1430	Mar-04	Jun-04	Jun-04	Jun-06			
PHA Wide 1465.1	Mar-04	Jun-04	Jun-04	Jun-06	Jun-04	Jun-04	
PHA Wide 1475	Mar-04		Jun-04	Jun-06		Jun-04	
Project MI28P064-001							
Green Road	Mar-04		Dec-03	Jun-06		Sep-04	
South Maple	Mar-04		Dec-03	Jun-06		Sep-04	
Hikone	Mar-04		Dec-03	Jun-06		Sep-04	
North Maple	Mar-04	Jun-04	Jun-04	Jun-06		Jun-04	
Oakwood	Mar-04		Dec-03	Jun-06		Jun-04	
Platt Road (Upper)	Mar-04		Dec-03	Jun-06		Sep-04	
7 th & Wash	Mar-04		Dec-03	Jun-06		Jun-04	
Project MI28P064-003							
Broadway	Mar-04	Jun-04	Jun-04	Jun-06		Sep-04	
Platt Rd (Colonial Sq)	N/A		N/A	N/A			
White/State/Henry	Mar-04	N/A	N/A	Jun-06	N/A	N/A	
Project MI28P064-005							
Miller Manor	Mar-04	Jun-04	Jun-04	Jun-06		Sep-04	
Project MI28P064-007							
Baker Commons	Mar-04		Dec-03	Jun-06		Jun-04	
Project MI28P064-008							
Evelyn Court	Mar-04	N/A	N/A	Jun-06	N/A	N/A	
North	Mar-04		Dec-03	Jun-06		Sep-04	
Maple(duplexes)							
Mallet's Creek	Mar-04		Dec-03	Jun-06		Sep-04	
Hillside	Mar-04		Dec-03	Jun-06		Sep-04	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

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APPENDIX L
5-Year Capital Plan

Priority	Description	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY 2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1406 Operations							
	Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal 1406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1408 Management Improvements							
	Resident Training	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00
	Resident Initiatives	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 45,000.00
	Staff Training	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 40,000.00
	Computer Software Upgrade	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00
	Drug Elimination Efforts/PHDEP	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 320,000.00
	Subtotal 1408	\$ 84,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 440,000.00
1410 Administrative Salaries							
	Administrative Salaries	\$ 35,000.00	\$ 37,000.00	\$ 39,000.00	\$ 41,000.00	\$ 41,000.00	\$ 193,000.00
	Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal 1410	\$ 35,000.00	\$ 37,000.00	\$ 39,000.00	\$ 41,000.00	\$ 41,000.00	\$ 193,000.00
1430 A & E Fees							
	A & E Fees	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 125,000.00
	Advertisements	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
	Clerk of the Works	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 75,000.00
	Subtotal 1430	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 210,000.00
1460 Dwelling Structures(PHA Wide)							
	Subtotal 1460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1465.1 Dwelling Equipment(PHA Wide)							
	Appliances	\$ 37,600.00	\$ 24,900.00	\$ 24,900.00	\$ 24,900.00	\$ 24,200.00	\$ 136,500.00
	Subtotal 1465.1	\$ 37,600.00	\$ 24,900.00	\$ 24,900.00	\$ 24,900.00	\$ 24,200.00	\$ 136,500.00
1475 Non Dwelling Equipment(PHA Wide)							
	Maintenance Tools/Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Office Equipment	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00
	Computer Hardware Upgrade	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 37,500.00
	Subtotal 1475	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 62,500.00
1502 Contingency							
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total PHA Wide Costs		\$ 211,100.00	\$ 205,400.00	\$ 207,400.00	\$ 209,400.00	\$ 208,700.00	\$ 1,042,000.00

Priority	Description	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
		501-05 FY 2006	501-06 FY 2007	501-07 FY2008	501-08 FY2009	501-09 FY2010	
	Project MI28P064-001 Green Road	\$ 69,500.00	\$ 21,000.00	\$ 31,000.00	\$ 120,000.00	\$ 141,000.00	\$ 382,500.00
	Project MI28P064-001 South Maple	\$ 37,000.00	\$ 35,000.00	\$ 2,000.00	\$ 150,000.00	\$ 102,000.00	\$ 326,000.00
	Project MI28P064-001 Hikone	\$ 34,000.00	\$ 20,000.00	\$ 22,000.00	\$ 186,000.00	\$ 177,000.00	\$ 439,000.00
	Project MI28P064-001 North Maple	\$ 23,500.00	\$ 40,000.00	\$ 53,500.00	\$ 2,000.00	\$ 169,500.00	\$ 288,500.00
	Project MI28P064-001 Oakwood	\$ 12,500.00	\$ 11,000.00	\$ 4,300.00	\$ -	\$ 8,000.00	\$ 35,800.00
	Project MI28P064-001 Platt Road(Upper)	\$ 16,500.00	\$ -	\$ 4,500.00	\$ -	\$ 10,500.00	\$ 31,500.00
	Project MI28P064-001 Seventh/Washington	\$ 9,200.00	\$ 10,900.00	\$ 31,200.00	\$ 3,000.00	\$ 30,200.00	\$ 84,500.00
	Project MI28P064-003 Broadway	\$ 2,000.00	\$ 12,000.00	\$ 47,000.00	\$ -	\$ 2,000.00	\$ 63,000.00
	Project MI28P064-003 Platt Road(Col Sq)	\$ 2,500.00	\$ 4,500.00	\$ 22,500.00	\$ -	\$ 500.00	\$ 30,000.00
	Project MI28P064-003 White/State/Henry	\$ 11,500.00	\$ 22,500.00	\$ 1,500.00	\$ 1,000.00	\$ 31,500.00	\$ 68,000.00
	Project MI28P064-005 Miller Manor	\$ 101,000.00	\$ 129,400.00	\$ 64,000.00	\$ 8,400.00	\$ 301,800.00	\$ 604,600.00
	Project MI28P064-007 Baker Commons	\$ 22,000.00	\$ 22,500.00	\$ 48,000.00	\$ -	\$ 133,400.00	\$ 225,900.00
	Project MI28P064-008 Evelyn Court	\$ 250.00	\$ 3,000.00	\$ 250.00	\$ -	\$ 3,250.00	\$ 6,750.00
	Project MI28P064-008 North Maple(Duplexes)	\$ 1,000.00	\$ -	\$ 9,250.00	\$ 22,500.00	\$ 1,000.00	\$ 33,750.00
	Project MI28P064-008 Mallets Creek	\$ 1,500.00	\$ -	\$ 9,750.00	\$ -	\$ 9,000.00	\$ 20,250.00
	Project MI28P064-008 Hillside	\$ 1,000.00	\$ 4,500.00	\$ 22,500.00	\$ -	\$ 1,000.00	\$ 29,000.00
	Other Funding						\$ -
	1406 Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1408 Management Improvements	\$ 84,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 440,000.00
	1410 Administrative Salaries	\$ 35,000.00	\$ 37,000.00	\$ 39,000.00	\$ 41,000.00	\$ 41,000.00	\$ 193,000.00
	1430 A & E Fees	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 210,000.00
	1460 Dwelling Structures(PHA Wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1465.1 Dwelling Equipment(PHA Wide)	\$ 37,600.00	\$ 24,900.00	\$ 24,900.00	\$ 24,900.00	\$ 24,200.00	\$ 136,500.00
	1475 Non Dwelling Equipment(PHA Wide)	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 62,500.00
	1501 Debt Service						\$ -
	1502 Contingency						\$ -
	Totals	\$ 556,050.00	\$ 541,700.00	\$ 580,650.00	\$ 702,300.00	\$ 1,330,350.00	\$ 3,711,050.00

Project MI28P064-001 Green Road

24 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00		\$ 1,000.00		\$ 1,000.00	\$ 3,000.00
	Lighting Upgrade-rear parking lot	4	bldg	\$ 1,250.00	\$ 5,000.00		\$ 5,000.00				\$ 5,000.00
	Dead tree removal/replacement			\$ 500.00		\$ 5,500.00					\$ 5,500.00
	Expand dumpster area/add dumpster			\$ 3,000.00		\$ 3,000.00					\$ 3,000.00
Subtotal 1450						\$ 9,500.00	\$ 5,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 16,500.00
1460 Dwelling Structure											
	Siding-Paint Trim-upgrade panel below kitchen windows	4	bldg	\$ 4,000.00	\$ 16,000.00		\$ 16,000.00				\$ 16,000.00
	HVAC-New furnaces	24	units	\$ 1,500.00	\$ 36,000.00	\$ 36,000.00					\$ 36,000.00
	Central air conditioning-luxury-not necessity	24	units	\$ 3,200.00	\$ 76,800.00						\$ -
	Siding-Install vinyl siding	4	bldg	\$ 30,000.00	\$ 120,000.00				\$ 120,000.00		\$ 120,000.00
	New kitchen cabinets/countertops	24	units	\$ 2,500.00	\$ 60,000.00				\$ 60,000.00		\$ 60,000.00
	Shower surrounds, delta faucets	24	units	\$ 1,000.00	\$ 24,000.00	\$ 24,000.00					\$ 24,000.00
	New roof	4	bldg	\$ 7,500.00	\$ 30,000.00			\$ 30,000.00			\$ 30,000.00
	Window replacement	24	units	\$ 3,333.33	\$ 79,999.92					\$ 80,000.00	\$ 80,000.00
Subtotal 1460						\$ 60,000.00	\$ 16,000.00	\$ 30,000.00	\$ 120,000.00	\$ 140,000.00	\$ 366,000.00
1470 Non Dwelling Structures											
											\$ -
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Green Road						\$ 69,500.00	\$ 21,000.00	\$ 31,000.00	\$ 120,000.00	\$ 141,000.00	\$ 382,500.00
1465.1 Dwelling Equipment						\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 7,000.00

Project MI28P064-001 Maple Meadows(South Maple)

30 Units

Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
					501-05 FY 2006	501-06 FY 2007	501-07 FY2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement										
Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	\$ 6,000.00
Subtotal 1450					\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 6,000.00
1460 Dwelling Structure										
Exterior-Paint trim and gas meters	5	bldg	\$ 4,000.00	\$ 20,000.00		\$ 20,000.00				\$ 20,000.00
Flooring-replace 1st floor flooring	29	units	\$ 1,200.00	\$ 34,800.00	\$ 35,000.00					\$ 35,000.00
Kitchen-replace counter tops/cabinets	30	units	\$ 2,500.00	\$ 75,000.00					\$ 75,000.00	\$ 75,000.00
Vinyl siding				\$ 150,000.00				\$ 150,000.00		\$ 150,000.00
Storm Window Replacement				\$ 25,000.00				\$ 25,000.00		\$ 25,000.00
New entry doors-front and rear	30		\$ 500.00	\$ 15,000.00		\$ 15,000.00				\$ 15,000.00
Subtotal 1460					\$ 35,000.00	\$ 35,000.00	\$ -	\$ 150,000.00	\$ 100,000.00	\$ 320,000.00
1470 Non Dwelling Structures										
Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 South Maple					\$ 37,000.00	\$ 35,000.00	\$ 2,000.00	\$ 150,000.00	\$ 102,000.00	\$ 326,000.00
1465.1 Dwelling Equipment					\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 17,500.00

Project MI28P064-001 Hikone

30 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	\$ 6,000.00
	Retaining wall				\$ -		\$ 5,000.00				\$ 5,000.00
	Direction/signage				\$ -	\$ 2,000.00					\$ 2,000.00
Subtotal 1450						\$ 4,000.00	\$ 5,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 13,000.00
1460 Dwelling Structure											
	Exterior-paint wood trim	5	bldg	\$ 4,000.00	\$20,000.00			\$ 20,000.00			\$ 20,000.00
	Siding-Install vinyl siding	5	bldg	\$ 30,000.00	150,000.00				\$ 150,000.00		\$ 150,000.00
	Shower surrounds, delta faucets	30	units	\$ 1,000.00	\$30,000.00	\$ 30,000.00					\$ 30,000.00
	New countertops/kitchen cabinets	30	units	\$ 2,500.00	\$75,000.00					\$ 75,000.00	\$ 75,000.00
	First Floor Tiling	30	units	\$ 1,200.00	\$36,000.00				\$ 36,000.00		\$ 36,000.00
	Sump Pump repair	5	bldgs	\$ 3,000.00	\$15,000.00		\$ 15,000.00				\$ 15,000.00
	A/C Central air-luxury-not necessity	30	units								\$ -
	Window replacement	30	units	\$ 3,333.33	\$99,999.90					\$ 100,000.00	\$ 100,000.00
Subtotal 1460						\$ 30,000.00	\$ 15,000.00	\$ 20,000.00	\$ 186,000.00	\$ 175,000.00	\$ 426,000.00
1470 Non Dwelling Structures											
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Hikone						\$ 34,000.00	\$ 20,000.00	\$ 22,000.00	\$ 186,000.00	\$ 177,000.00	\$ 439,000.00
1465.1 Dwelling Equipment											
	Appliances										\$ -
	Plumbing-Replace hot water tanks	30	units	\$ 333.00	\$ 9,990.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00

**Project MI28P064-001 North
Maple**

20 units

Priori ty	Description	Qty	Unit s	Unit Price	Total	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY 2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 3,500.00	\$ 10,500.00	\$ 3,500.00		\$ 3,500.00		\$ 3,500.00	\$ 10,500.00
	Expand Parking Lot	1	ea	\$40000.00	\$ 40,000.00		\$ 40,000.00				\$ 40,000.00
	Repair basketball court/backboards/hoops								\$ 2,000.00		\$ 2,000.00
	Courtyard upgrade,sidewalks,ramps									\$ 140,000.00	\$ 140,000.00
	Subtotal 1450					\$ 3,500.00	\$ 40,000.00	\$ 3,500.00	\$ 2,000.00	\$143,500.00	\$ 192,500.00
1460 Dwelling Structure											
	Flooring-Replace flooring(2nd floor)	20	units	\$ 2,500.00	\$ 50,000.00			\$ 50,000.00			\$ 50,000.00
	Shower surrounds/delta faucet	20	units	\$ 1,000.00	\$ 20,000.00	\$ 20,000.00					\$ 20,000.00
	New kitchen cabinets-	20	units	\$ 1,066.67	\$ 21,333.40					\$22,000.00	\$ 22,000.00
	New basement windows(glass block)	20	units	\$ 200.00	\$ 4000.00					\$ 4,000.00	\$ 4,000.00
	Subtotal 1460					\$ 20,000.00	\$ -	\$ 50,000.00	\$ -	\$26,000.00	\$ 96,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 North Maple						\$ 23,500.00	\$ 40,000.00	\$ 53,500.00	\$ 2,000.00	\$ 169,500.00	\$ 288,500.00
1465.1 Dwelling Equipment											
	Appliances					\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 7,000.00

Project MI28P064-001 Oakwood

3 units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00	\$ 500.00		\$ 500.00		\$ 500.00	\$ 1,500.00
	Exterior Lighting				\$ 2,000.00		\$ 2,000.00				\$ 2,000.00
	Subtotal 1450					\$ 500.00	\$ 2,000.00	\$ 500.00	\$ -	\$ 500.00	\$ 3,500.00
1460 Dwelling Structure											
	Exterior-paint wood trim	3	bldg	\$ 1,000.00	\$ 3,000.00			\$ 3,000.00			\$ 3,000.00
	Flooring-Replace flooring(2nd level)	3	units	\$ 2,500.00	\$ 2,500.00	\$ 7,500.00					\$ 7,500.00
	Sump pump replacement	3	units	\$ 3,000.00	\$ 9,000.00		\$ 9,000.00				\$ 9,000.00
	Replace furnaces	3	units	\$ 1,500.00	\$ 4,500.00	\$ 4,500.00					\$ 4,500.00
	Replace entry doors/storm doors	3	units	\$ 266.67	\$ 800.00			\$ 800.00			\$ 800.00
	New kitchen cabinets/countertops	3	units	\$2,500.00	\$ 7,500.00					\$ 7,500.00	\$ 7,500.00
	Subtotal 1460					\$ 12,000.00	\$ 9,000.00	\$ 3,800.00	\$ -	\$ 7,500.00	\$ 32,300.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Oakwood						\$ 12,500.00	\$ 11,000.00	\$ 4,300.00	\$ -	\$ 8,000.00	\$ 35,800.00
1465.1 Dwelling Equipment											
	Appliances							\$ -	\$ -	\$ -	\$ -
	Plumbing-Replace Hot Water Tanks	3	units	\$ 500.00	\$ 1,500.00	\$ 1,500.00		\$ -	\$ -	\$ -	\$ 1,500.00
						\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00

Project MI28P064-001 Platt Road(Upper)

4 units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00	\$ 500.00		\$ 500.00		\$ 500.00	\$ 1,500.00
	Subtotal 1450					\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 500.00	\$ 1,500.00
1460 Dwelling Structure											
	Siding-Paint Trim	4	bldg	\$ 1,000.00	\$ 4,000.00			\$ 4,000.00			\$ 4,000.00
	Additional linen space-upstairs bathroom-NO	4	units	\$ 1,000.00	\$ 4,000.00						\$ -
	Flooring-Replace flooring(2nd level)	4	units	\$ 2,500.00	\$ 10,000.00	\$ 10,000.00					\$ 10,000.00
*1 done	Replace furnaces	3	units	\$ 2,000.00	\$ 6,000.00	\$ 6,000.00					\$ 6,000.00
	New kitchen cabinets/countertops	4	units	\$ 2,500.00	\$ 10,000.00				\$ 10,000.00		\$ 10,000.00
	Subtotal 1460					\$ 16,000.00	\$ -	\$ 4,000.00	\$ -	\$ 10,000.00	\$ 30,000.00
1470 Non Dwelling Structures											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Platt Rd(Upper)						\$ 16,500.00	\$ -	\$ 4,500.00	\$ -	\$ 10,500.00	\$ 31,500.00
1465.1 Dwelling Equipment											
	Appliances					\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ -	\$ 2,800.00
	Plumbing-Replace Hot Water Tanks	4	units	\$ 333.00	\$ 1,332.00				\$ -	\$ -	\$ -
						\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ -	\$ 2,800.00

Project MI28P064-001
Seventh/Washington
 10 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 RY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00	\$ 1,200.00		\$ 1,200.00		\$ 1,200.00	\$ 3,600.00
	Lighting for signage				\$ 2,000.00		\$ 2,000.00				\$ 2,000.00
	Expanded Parking area				\$ 15,000.00			\$ 15,000.00			\$ 15,000.00
	Hillside tree removal				\$ 2,500.00		\$ 2,500.00				\$ 2,500.00
	Excavation-Retaining Wall				\$ 10,000.00			\$ 10,000.00			\$ 10,000.00
	Subtotal 1450					\$ 1,200.00	\$ 4,500.00	\$ 26,200.00	\$ -	\$ 1,200.00	\$ 33,100.00
1460 Dwelling Structure											
	Install extra shelving in pantry(betw sto)	10	units	\$ 100.00	\$ 1,000.00	\$ 1,000.00					\$ 1,000.00
	Siding-Paint Trim	5	units	\$ 1,000.00	\$ 5,000.00			\$ 5,000.00			\$ 5,000.00
	New windows-drafty	4	units	\$ 1,000.00	\$ 4,000.00				\$ 4,000.00		\$ 4,000.00
	Occupied unit painting	8	units	\$ 300.00	\$ 2,400.00		\$ 2,400.00				\$ 2,400.00
	Mold	2	units	\$ 2,000.00	\$ 4,000.00		\$ 4,000.00				\$ 4,000.00
	Gutter repair-SS		units		\$ 3,000.00	\$ 3,000.00					\$ 3,000.00
	New kitchen cabinets/countertops	10	units	\$ 2,500.00	\$ 25,000.00				\$ 25,000.00		\$ 25,000.00
	Install new furnaces	2	units	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00					\$ 4,000.00
	New flooring	2	units	\$ 1,500.00	\$ 3,000.00				\$ 3,000.00		\$ 3,000.00
	Subtotal 1460					\$ 8,000.00	\$ 6,400.00	\$ 5,000.00	\$ 3,000.00	\$ 29,000.00	\$ 51,400.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001						\$ 9,200.00	\$ 10,900.00	\$ 31,200.00	\$ 3,000.00	\$ 30,200.00	\$ 84,500.00
Seventh/Washington											

Project MI28P064-003 Broadway

20 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	\$ 6,000.00
	Lighting for sign	1	ea		\$ 1,000.00		\$ 1,000.00				\$ 1,000.00
	Drain repair, erosion, and water flow	1	ea		\$ 3,000.00		\$ 3,000.00				\$ 3,000.00
	Subtotal 1450					\$ 2,000.00	\$ 4,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 10,000.00
1460 Dwelling Structure											
	HVAC-Install window A/C-NO	20	units	\$ 1,500.00	\$30,000.00						\$ -
	Roof-gutters/downspouts to storm drain-done	3	bldg	\$ 3,000.00	\$ 9,000.00						\$ -
	Kitchen flooring tile	20	units	\$ 1,000.00	\$20,000.00			\$20,000.00			\$ 20,000.00
	New roof	3	bldg	\$ 8,333.33	\$25,000.00			\$25,000.00			\$ 25,000.00
	New entry doors to buildings	10	bldg	\$ 800.00	\$ 8,000.00		\$ 8,000.00				\$ 8,000.00
	Subtotal 1460					\$ -	\$ 8,000.00	\$ 45,000.00	\$ -	\$ -	\$ 53,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-003 Broadway						\$ 2,000.00	\$ 12,000.00	\$ 47,000.00	\$ -	\$ 2,000.00	\$ 63,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 7,000.00

Project MI28P064-003 Platt Rd(Col Sq)

5 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00	\$ 500.00		\$ 500.00		\$ 500.00	\$ 1,500.00
	Improve landscaping				\$ 1,500.00		\$ 1,500.00				\$ 1,500.00
	Subtotal 1450					\$ 500.00	\$ 1,500.00	\$ 500.00	\$ -	\$ 500.00	\$ 3,000.00
1460 Dwelling Structure											
	Install wood privacy fences	5	units	\$ 2,000.00	\$ 10,000.00			\$ 10,000.00			\$ 10,000.00
	Caulk Ext, windows,doors,siding				\$ 3,000.00		\$ 3,000.00				\$ 3,000.00
	Replace roof				\$ 12,000.00			\$ 12,000.00			\$ 12,000.00
	Replace & repair gutters				\$ 2,000.00	\$ 2,000.00					\$ 2,000.00
	Subtotal 1460					\$ 2,000.00	\$ 3,000.00	\$ 22,000.00	\$ -	\$ -	\$ 27,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-003 Platt Rd(Col Sq)						\$ 2,500.00	\$ 4,500.00	\$ 22,500.00	\$ -	\$ 500.00	\$ 30,000.00

1465.1 Dwelling Equipment

	Appliances					\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 3,500.00
	Plumbing-Replace Hot Water Tanks	5	units	\$ 500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
						\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 6,000.00

Project MI28P064-003
White/State/Henry
 28 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00		\$ 1,500.00		\$ 1,500.00	\$ 4,500.00
	Landscaping-Plantings/Shrubs	1	ea	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	Block off pkg lot	1	ea	?	\$ 1,000.00		\$ 1,000.00				\$ 1,000.00
Subtotal 1450						\$ 6,500.00	\$ 1,000.00	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 10,500.00
1460 Dwelling Structure											
	Lentils-scrape, paint, caulk				\$ 7,500.00		\$ 7,500.00				\$ 7,500.00
	Replace all doors	28	500		\$ 14,000.00		\$ 14,000.00				\$ 14,000.00
	Lighting-storage bin/basement-not necessity				\$ 10,000.00						\$ -
	Replace basement windows				\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	New security lighting fixtures				\$ 1,000.00			\$ 1,000.00			\$ 1,000.00
	New kitchen cabinets/countertops	28	units	\$ 1,071.43	\$ 30,000.00					\$ 30,000.00	\$ 30,000.00
Subtotal 1460						\$ 5,000.00	\$ 21,500.00	\$ -	\$ 1,000.00	\$ 30,000.00	\$ 57,500.00
1470 Non Dwelling Structures											
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-003 White/State/Henry						\$ 11,500.00	\$ 22,500.00	\$ 1,500.00	\$ 1,000.00	\$ 31,500.00	\$ 68,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 7,000.00
	Plumbing-Replace hot water tanks	28	units	\$ 500.00	\$ 14,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
						\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 12,000.00

Project MI28P064-005 Miller Manor

105 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY 2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$2,000.00	\$ 6,000.00	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	\$ 6,000.00
	Site Lighting-W Park Lot side	1	ea	?	\$ 2,000.00		\$ 2,000.00				\$ 2,000.00
	Improve parking lot lighting near entrance	1	ea			\$ 2,000.00					\$ 2,000.00
	Wheelchair safety-entrance to bus stop	1				\$ 2,000.00					\$ 2,000.00
	Subtotal 1450					\$ 6,000.00	\$ 2,000.00	\$ 2,000.00	\$	\$ 2,000.00	\$ 12,000.00
1460 Dwelling Structure											
	Bathrooms-Additional bathroom shelves	104	units	\$ 100.00	\$10,400.00		\$10,400.00				\$ 10,400.00
	Heat Pipes				100,000.00		100,000.00				\$100,000.00
	Zone valve/heating coil/radiators	104	units	\$ 115.38	\$12,000.00						\$ 12,000.00
	Bathroom sink/vanities/shutoff valves	104	units	\$ 400.00	\$41,600.00			\$42,000.00			\$ 42,000.00
	New kitchen cabinets	104			\$75,000.00					\$75,000.00	\$ 75,000.00
	Kitchen tile replacement	104		\$ 500.00	\$52,000.00					\$52,000.00	\$ 52,000.00
	New door locks for apartments	104		\$ 200.00	\$20,800.00					\$20,800.00	\$ 20,800.00
	Painting/new carpet for longterm residents	104			\$25,000.00					\$25,000.00	\$ 25,000.00
	Subtotal 1460					\$ 122,400.00	\$42,000.00	\$	\$	172,800.00	\$337,200.00
1470 Non Dwelling Structures											
	Repack/rebuild fire pump									\$ 7,000.00	\$ 7,000.00
	Paint gaslines-done				\$ 1,000.00						\$
	Foyer-Rubber floor-done				\$ 3,000.00						\$
	Stairwell Door Hardware				\$ 5,000.00		\$ 5,000.00				\$ 5,000.00
	Roof replacement-7th floor/lobby				\$90,000.00	\$90,000.00					\$ 90,000.00
	Hallway painting	7	floors	\$1,200.00	\$ 8,400.00				\$ 8,400.00		\$ 8,400.00
	Lobby painting							\$20,000.00			\$ 20,000.00
	Double entry sliding doors								\$70,000.00		\$ 70,000.00
	Security cameras on all floors								\$40,000.00		\$ 40,000.00
	Secured screens floors 3-7								\$10,000.00		\$ 10,000.00
	Subtotal 1470					\$90,000.00	\$ 5,000.00	\$20,000.00	\$ 8,400.00	127,000.00	250,400.00
1475 Non Dwelling Equipment											
	Lobby/Comm Rm-New Furniture	1	ea	\$5,000.00	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	Subtotal 1475					\$ 5,000.00	\$	\$	\$	\$	\$ 5,000.00
Total Project MI28P064-005 Miller Manor						101,000.00	129,400.00	64,000.00	8,400.00	301,800.00	604,600.00
1465.1 Dwelling Equipment											
	Appliances					\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 35,000.00
	Front loading washers & dryers										

Project MI28P064-007 Baker Commons

64 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY 2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	\$ 6,000.00
	Site Improvements-Landscaping	1	ea	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00					\$ 1,000.00
	Pkg Lights				\$ 5,000.00		\$ 5,000.00				\$ 5,000.00
Subtotal 1450						\$ 3,000.00	\$ 5,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 12,000.00
1460 Dwelling Structure											
	Caulk windows				\$ 5,000.00		\$ 5,000.00				\$ 5,000.00
	New entry doors-do as needed	64	units	\$ 468.75	\$30,000.00						\$ -
	Sargeant Mortis locks-do as needed	58	units	\$ 431.03	\$25,000.00						\$ -
	Vanity/sink upgrade	64		\$ 400.00	\$25,600.00			\$26,000.00			\$ 26,000.00
	Kitchen/bath tile floor replacement	64		\$ 1,500.00	\$96,000.00				\$96,000.00		\$ 96,000.00
	Vent cleaning	64							\$25,000.00		\$ 25,000.00
	Reflective film-west side windows	64		\$ 200.00	\$ 6,400.00				\$ 6,400.00		\$ 6,400.00
	Apartment door replacement-do as needed	64									\$ -
	Lock replacement-do as needed	64									\$ -
Subtotal 1460						\$ -	\$ 5,000.00	\$26,000.00	\$ -	127,400.00	\$ 158,400.00
1470 Non Dwelling Structures											
	Laundry room cleanout						\$10,000.00				\$ 10,000.00
	Community Room-Openable Windows	2	ea	\$ 2,000.00	\$ 4,000.00				\$ 4,000.00		\$ 4,000.00
	Window reflective film-Main St Side	?	units	?	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	Trash room floors-Replace sheet linoleum				\$ 2,000.00		\$ 2,000.00				\$ 2,000.00
	Painting-fuel oil tank				\$ 500.00		\$ 500.00				\$ 500.00
	Staining lattice over chillers-removed										\$ -
	Hallway AC replacement				\$20,000.00			\$20,000.00			\$ 20,000.00
	New hot water heater				\$ 6,000.00	\$ 6,000.00					\$ 6,000.00
	Gutter/downspout repair/cleaning				\$ 3,000.00	\$ 3,000.00					\$ 3,000.00
Subtotal 1470						\$14,000.00	\$12,500.00	\$20,000.00	\$ -	\$ 4,000.00	\$ 50,500.00
1475 Non Dwelling Equipment											
	Lobby/Comm Rm-New Furniture	1	ea	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
Subtotal 1475						\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
Total Project MI28P064-007 Baker Commons						\$22,000.00	\$22,500.00	\$48,000.00	\$ -	133,400.00	\$ 225,900.00
1465.1 Dwelling Equipment											
	Appliances					\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 21,000.00

Project MI28P064-008 Evelyn Court
1 Unit

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Driveway-Seal	1	ea	\$ 250.00	\$ 250.00	\$ 250.00		\$ 250.00		\$ 250.00	\$ 750.00
	Subtotal 1450					\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 250.00	\$ 750.00
1460 Dwelling Structure											
	Closet Doors				\$ 3,000.00		\$ 3,000.00				\$ 3,000.00
	New kitchen cabinets/counter tops	1	units	\$ 3,000.00	\$ 3,000.00					\$ 3,000.00	\$ 3,000.00
	New flooring-done	1	units	\$ 2,000.00	\$ 2,000.00						\$ -
	Subtotal 1460					\$ -	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00	\$ 6,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
											\$ -
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Evelyn Court						\$ 250.00	\$ 3,000.00	\$ 250.00	\$ -	\$ 3,250.00	\$ 6,750.00

1465.1 Dwelling Equipment
Appliances

Project MI28P064-008 North Maple(Duplexes)

4 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506	CFP507	CFP508	CFP509	CFP510	TOTAL
						501-05 FY 2006	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	
1450 Site Improvement											
	Parking Lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00		\$ 1,000.00		\$ 1,000.00	\$ 3,000.00
	Subtotal 1450					\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 3,000.00
1460 Dwelling Structure											
	Remove and replace fake brick	3	ea	\$ 7,500.00	\$ 22,500.00				\$ 22,500.00		\$ 22,500.00
	Stain/seal porches/rails	3	ea	\$ 2,750.00	\$ 8,250.00			\$ 8,250.00			\$ 8,250.00
	Subtotal 1460					\$ -	\$ -	\$ 8,250.00	\$ 22,500.00	\$ -	\$ 30,750.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 North Maple Duplexes						\$ 1,000.00	\$ -	\$ 9,250.00	\$ 22,500.00	\$ 1,000.00	\$ 33,750.00
1465.1 Dwelling Equipment											
	Appliances					\$ 2,800.00					\$ 2,800.00

**Project MI28P064-008 Mallets
Creek/South Main**

6 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY 2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1450 Site Improvement											
	Parking Lot-Seal & Restripe	3	ea	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00		\$ 1,500.00		\$ 1,500.00	\$ 4,500.00
Subtotal 1450						\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 4,500.00
1460 Dwelling Structure											
	Seal/stain porches rails	3		\$ 2,750.00	\$ 8,250.00			\$ 8,250.00			\$ 8,250.00
	Kitchen cabinets/countertops	3		\$ 2,500.00	\$ 7,500.00					\$ 7,500.00	\$ 7,500.00
Subtotal 1460						\$ -	\$ -	\$ 8,250.00	\$ -	\$ 7,500.00	\$ 15,750.00
1470 Non Dwelling Structures											
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
Subtotal 1475						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Mallets Creek						\$ 1,500.00	\$ -	\$ 9,750.00	\$ -	\$ 9,000.00	\$ 20,250.00
1465.1 Dwelling Equipment											
	Appliances					\$ 4,200.00					\$ 4,200.00

Project MI28P064-008
Hillside/Pennsylvania
 6 Units

Priority	Description	Qty	Units	Unit Price	Total	CFP506 501-05 FY 2006	CFP507 501-06 FY 2007	CFP508 501-07 FY 2008	CFP509 501-08 FY2009	CFP510 501-09 FY2010	TOTAL
1450 Site Improvement											
	Parking Lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00		\$ 1,000.00		\$ 1,000.00	\$ 3,000.00
	Subtotal 1450					\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 3,000.00
1460 Dwelling Structure											
	Storm doors	6	ea	\$ 250.00	\$ 1,500.00		\$ 1,500.00				\$ 1,500.00
	New flooring	6	ea	\$ 833.33	\$ 5,000.00			\$ 5,000.00			\$ 5,000.00
	Entry doors/locks	6	ea	\$ 500.00	\$ 3,000.00		\$ 3,000.00				\$ 3,000.00
	Seal/stain porches and rails	6		\$ 2,750.00	\$ 16,500.00			\$ 16,500.00			\$ 16,500.00
	Subtotal 1460					\$ -	\$ 4,500.00	\$ 21,500.00	\$ -	\$ -	\$ 26,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Hillside						\$ 1,000.00	\$ 4,500.00	\$ 22,500.00	\$ -	\$ 1,000.00	\$ 29,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 4,200.00					\$ 4,200.00

APPENDIX M
Comments by Resident Advisory Board and the Public

RAB Meetings held to review Agency Plan in Development and during Public Review:

January 10, 2005

January 24, 2005

February 14, 2005

Public Hearing on Agency Plan held: March 16, 2005

Eight residents attended the public hearing, including 3 who serve on the Resident Advisory Board. Two public housing complexes were represented by those present.

At a meeting of interested parties to the Washtenaw County 10 Year Plan to End Homelessness, two members of that group expressed concern about two policy change areas that AAHC planned to implement, specifically, the increase in minimum rent for both Public Housing and Section 8 participants from \$25 to \$50. Charles Lachance, a member of the RAB, who spoke at the Public Hearing on 03/16/05 expressed the same concern. All parties feel that the increased risk of homelessness for the extremely poor far outweighs the potential income increase that will accrue to the Commission.

Response: The Commission acknowledges this concern, but also recognizes that it has limited discretionary options for increasing its revenues. It will provide necessary education on the “hardship” exemption for residents potentially impacted.

The other area of concern related to the dropping of the Payment Standard in the Section 8 HCV program from about 105% of published FMR to 95% of FMR. Again, the stated concern was that the economic benefit in terms of additional families that could be served from the reduced HAP subsidy savings did not come close to the cost as defined by the number families that would be adversely impacted and put at increasingly financial risk.

Response: The Commission reconsidered their decision to lower the payment standard a full 10 percentage points, and instead, decided to peg it to 100% of the published FMR. The rental market has softened during the last year and voucher holders have had a high success rate in finding affordable housing. We will monitor the success rate with the lowered PS.

At the Public Hearing on 03/16/05, resident Richard Sulfaro, spoke to the need of increased security at Miller Manor. He quoted HUD as saying security improvements previously funded under PHDEP, including security guards, could be paid for out of CFP or Operating Funds.

The Commission appreciates Mr. Sulfaro’s concern for “security guards” and increased safety. At the peak of PHDEP funding, AAHC received \$172,000, for all its sites, which is less than the \$200,000 Mr. Sulfaro quoted for security guards. Before HUD eliminated that grant, AAHC funding had dropped to about \$86,000. Those funds were not transferred into Operating Subsidy or CFP funding. They were eliminated. Additionally, the Commission’s low-rent operating budget for FY06 was passed on 03/16/05 (the night of the public hearing) with a projected \$80,000 deficit, owing primarily to inadequate federal funding, resulting in an 11% cut of about \$78,000 in operating subsidy. Likewise, PH dwelling rental income has declined with the implementation of

utility allowance increases reflecting gas price increases. CFP funding is targeted for a 10% cut, which is about the amount it has been cut each of the last 3 years. The Commission stands by its prioritization of work projects and does not see available funding for security guards at Miller Manor.

