

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Negaunee Housing Commission **PHA Number:** MI068

PHA Fiscal Year Beginning: 01/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units:
 Number of public housing units: 80
 Number of S8 units:

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: The mission of the Negaunee Housing Commission remains the same. Negaunee Housing Commission continues to strive to be the area's affordable housing of choice by providing and maintaining drug free, decent, safe, and sanitary housing in a cost-effective manner for eligible families. This will be achieved by providing options that promote maximum independence and dignity, yet make available services necessary to insure security and peace of mind. The residents will find a way of life where they will have privacy when they want to be alone. When they want people around, they will be there to share experiences and discover new interests.

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:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

X PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

- X Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- 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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- X Other:

Negaunee Housing Commission will continue to improve housing security by means of annual preventive maintenance inspections, fire drills, bringing in speakers to speak on topics of concern, and to provide information to our residents through our monthly newsletter, resident meetings and notices post.

We will also continue to modernize our current housing stock to be competitive and work toward fulfilling our mission to be the housing of choice in our area. Our applicants and current residents are our valuable customers. We will make every effort possible to make our residents know they are number one.

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Services currently provided to the residents of Negaunee Housing Commission include Blood Pressure/Blood Sugar screening, commodity distribution (to the resident's apartment), Title III meal site (hot meal served in our Community Room on Tuesdays, Thursdays and Fridays), Meals-on-Wheels (delivered to residents unable to attend the meals in our Community Room and also home delivery for the resident who participate in the meal in the Community Room on Mondays and Wednesdays, foot care (once a month) and two visiting doctors (the first and third Monday of each month).
 - Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- 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:
 - X Other:
 - Offer housing to families regardless of race, color, religion national origin, sex, familial status, and disability – Equal Housing Opportunity
 - Will provide a suitable living environment for families living in assisted housing.
 - Negaunee Housing Commission currently has five (5) apartments that meet 504 (ADA) regulations that are available to person with all varieties of disabilities.

Other PHA Goals and Objectives:

- Negaunee Housing Commission will make every effort possible to improve and preserve the existing housing and make it an asset to the City of Negaunee. We represent a community within a community.
- Negaunee Housing Commission continues to work with the service providers in an effort to provide greater housing opportunities for households with special needs.
- Negaunee Housing Commission will utilize all capital funds to maintain, and modernize our apartments, community areas and property.

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

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

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Executive Summary (optional)

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

Negaunee Housing Commission's plan represents what has been accomplished, plus it outlines future goals, objectives, policies, and a financial summary. These are the means used to uphold our mission and make it consistent with the Consolidated Plan.

It is my belief that public housing is always in a state of transition, a work in progress. The fundamental goals don't change; however, there are new challenges regularly. It is important to always think about possibilities, to be intentional about what we do, and to not be afraid to accept change. We must be aware that in all endeavors there is room for improvement. The Negaunee Housing Commission explores issues and challenges with courage and determination to make a lasting positive impact in the lives of our residents.

No one knows what lies ahead, but we can and must make the choice to succeed. In many areas, public housing does not receive the recognition it so justly deserves. Negaunee Housing Commission has created a positive reputation which is expressed by many of our residents and their families. What a great source of advertising, word of mouth. No one can tell the story better than someone who has first-hand experience.

Negaunee Housing Commission makes every effort possible to limit drastic change since the majority of the residents are elderly or challenged (disabled); on the other hand, there are occasions when change is necessary. At times some of the changes are difficult adjustments for the staff also. That does make our job trying at times. We are determined to do our best so instruction is a must. Attention, training, and action are necessary to become knowledgeable so we can understand the opportunities, embrace them, and consider the future effects these changes will provide.

The staff of the Negaunee Housing Commission functions as a team. We don't stand alone; we work together with dedication to make a difference. We go the extra step necessary for our residents, their families, our property, and each other. I'm pleased to have the opportunity to represent public housing in Negaunee and the Department of Housing and Urban Development.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
X 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	12		20
Extremely low income <=30% AMI	4	33%	
Very low income (>30% but <=50% AMI)	6	50%	
Low income (>50% but <80% AMI)	2	16%	
Families with children	0	0	
Elderly families	9	75%	
Families with Disabilities	3	25%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	11	92%	
2 BR	1	8%	
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

We work continually to maintain a healthy waiting list. We advertise regularly and provide applications packet to various organizations. Our waiting list fluctuates on a regular basis. What we find to be the case is that the majority of applicants, when looking for affordable housing will apply to all the public housing in the area and will take the first apartment that comes along. The problem that arises is that these applicants don't get back to us to inform us that they found housing, so we are not aware of it until their name approaches the top of the waiting list. In most incidents the timing of the application and the vacancies do not coincide creating an on going challenge.

We go the extra step to assist applicants in the process of completing the application when the request is made. To many the task of completing the large application is quite intimidating. We don't want a potential resident scared away because of the application process. We are there to help. Our applicants and future residents are very important to us.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other:
 - Elderly families on the waiting list are given preference before near-elderly and eighteen and above families.

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
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Other: Families with disabilities are given the same preference as elderly.

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
- X Other: All advertisement states, Negaunee Housing Commission provides Equal Housing Opportunity.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$43,787.00	2004 Operations
b) Public Housing Capital Fund	\$94,023.00	2004 Modernization
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	.00	Funds Earmarked
3. Public Housing Dwelling Rental Income	\$237,240.00	Operations
4. Other income		
Interest	\$3,255.00	Operations
Excess Utilities – Freezer	\$60.00	Operations
Laundry	\$8,090.00	Operations
Excess Utilities – A/C	\$480.00	Operations
4. Non-federal sources (list below)		
Total resources	\$386,935.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
X Other: Based on the information provided on the application and interview with applicant, it is determined if the applicant meets the income guidelines. All applications that appear to meet the income guideline are accepted. The applications are date and time stamped at the time received.

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

- X Criminal or Drug-related activity
X Rental history
 Housekeeping
X Other References

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

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

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

(2) Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
X Other
- Preferences: Elderly
Near Elderly
Single
 - Then date and time

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

- X PHA main administrative office
- PHA development site management office
- X Other
 - Though the U.S. Mail

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. N/A

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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)

- X One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- X Emergencies
- Over-housed
- Under-housed
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- X Resident choice: (state circumstances below)
 - Negaunee Housing Commission has an Internal Move Policy in place for residents that may be interested in moving.
- Other: (list below)

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
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

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

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- X Other
 - A binder of all policies to review.

(6) Deconcentration and Income Mixing

a. Yes X No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

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):
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?
(select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

- X 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))
- 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
- X \$26-\$50

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

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

- Negaunee Housing Commission ACOPs

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

X Other

- For earned income of a previously unemployed household member –
Can not increase rent for one (1) year from the date of employment, per ACOP.

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

X 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
- X 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)_____
- X Other
 - Any time a family experiences a decrease in income

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

(2) Flat Rents

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

- X The section 8 rent reasonableness study of comparable housing
- X Survey of rents listed in local newspaper
- X 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
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

See Attachment B

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

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

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

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

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

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

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

(2) Program Description

a. Size of Program

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

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

b PHA-established eligibility criteria

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

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

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004)

During the past five years, the Negaunee Housing Commission at the Lakeview Apartments has continued to undertake improvements to make Lakeview Apartments an asset to the local community by improving our building's appearance, making it more energy efficient, and making our grounds safer.

Exterior improvements included additional parking, security lighting, sidewalk improvements, replaced the building sign, and replacement of the building's siding. Mechanical improvements included a major elevator update, boiler control replacement, and a water filter for our domestic hot water system. Energy saving items included attic insulation and ceiling fan installation.

Interior safety improvements included smoke detector replacements and hallway handrail installation. Handicap door openers have been added to assist our elderly residents.

A residential storage addition has been built to give the residents a much needed and requested area for personal storage. Apartment improvements included ceiling fans, improved lighting, and door kick plates. Carpeting and hallway painting have been completed in some areas to make a more appealing appearance.

For resident convenience, a multi-purpose area has been renovated to allow for doctor visits, a foot clinic, blood pressure/blood sugar and cholesterol screenings, and a beauty salon. Our upstairs Resident Lounge area is now equipped with an air conditioner for the residents who have difficulty on hot and humid days.

A much-needed renovation of the building's office has been completed. This not only gives a pleasing, comfortable welcome area for residents or visitors applying for housing, but also makes a more efficient work environment.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

- Any essential change in order from the established 5-Year Plan as described in the Agency Plan
- The Negaunee Housing Commission recognizes HUD's definition – Definition of "Substantial Deviation" and "Significant Amendment or Modification" [903.7r]

b. Significant Amendment or Modification to the Annual Plan

- The Negaunee Housing Commission defines substantial deviation or significant amendments or modifications as changes in the plans or policies of the housing commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval by the Board of Commissioners.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

See Attachment D

ATTACHMENT C Membership of the Resident Advisory Board

Mrs. Inona Certo, 98 Croix Street Apt. 135, Negaunee, Michigan 49866
(6 Year Member – 1999, 2000, 2001, 2002, 2003, 2004)

Mrs. Betty Hockin, 98 Croix Street Apt. 267, Negaunee, Michigan 49866
(6 Year Member – 1999, 2000, 2001, 2002, 2003, 2004)

Mrs. Mary Van Sickle, 98 Croix Street Apt. 258, Negaunee, Michigan 49866
(5 Year Member – 1999, 2000, 2001, 2003, 2004)

Mr. Wally Posio, 98 Croix Street Apt. 110, Negaunee, Michigan 49866
(3 Year Member – 2002, 2003, 2004)

Mrs. Isola (Kathy) Charette, 98 Croix Street Apt. 264, Negaunee, Michigan 49866
(2 Year Member – 2003, 2004)

Mrs. Irene Nykanen, 98 Croix Street Apt. 247, Negaunee, Michigan 49866
(2 Year Member – 2003, 2004)

+++++

Other Residents in attendance that did not choose to be a member of the Resident Advisory Board

(These residents want to know what is going on, but don't want to be an active member of the Resident Advisory Board)

Mrs. Norma Tammelin, 98 Croix Street Apt. 123, Negaunee, Michigan 49866

Mrs. Frances Miller, 98 Croix Street Apt. 245, Negaunee, Michigan 49866

Mrs. Nancy Crowder, 98 Croix Street Apt. 248, Negaunee, Michigan 49866

Mrs. Helen Peterson, 98 Croix Street Apt. 125, Negaunee, Michigan 49866

Mrs. Vieno Hilden, 98 Croix Street Apt. 253, Negaunee, Michigan 49866

Mr. Gust Sundberg, 98 Croix Street Apt. 109, Negaunee, Michigan 49866

Mr. Todd Morgan, 98 Croix Street Apt. 260, Negaunee, Michigan 49866

Negaunee Housing Commission Resident Council Members
(Meets the third Tuesday of each month)

Resident Council Members include:

President Ernest Burgess, 98 Croix Street Apt. 112, Negaunee, Michigan 49866

Vice-President Irene Nykanen, 98 Croix Street Apt. 247, Negaunee, Michigan 49866

Council Member Nonie Certo, 98 Croix Street Apt. 135, Negaunee, Michigan 49866

Council Member Mary Van Sickle, 98 Croix Street Apt. 258, Negaunee, Michigan 49866

Council Member Kathy Charette, 98 Croix Street Apt. 264, Negaunee, Michigan 49866

Council Member June Risdon, 98 Croix Street Apt. 256, Negaunee, Michigan 49866

Council Member Betty Hockin, 98 Croix Street Apt. 267, Negaunee, Michigan 49866

ATTACHMENT D Comments of Resident Advisory Board

The members of Negaunee Housing Commission's Resident Advisory Board met on July 28, 2004. This proved to be a very positive and productive meeting.

There was unanimous consensus that the installation of the ceiling fans in each apartment through our Capital Fund Grants was fantastic. A resident stated, "They have been a blessing to many of us." Considering our building has casement windows, we have a policy in place to clarify what options our residents have if they look into getting an air conditioner. Granted, we are in the U.P. and don't get a large number of hot days, but there are a good number of humid days that make it very uncomfortable. This is especially true for individuals who don't move about well. All and all, the addition of the ceiling fan was Capital Fund dollars used wisely to benefit our residents.

The second positive comment was about the Capital Fund work done on the second floor. "The carpet and walls on the second floor are just beautiful", a resident said. Our staff did the work on the walls, the repairs, and painting. Once that was complete, the new carpeting was put in. It did come out very nice.

The third type of positive comments was about the creation of the salon (beauty salon). Residents stated: "It is so wonderful to be able to have our hair done here." "It will be so nice that we don't have to go out in the winter." "The salon sure is beautiful." This was a good idea and certainly will provide a great option to the residents of Lakeview.

There was a question by one of the residents that did not want to be an active member of the Resident Advisory Board. Mr. Morgan asked if we plan to install an elevator at our back entrance. Some years back we looked into the cost to install an elevator at the back entrance. At this time the expense to install even just a small elevator and the cost to maintain it on a monthly basis can not be justified. The expense would be unbelievable and the added monthly expense actually rules it out.

Another statement/question that was asked was if more lights could be installed in front of our building. We had recently installed new lighting on the building that provides a great amount of light; however, the city has recently changed the location and style of the street lights. That may be the reason that it is not as bright as it had been. We will revisit this situation, but we have to keep in mind the residents that live there. We would need to provide additional light but not have it directly into the windows of the residents that live in that location.

The last comment was positive and very much appreciated. "We think you're doing a great job." That comment refers to all our staff. It is the team approach that makes Lakeview a GREAT place to live.

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

- X 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)

(2) Resident Membership on PHA Governing Board

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

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

X Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Mrs. Betty Hockin

Method of Selection:

X Appointment

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

January 2002 – January 2006

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

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

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

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

Date of next term expiration of a governing board member:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (MICHIGAN)

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

- The PHA has based its statement of needs of families on its waiting list 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.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
- Improve and preserve the existing affordable housing stock and neighborhoods with the use of Capital Funds;
- Develop linkages between housing and service sectors to provide greater housing opportunities for households with special needs.

Other: (list below)

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

- The Michigan State Housing development Authority Consolidated Plan continues to work toward improvement and preservation of the existing affordable housing stock and neighborhood; and continues to develop linkages between housing and service sectors to provide greater housing opportunities for households with special needs.

(4) (Reserved)

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

10. Project-Based Voucher Program

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

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P06850105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00			
2	1406 Operations	8,100.00			
3	1408 Management Improvements Soft Costs	4,500.00			
	Management Improvements Hard Costs	.00			
4	1410 Administration	13,600.00			
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	5,000.00			
10	1460 Dwelling Structures	22,487.00			
11	1465.1 Dwelling Equipment—Nonexpendable	17,500.00			
12	1470 Nondwelling Structures	.00			
13	1475 Nondwelling Equipment	9,000.00			
14	1485 Demolition	.00			
15	1490 Replacement Reserve	17,487.00			
16	1492 Moving to Work Demonstration	.00			
17	1495.1 Relocation Costs	.00			
18	1499 Development Activities	.00			
19	1502 Contingency	.00			
	Amount of Annual Grant: (sum of lines.....)	98,674.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P06850105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
	Collateralization Expenses or Debt Service			

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name:			Grant Type and Number Capital Fund Program Grant No: MI33P06850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
HA-WIDE	Operations		1406		8,100.00				
HA-WIDE	Management Improvements		1408		4,500.00				
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight, & Painting		1410		13,600.00				
HA-WIDE	Architectural Fees - Spec for #8		1430		1,000.00				
HA-WIDE	Carpet Replacement		1460		2,700.00				
HA-WIDE	Sidewalk and Landscape Improvements (sidewalk by #112 - slope away from building)		1450		5,000.00				
HA-WIDE	Replace flooring with vinyl - lavatory " " " " - kitchen		1460		2,100.00				
Project I	Replace public restroom doors and install door assist (Stanley or comp.)		1460		6,500.00				
Project I	Install elec. mag. hold open device - 6 doors		1460	6	1,000.00				
Project II	Install larger radiator in lavatory		1460	20	2,600.00				
Project I	Appliance Replacement, ranges		1465	33	16,000.00				
HA-WIDE	Appliance Replacement, coin operated -1-washer, 1dryer		1465	2	1,500.00				
HA-WIDE	Office and maintenance equipment- tractor comp. update, programs, furniture		1475		9,000.00				
Project II	Install cabinet above commode		1460		3,000.00				
Project I	Remove brick wall by Apt. #112 - Install new fiberglass privacy fence		1460		2,000.00				
HA-WIDE	Replace smoke alarms in two wings		1460	20	1,000.00				

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

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name:		Grant Type and Number Capital Fund Program Grant No: MI33P06850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-WIDE	Add electric outlets - maintenance room and outside by garage & maintenance room		1460		1,587.00				
					81,187.00				
	Elevator - fiscal year 2005 (17,487.00)		1490		17,487.00				
					98,674.00				

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: NEGAUNEE HOUSING COMMISSION			Grant Type and Number Capital Fund Program Grant No: MI33P06850104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	8,100.00			
3	1408 Management Improvements	4,500.00			
4	1410 Administration	13,100.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	1,000.00			
10	1460 Dwelling Structures	45,800.00			
11	1465.1 Dwelling Equipment—Nonexpendable	600.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	7,087.00			
14	1485 Demolition				
15	1490 Replacement Reserve	12,836.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	94,023.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: NEGAUNEE HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No:MI33P06850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					Funds Obligated	Funds Expended	
HA-WIDE	Operations	1406		8,100.00			
HA-WIDE	Management Improvements	1408		4,500.00			
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight	1410		13,100.00			
HA-WIDE	Architectural Fees	1430		1,000.00			
HA-WIDE	Carpet Replacement	1460		1,000.00			
HA-WIDE	Sidewalk and Landscape Improvements	1450		1,000.00			
HA-WIDE	Replace Flooring with Vinyl – Lavatory	1460		500.00			
HA-WIDE	Replace Flooring with Vinyl - Kitchen						
HA-WIDE	Appliance Replacement	1465		600.00			
HA-WIDE	Counter Top Replacement	1460		400.00			
PROJECT I	Retro fit hallway lighting with 28w T-8 fluorescent lamps and ballast	1460		2,600.00			
PROJECT I	Install rain gutter by Apt. #112 and at front entrance	1460		800.00			
PROJECT I	Replace medicine cabinet, with new fluorescent (57) light, separate heat lamp switch, add light switch	1460		20,000.00			
PROJECT I	Lavatory: install grab bar, 36" in some area's; remove towel bar/add backing, patch, paint	1460		8,500.00			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: NEGAUNEE HOUISNG COMMISSION		Grant Type and Number Capital Fund Program Grant No:MI33P06850104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Funds Obligated	Funds Expended	
PROJECT II	Lavatory: install grab bar, 20" in some area's; remove towel bar/add backing, patch, paint	1460		3,000.00				
PROJECT I	Install cabinet above commode	1460	60	9,000.00				
HA-WIDE	Office and maintenance equipment update, lawn tractor, salon equipment	1475		7,087.00				
HA-WIDE	1490 – Reserve Account for elevator update	1490		12,836.00				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program No: MI33P06850104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/06/2006			09/05/2008			
PROJECT I	09/06/2006			09/05/2008			
PROJECT II	09/06/2006			09/05/2008			

Attachment A: 2003 Capital Fund Grant Part I, II, and III; and 2003 Bonus Capital Funds Grant Part I, II and III
 Attachment B Capital Fund Budgets Spreadsheets 2005 - 2009

13. Capital Fund Program Five-Year Action Plan

ATTACHMENT A

2003 CAPITAL FUND

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P06850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
___ Original Annual Statement ___ Reserve for Disasters/ Emergencies ___ Revised Annual Statement (revision no: ___)					
X Performance and Evaluation Report for Period Ending: 06/30/04 ___ Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00		.00	.00
2	1406 Operations	7,000.00		2,919.79	1,840.58
3	1408 Management Improvements Soft Costs	4,500.00		1,142.51	1,128.01
	Management Improvements Hard Costs				
4	1410 Administration	12,500.00		9,320.30	3,510.36
5	1411 Audit	.00		.00	.00
6	1415 Liquidated Damages	.00		.00	.00
7	1430 Fees and Costs	3,600.00		.00	.00
8	1440 Site Acquisition	.00		.00	.00
9	1450 Site Improvement	2,000.00		5,250.00	4,488.75
10	1460 Dwelling Structures	47,624.00		54,435.85	42,542.61
11	1465.1 Dwelling Equipment—Nonexpendable	800.00		.00	.00
12	1470 Nondwelling Structures	.00		.00	.00

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P06850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
___ Original Annual Statement ___ Reserve for Disasters/ Emergencies ___ Revised Annual Statement (revision no: ___) X Performance and Evaluation Report for Period Ending: 06/30/04 ___ Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
13	1475 Nondwelling Equipment	3,163.00		5,281.47	165.97
14	1485 Demolition	.00		.00	.00
15	1490 Replacement Reserve	.00		.00	.00
16	1492 Moving to Work Demonstration	.00		.00	.00
17	1495.1 Relocation Costs	.00		.00	.00
18	1499 Development Activities	.00		.00	.00
19	1502 Contingency	.00		.00	.00
	Amount of Annual Grant: (sum of lines.....)	81,187.00		78,349.92	53,676.28
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Negaunee Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P06850103 Replacement Housing Factor Grant No: _____				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
HA-WIDE	Operations		1406		7,000.00				
HA-WIDE	Management Improvements		1408		4,500.00				
HA-WIDE	Office Secretary, Main't. Over-time, Emergency Over-time, Capital Fund Hours, Advertising		1410		12,500.00				
HA-WIDE	Architectural Fees		1430		3,600.00				
HA-WIDE	Sidewalk Replacement, Landscape Improvements		1450		2,000.00				
PROJECT I	Attic Insulation & Baffles (R-19) .55 per sq. ft. – (18,000 sq. ft.)		1460		12,900.00				
PROJECT II	Attic Insulation & Baffles (R-19) .55 per sq. ft. – (8152 sq. ft.)		1460		4,484.00				
PROJECT II	Install Catch Trays For Roof Turbines 14 @ \$80.00/each		1460		1,120.00				
PROJECT I	Salon (continuation)		1460		16,000.00				
HA-WIDE	Paint Public Areas		1460		250.00				
HA-WIDE	Carpet Replacement		1460		850.00				
PROJECT II	Replace Sheet Vinyl In Kitchen		1460		900.00				
PROJECT I	Install Handrails – Public Halls		1460		9,120.00				
PROJECT I	Install Ceiling Fan/Light <ul style="list-style-type: none"> • (3) Community Room • (1) Maintenance Room Light At Flag Area		1460		2,000.00				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Negaunee Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P06850103 Replacement Housing Factor Grant No: _____				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PROJECT I	Appliance Replacement		1465		800.00				
HA-WIDE	Main't. & Office Equipment Community Room Furniture		1475		3,163.00				

13. Capital Fund Program Five-Year Action Plan

2003 BONUS CAPITAL FUND

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P06850203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 (Bonus Funds)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds			.00	.00
2	1406 Operations	.00		.00	.00
3	1408 Management Improvements Soft Costs	.00		.00	.00
	Management Improvements Hard Costs	.00		.00	.00
4	1410 Administration	.00		.00	.00
5	1411 Audit	.00		.00	.00
6	1415 Liquidated Damages	.00		.00	.00
7	1430 Fees and Costs	.00		.00	.00
8	1440 Site Acquisition	.00		.00	.00
9	1450 Site Improvement	1,780.00		.00	.00
10	1460 Dwelling Structures	9,600.00		.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	.00		.00	.00
12	1470 Nondwelling Structures	.00		.00	.00
13	1475 Nondwelling Equipment	4,800.00		.00	.00
14	1485 Demolition	.00		.00	.00
15	1490 Replacement Reserve	.00		.00	.00
16	1492 Moving to Work Demonstration	.00		.00	.00
17	1495.1 Relocation Costs	.00		.00	.00
18	1499 Development Activities	.00		.00	.00

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Negaunee Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P06850203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 (Bonus Funds)	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	.00		.00	.00
	Amount of Annual Grant: (sum of lines.....)	16,180.00		.00	.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	2,000.00		.00	.00
	Collateralization Expenses or Debt Service				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Negaunee Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P06850203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 (Bonus Funds)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-WIDE	Sidewalk & Landscape Improvements (1) Additional Sidewalk Work (2) Landscaping at West		1450		1,780.00				
HA-WIDE	Salon Completion – Including Furniture and Disinfecting Equipment		1460		2,900.00				
HA-WIDE	Office Completion		1460		1,200.00				
HA-WIDE	Carpet/Flooring Replacement – Safety Issue by SW Entrance		1460		500.00				
HA-WIDE	Boiler Control Replacement – Emergency Repair – Control Panel destroyed due to power outages		1460		2,000.00				
HA-WIDE	Door Replacements		1460	3	3,000.00				
HA-WIDE	Maintenance/Office Equipment		1475		4,800.00				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Negaunee Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P06850203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 (Bonus Funds)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name NEGAUNEE HOUSING COMMISSION					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
	Annual Statement				
HA-WIDE		62,137.00	62,187.00	33,774.00	43,885.00
PROJECT I		36,537.00	27,087.00	64,900.00	46,789.00
PROJECT II		.00	9,400.00	.00	8,000.00
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :2 FFY Grant: 2006 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-WIDE	Operations	8,100.00	HA-WIDE	Operations	8,100.00
Annual	HA-WIDE	Management Improvements	4,500.00	HA-WIDE	Management Improvements	4,500.00
Statement	HA-WIDE	Sec't, Main't O..T., Advertisement, CF Over	13,850.00	HA-WIDE	Sec't, Main't O..T., Advertisement, CF Over	14,300.00
	HA-WIDE	A/E Fees	1,000.00	HA-WIDE	A/E Fees	500.00
	HA-WIDE	Carpet	1,700.00	HA-WIDE	Carpet	900.00
	HA-WIDE	Sidewalks& Landscaping	1,000.00	HA-WIDE	Sidewalks& Landscaping	1,000.00
	PROJECT I	Flooring	2,000.00	PROJECT I	Flooring	1,000.00
	HA-WIDE	Counter Top Replacement	1,000.00	HA-WIDE	Counter Top Replacement	500.00
	PROJECT I	Replace Comm. Rm. East Wall	4,000.00	PROJECT Ii	Intercom @NIE	5,400.00
	HA-WIDE	Patch & Seal Parking Lots	5,500.00	HA-WIDE	Replace Smoke Alarms - 2 Wings	900.00
	PROJECT I	Valve Replacement, Lg'r Access Panels	28,537.00	HA-WIDE	Outlet A/C with Separate Meter	8,000.00
	HA-WIDE	Office/Main't. Equip.	8,000.00	PROJECT I	Install Fan in Bedroom	12,100.00
	PROJECT I	Public RR Update	2,000.00	PROJECT II	Install Fan in Bedroom	4,000.00
	HA-WIDE	Elevator Update	17,487.00	PROJECT I	Kitchen Cabinets Repairs	7,700.00

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	HA-WIDE	Boiler Replacement	8,461.00	HA-WIDE	Office/Main't. Equip. & Hall, Comm. Rm., & Outside Furn.	6,000.00
			\$98,674.00	PROJECT I	Replace Lavatory Sink Base	6,287.00
				HA-WIDE	Boiler Replacement	12,000.00
				PROJECT I	1490 Kitchen Cabinet Replacement	13,948.00
				Total CFP Estimated Cost		\$98,674.00

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year :4 FFY Grant: 2008 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-WIDE	Operations	8,100.00	HA-WIDE	Operations	8,100.00
HA-WIDE	Management Improvements	4,500.00	HA-WIDE	Management Improvements	4,500.00
HA-WIDE	Sec't, Main't O..T., Advertisement, CF Over	14,800.00	HA-WIDE	Sec't, Main't O..T., Advertisement, CF Over	15,300.00
HA-WIDE	A/E Fees	500.00	HA-WIDE	A/E Fees	500.00
HA-WIDE	Carpet	12,000.00	PROJECT I	Kitchen Cabinet Replacement	20,789.00
HA-WIDE	Sidewalks& Landscaping	1,500.00	HA-WIDE	Carpeting 2 Apartments	1,000.00
PROJECT I	Flooring	1,500.00	HA-WIDE	Sidewalk & Landscape Improvements	1,000.00
HA-WIDE	Smoke Detectors – Hearing Imp. AC/DC 80 Apartments	10,000.00	HA-WIDE	Replace Flooring With Vinyl (Lavatory & Kitchen)	1,000.00
HA-WIDE	Smoke Alarm (2) Halls	1,000.00	PROJECT I	Replace Lavatory Doors In 57 Apartments	15,000.00
HA-WIDE	Replace Counter Top	500.00	HA-WIDE	Repave Parking Area	6,885.00
PROJECT I	N&S Wing Vents	4,000.00	PROJECT I	Replace Door At Patio & Across from Public Restrooms & Balconies	4,000.00
PROJECT I	Replace Vanity (10) Apt.	3,000.00	PROJECT I	Patio Entrance-Renovate-New Walls, Ceilings	2,000.00
PROJECT I	Boiler Room Exhaust Fan	1,200.00	HA-WIDE	Replace Appliances	600.00

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PROJECT I	Walk-in Tub/Shower in ADA Apt. (2)	6,587.00	PROJECT I	Remove Brick Walls By Apt. 101 Install New Privacy Fence	2,000.00
HA-WIDE	Replace Bldg. Water Storage Tank	4,000.00	HA-WIDE	Maintenance & Office Equipment	2,000.00
HA-WIDE	Office/Main't. Equip	8,000.00	PROJECT I	Install walk-in Tub & Shower (3) ADA Apts.	6,000.00
PROJECT I	Kitchen Cabinet Replacement	17,487.00	PROJECT II	Install walk-in Tub & Shower (2) ADA Apts.	3,000.00
			PROJECT II	Install Cabinet Above Commode	2,000.00
			HA-WIDE	Replace Emergency Lights With LED Fixture	3,000.00
		\$98,674.00			\$98,674.00

13. Capital Fund Program Five-Year Action Plan

ATTACHMENT B

2005 CAPITAL FUND (WORK IN 2006)

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
HA-WIDE	Operations	1406	8,100.00
HA-WIDE	Management Improvements	1408	4,500.00
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight, & Painting	1410	13,600.00
HA-WIDE	Architectural Fees - Spec for #8	1430	1,000.00
HA-WIDE	Carpet Replacement	1460	2,700.00
HA-WIDE	Sidewalk and Landscape Improvements (sidewalk by #112 - slope away from building)	1450	5,000.00
HA-WIDE	Replace flooring with vinyl - lavatory " " " " - kitchen	1460	2,100.00
Project I	Replace public restroom doors and install door assist (Stanley or comp.)	1460	6,500.00
Project I	Install elec. mag. hold open device - 6 doors	1460	1,000.00
Project II	Install larger radiator in lavatory - 20 units	1460	2,600.00
Project I	Appliance Replacement, ranges - 33units	1465	16,000.00
HA-WIDE	Appliance Replacement, coin operated -1-washer, 1dryer	1465	1,500.00
HA-WIDE	Office and maintenance equipment-tractor comp. update, programs, furniture	1475	9,000.00
Project II	Install cabinet above commode	1460	3,000.00
Project I	Remove brick wall by Apt. #112 - Install new fiberglass privacy fence	1460	2,000.00
HA-WIDE	Replace smoke alarms in two wings	1460	1,000.00
HA-WIDE	Add electric outlets - maintenance room and outside by garage & maintenance room	1460	1,587.00
			81,187.00
	Elevator - fiscal year 2005 (17,487.00)	1490	17,487.00
	Elevator - fiscal year 2004 (12,836.00)	1490	
	Accumulated 30,323.00		
			98,674.00

13. Capital Fund Program Five-Year Action Plan

2006 CAPITAL FUND (WORK IN 2007)

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
HA-WIDE	Operations	1406	8,100.00
HA-WIDE	Management improvements	1408	4,500.00
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight	1410	13,850.00
HA-WIDE	Architectural fees	1430	1,000.00
HA-WIDE	Carpet replacement	1460	1,700.00
HA-WIDE	Sidewalk and landscape improvements	1450	1,000.00
Project I	Replace flooring with vinyl - lavatory " " " " - kitchen	1460	2,000.00
HA-WIDE	Counter top replacement	1460	1,000.00
Project I	Community room East wall - remove paneling, re-drywall, and paint	1460	4,000.00
HA-WIDE	Patch and seal parking lots	1450	5,500.00
Project I	Valve replacement, include new larger access panel	1460	28,537.00
HA-WIDE	Maintenance and office equipment, furniture, sound systems	1475	8,000.00
Project I	Public restroom - west - replace commode and urinal	1460	2,000.00
HA-WIDE	Elevator update: new hydraulic control - ADA update	1460	44,000.00
HA-WIDE	Boiler replacement	1490	8,461.00
			133,648.00
	2006	81,187.00	
	2006	17,487.00	
	2006 total	98,674.00	
	Accumulated 2004 & 2005	34,974.00	
		133,648.00	
	1490 - Accumulated for boiler replacement	8,461.00	

13. Capital Fund Program Five-Year Action Plan

2007 CAPITAL FUND (WORK IN 2008)

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
HA-WIDE	Operations	1406	8,100.00
HA-WIDE	Management Improvements	1408	4,500.00
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight, Paint	1410	14,300.00
HA-WIDE	Architectural Fees Spec. #12	1430	500.00
HA-WIDE	Carpet Replacement	1460	900.00
HA-WIDE	Sidewalk and Landscape Improvements	1450	1,000.00
Project I	Replace flooring with vinyl - lavatory " " " " - kitchens	1460	1,000.00
HA-WIDE	Counter Top Replacement	1460	500.00
Project II	Install Intercom @ NIE Entrance for Projects I & II or Project II only	1460	5,400.00
HA-WIDE	Replace smoke alarms in (2) wings	1460	900.00
HA-WIDE	Install outlet for air conditioners with separate meter	1460	8,000.00
Project I	Install lighted fan in bedroom	1460	12,100.00
Project II	Install fan w/light in bedroom	1460	4,000.00
Project I	Kitchen Cabinets-remove center stile and replace doors on sink base	1460	7,700.00
HA-WIDE	Maintenance and office equipment. Hall and community room, outside furn,	1475	6,000.00
Project I	Replace lavatory sink base	1460	6,287.00
HA-WIDE	Boiler Replacement	1460	12,000.00
Project I	Kitchen Cabinet Replacement	1490	13,948.00
		81,187.00	
		2007 17,487.00	
		2006 8,461.00	
		107,135.00	107,135.00
	Accumulated into 1490 for kitchen cabinets	13,948.00	

13. Capital Fund Program Five-Year Action Plan

2008 CAPITAL FUND (WORK IN 2009)

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
HA-WIDE	Operations	1406	8,100.00
HA-WIDE	Management Improvements	1408	4,500.00
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight, Painting	1410	14,800.00
HA-WIDE	Architectural Fees	1430	500.00
HA-WIDE	Carpet Replacement - Project I Hallway plus (2) apartments	1460	12,000.00
HA-WIDE	Sidewalk and Landscape Improvements	1450	1,500.00
Project I	Replace Flooring with Vinyl - Lavatory " " " " - Kitchen	1460	1,500.00
HA-WIDE	Replace smoke detectors in apart. Hearing Imp. ACDC 80 units	1460	10,000.00
HA-WIDE	Replace smoke alarms in (2) hallways	1460	1,000.00
HA-WIDE	Replace counter top	1460	500.00
Project I	Install windows or vents hooked to fire alarm in N & S wings-1st and 2nd floor	1460	4,000.00
Project I	Replace vanity in lavatory (10 apartments)	1460	3,000.00
Project I	Install exhaust fan in boiler room-thermostatically controlled	1460	1,200.00
Project I	Install walk-in tub/shower in ADA apartment (2)	1460	6,587.00
HA-WIDE	Replace building water storage tank	1460	4,000.00
HA-WIDE	Maintenance (snowblower) and office equipment (vacuum)	1475	8,000.00
Project I	Kitchen cabinet replacement	1490	17,487.00
	Total		98,674.00
Project I	Kitchen cabinet replacement Accumulated - 2007 - 13,948.00 2008 - 17,487.00 Total - 31,435.00	1490	

13. Capital Fund Program Five-Year Action Plan

2009 CAPITAL FUND (WORK IN 2010)

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
HA-WIDE	Operations	1406	8,100.00
HA-WIDE	Management Improvements	1408	4,500.00
HA-WIDE	Office Secretary, Maintenance Overtime, Maintenance Emergencies, Advertisement, Capital Fund Oversight, Painting	1410	15,300.00
HA-WIDE	Architectural Fees	1430	500.00
Project I	Kitchen Cabinet Replacement	1460	52,224.00
HA-WIDE	Carpeting 2 apartments	1460	1,000.00
HA-WIDE	Sidewalk and Landscape Improvements	1450	1,000.00
HA-WIDE	Replace flooring with vinyl - Lavatory " " " " - Kitchen	1460	1,000.00
Project I	Replace lavatory doors in 57 apartments	1460	15,000.00
HA-WIDE	Repave parking area	1450	6,885.00
Project I	Replace door at patio and across from public restrooms and balconies	1460	4,000.00
Project I	Patio entrance-renovate-new walls, ceilings	1460	2,000.00
HA-WIDE	Replace appliances	1465	600.00
Project I	Remove brick walls by Apt. 101. Install new fiberglass privacy fence	1460	2,000.00
HA-WIDE	Maintenance and office equipment	1475	2,000.00
Project I	Install walk-in tub and shower (3 ADA apartments)	1460	6,000.00
Project II	Install walk-in tub and shower (2) ADA apartments	1460	
Project II	Install cabinet above commode	1460	2,000.00
HA-WIDE	Replace emergency lights with LED fixture	1460	3,000.00
			130,109.00
		Budget	81,187.00
		1490 account	31,435.00
		2009	17,487.00
			130,109.00