

PHA Plans
Streamlined 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 for certain types of 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.

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Streamlined Annual PHA Plan
for Fiscal Year: 2006
PHA Name: South Haven
Housing Commission

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: South Haven Housing Commission **PHA Number:** MI082

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

PHA Programs Administered:

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

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

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

PHA Plan Contact Information:

Name: Judi A. Ransom, Executive Director Phone: 269-637-5755
TDD: 711 Email (if available): shhc@cybersol.com

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

Main business office of the PHA PHA development management offices
 Other (list below) - **Main administrative office of the local government**

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS	Page No.
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903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/> 2. Capital Improvement Needs	5
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<input checked="" type="checkbox"/> 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	11
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 B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE	

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year?

Yes No. If yes, complete the following table; if not skip to B.

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:

B. 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 next component.

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)

2. Capital Improvement Needs

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

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. 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:

5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to 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:

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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. 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):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) **City of South Haven**

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Expand the supply of affordable rental and homeownership housing by building new units using tax credits, HOME funds, state grants, bonds or other funding sources.
 - Continue to advertise and attract potential buyers to the Homeownership Program to expand the sales in development MI082-1
 - Develop affordable assisted living housing for the elderly
 - Work with South Haven Area Senior Services (SHASS) to expand the Warren Senior Community Center at River Terrace Apartments to meet the needs of growing senior programs and a growing number of staff and volunteers
 - Continue applying for Housing Resource funds from MSHDA for the City and administer those programs such as the Housing Rehabilitation Program for low income homeowners
 - Continue to work with Van Buren County Housing Continuum of Care and Organizations providing services to provide greater housing opportunities for the homeless and those with special needs.
 - Continue working with the Housing Development Corp. (HDC) a MSHDA designated Community Housing Development Organization (CHDO) to expand the supply of affordable housing in Allegan and Van Buren Counties.

Other: (list below)

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

- As listed above.

6. Supporting Documents Available for Review for Streamlined 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
	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	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
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	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
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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.	Annual Plan: 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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33P08250106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	14,500			
3	1408 Management Improvements				
4	1410 Administration	24,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	20,000			
9	1450 Site Improvement	44,200			
10	1460 Dwelling Structures	75,250			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	1,000			
13	1475 Nondwelling Equipment	29,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	207,950			
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				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI3308250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		14,500				
	Director of Capital & Special Programs	1410		24,000				
	HA Administrative Vehicle	1475		15,000				
	Replace Lawn Tractor	1475		2,600				
	Purchase Property	1440		20,000				
			Subtotal	76,100				
MI-82-1	Clean Heat Ducts	1460	24	7,800				
	Stain Storage Sheds	1460	46	9,000				
	Replace Shutters	1460	120	7,200				
	Replace Lawn Faucets	1460	90	11,250				
	Aluminum Wrap Door and Window Trim	1460	90	8,800				
	Carpet Dwelling Units	1460	5	6,000				
	Replace Sewer Lines	1450	5	9,000				
			Subtotal	59,050				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI3308250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI-82-2	Seal Coat & Stripe Parking Lots & Driveways	1450		1,800				
	Add Carports	1450	12	12,000				
	Maintenance Garage Heater Replacement	1470	1	1,000				
	Common Area Forced Air Heating Installation	1460	1	4,500				
	Retrofit Common Area Lighting T-12 to T-8	1460		5,000				
	Carpet Dwelling Units	1460	3	4,200				
	Replace Clothes Washers & Dryers	1475		3,600				
			Subtotal	32,100				
MI-82-3	Add Carports	1450	21	21,400				
	Replace Domestic Water Heater	1460		7,500				
	Replace 4 th F Lounge Furniture	1475		3,000				
	Carpet Dwelling Units	1460	5	4,000				
	Replace Clothes Washers & Dryers	1475		4,800				
			Subtotal	40,700				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program No: MI33P08250106 Replacement Housing Factor No:				Federal FY of Grant: 2006
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	9/2008			9/2010			
MI-82-1	9/2008			9/2010			
MI-82-2	9/2008			9/2010			
MI-82-3	9/2008			9/2010			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name South Haven Housing Commission		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2007	Work Statement for Year 3 FFY Grant: PHA FY: 2008	Work Statement for Year 4 FFY Grant: PHA FY: 2009	Work Statement for Year 5 FFY Grant: PHA FY: 2010
<i>HA Wide</i>	Annual Statement 2006	HA Storage Shed	HA Computer System & Software Upgrade	Copy Machine/Printer/Fax	Telecommunications Upgrade
		HA Office Conversion	Senior Center Expansion	Replace Maintenance Vehicles (2)	Replace Lawn Tractor
		Purchase Property	Energy Audit	Replace Office Chairs	
			Purchase Property	Purchase Property	Purchase Property
MI-82-1		Replace Vinyl Siding	C.O. Detectors	Replace Accordion Doors	Landscaping
		Paint Dwelling Units	Replace Tile Flooring	Paint Dwelling Units	Carpet Dwelling Units
		Carpet Dwelling Units	Rebuild Utility Room Floors	Handicap Ramps	Replace Sewer Lines
					Replace Smoke Alarms
					Stain Sheds
MI-82-2		Sun Room Chair Rail	Paint Exterior Metal and Stain Balconies	Fourth Floor Bath to Laundry Conversion	Replace Makeup Air
		Re-Flash Sun Room Roof	Hand Dryers in Public RR	Replace Water Heater	Paint Dwelling Units
		Replace Snow Blower	Replace Units Base Board Heat and Thermostats	Satellite TV System	Carpet Dwelling Units
		Expand Resident Parking Lot	Paint Dwelling Units	Install Lawn Sprinkling System	Emergency Generator
		Replace Apartment Shower Stalls & Faucets	Carpet Dwelling Units	Front Entrance Wheel Chair Ramp	Seal & Stripe Driveway & Parking Lot
		Replace Picnic Tables	Landscaping	Replace Roof System	Security System Upgrade

8. Capital Fund Program Five-Year Action Plan

MI-82-2 <i>Continued</i>		Replace Laundry Exhaust Fan	Concrete Driveway Apron & Sidewalk Replacement	Sun Screens in Common Area	Replace Smoke Alarms
			Replace Trash Chute Doors	Carpet Dwelling Units	Handicap Hi-Rise Toilets
MI-82-3		Green House Senior Center Conversion	Replace AC System in Community Room	Satellite TV System	Replace Hot Water Circulation Lines
		Replace Unit Zone Valves & Thermostats	Replace A/C System in Small Office	Replace Lawn Sprinkling System	Emergency Generator
		Carpet Dwelling Units	Carpet Dwelling Units	Replace Heating Boiler	Replace Makeup Air
		Replace Community Room Tables & Chairs	Paint Dwelling Units	Repair Asphalt Driveway and Parking Lots	Seal & Stripe Driveway & Parking Lot
		Drive Apron and Sidewalk Replacement	Apartment Shower Stall Installation	Apartment Kitchen Cab.. & Counter Tops	Replace Roof & Entry Canopy Roof
		Motion Light Switching in Common Areas	Replace Vanity/Tub & Kitchen Faucets	Front Entrance Expand Handicap Ramp	Security System Upgrade
		Replace Elevator Interior Doors (Skins)	Window Replacement	Landscaping	Handicap Hi-Rise Toilets
		Replace Bathroom Vent Fans	Hand Dryers in Public RR	Repair/Paint Exterior Siding/Seal Ext. Brick	Replace Smoke Alarms
		Replace Dining Room Light Fixtures	Replace Maintenance Room Door/Equip. Storage Doors	Replace Warren Center Accordion Doors	
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. 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 : <u>2007</u> FFY Grant: PHA FY:			Activities for Year: <u>2008</u> FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>HA Wide</i>	HA Storage Shed	40,000	<i>HA Wide</i>	HA Computer System & Software Upgrade	6,500
Annual		HA Office Conversion	18,000		Senior Center Expansion	30,000
Statement		Purchase Property	20,000		Energy Audit	3,500
					Purchase Property	20,000
	MI-82-1	Replace Vinyl Siding	30,000	MI-82-1	C.O. Detectors	14,000
		Paint Dwelling Units	8,000		Replace Tile Flooring	6,000
		Carpet Dwelling Units	9,000		Rebuild Utility Room Floors	12,000
	MI-82-2	Sun Room Chair Rail	500	MI-82-2	Paint Exterior Metal and Stain Balconies	19,200
		Re-Flash Sun Room Roof	1,800		Hand Dryers in Public RR	800
		Replace Snow Blower	900		Replace Units Base Board Heat and Thermostats	24,800
		Expand Resident Parking Lot	7,500		Paint Dwelling Units	8,000
		Replace Apartment Shower Stalls & Faucets	77,500		Carpet Dwelling Units	7,000
		Replace Picnic Tables	1,600		Landscaping	9,500
		Replace Laundry Exhaust Fan	500		Concrete Driveway Apron & Sidewalk Replacement	6,400
					Replace Trash Chute Doors	1,600
	MI-82-3	Green House Senior Center Conversion	25,000	MI-82-3	Replace AC System in Community Room	10,000

8. Capital Fund Program Five-Year Action Plan

	Replace Unit Zone Valves & Thermostats	17,150		Replace A/C System in Small Office	5,000
	Carpet Dwelling Units	7,000		Carpet Dwelling Units	7,000
	Replace Community Room Tables & Chairs	3,400		Paint Dwelling Units	16,000
	Drive Apron and Sidewalk Replacement	8,000		Apartment Shower Stall Installation	30,000
	Motion Light Switching in Common Areas	1,800		Replace Vanity/Tub & Kitchen Faucets	14,700
	Replace Elevator Interior Doors (Skins)	6,500		Window Replacement	65,000
	Replace Bathroom Vent Fans	9,800		Hand Dryers in Public RR	500
	Replace Dining Room Light Fixtures	4,900		Replace Maintenance Room Door/Equip. Storage Doors	3,600
Total CFP Estimated Cost		\$298,850			\$294,100

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>2009</u> FFY Grant: PHA FY:			Activities for Year: <u>2010</u> FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>HA Wide</i>	Copy Machine/Printer/Fax	9,000	<i>HA Wide</i>	Telecommunications Upgrade	2,500
	Replace Maintenance Vehicles (2)	28,000		Replace Lawn Tractor	3,000
	Replace Office Chairs	2,500		Purchase Property	20,000
	Purchase Property	20,000			
MI-82-1	Replace Accordion Doors	18,900	MI-82-1	Landscaping	26,000
	Paint Dwelling Units	8,000		Carpet Dwelling Units	9,000
	Handicap Ramps	6,000		Replace Sewer Lines	18,000

8. Capital Fund Program Five-Year Action Plan

				Replace Smoke Alarms	2,400
				Stain Sheds	900
MI-82-2	Fourth Floor Bath to Laundry Conversion	4,800	MI-82-2	Replace Makeup Air	4,600
	Replace Water Heater	5,600		Paint Dwelling Units	12,000
	Satellite TV System	9,000		Carpet Dwelling Units	7,000
	Install Lawn Sprinkling System	5,000		Emergency Generator	8,000
	Front Entrance Wheel Chair Ramp	6,500		Seal & Stripe Driveway & Parking Lot	1,800
	Replace Roof System	30,000		Security System Upgrade	4,000
	Sun Screens in Common Area	1,000		Replace Smoke Alarms	1,100
	Carpet Dwelling Units	7,000		Handicap Hi-Rise Toilets	7,750
MI-82-3	Satellite TV System	9,000	MI-82-3	Replace Hot Water Circulation Lines	10,000
	Replace Lawn Sprinkling System	4,500		Emergency Generator	12,000
	Replace Heating Boiler	7,500		Replace Makeup Air	4,600
	Repair Asphalt Driveway and Parking Lots	10,000		Seal & Stripe Driveway & Parking Lot	3,200
	Apartment Kitchen Cab.. & Counter Tops	92,000		Replace Roof & Entry Canopy Roof	41,500
	Front Entrance Expand Handicap Ramp	5,000		Security System Upgrade	4,000
	Landscaping	7,000		Handicap Hi-Rise Toilets	12,250
	Repair/Paint Exterior Siding/Seal Ext. Brick	12,000		Replace Smoke Alarms	1,800
	Replace Warren Center Accordion Doors	4,800			
Total CFP Estimated Cost		\$313,100			\$217,400

Active Grant Year 2005, 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: South Haven Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P08250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	14,500	14,500		
3	1408 Management Improvements				
4	1410 Administration	24,000	24,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	8,140		
8	1440 Site Acquisition				
9	1450 Site Improvement	55,807	54,007		
10	1460 Dwelling Structures	88,100	69,100		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	18,000	15,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	210,407	184,747		
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				

Active Grant Year 2005, 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: South Haven Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI3308250105 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
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		14,500	14,500			
	Director of Capital & Special Programs	1410		24,000	24,000			
	Copy Machine/Printer/Fax	1475		9,000	9,000			
	Replace HA Computer System	1475		6,000	6,000			
	Feasibility Study Affordable Assisted Living	1430		10,000	8,140			
			Subtotal	63,500	61,640			
MI-82-1	Driveway & Sidewalk Replacement	1450	15	50,807	50,807			
	Stain Storage Sheds	1460	48	9,000	-0-			
			Subtotal	59,807	50,807			
MI-82-2	Roof Replacement	1460	1	30,000	30,000			
	Seal Coat & Stripe Parking Lot & Driveway	1450		1,800	-0-			
	Replace Hot Water Circulation Lines	1460		10,000	10,000			
	Replace/Enlarge Trash Room Doors	1460	4	5,000	5,000			
			Subtotal	46,800	45,000			

Active Grant Year 2005, 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: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI3308250105 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
				Original	Revised	Funds Obligated	Funds Expended	
MI-82-3	Seal Coat & Stripe Parking Lots & Driveways	1450		3,200	3,200			
	Replace Tenant Lounge Furniture	1475		3,000	-0-			
	Replace Unit Dining Room Light Fixtures	1460		7,500	7,500			
	Replace Common Area Vent Fans	1460		1,600	1,600			
	Senior Center/Office Space Expansion	1460		15,000	5,000			
	Paint Exterior Steel Components and Architectural Stucco Panels	1460		10,000	10,000			
			Subtotal	40,300	27,300			

Active Grant Year 2005, 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: South Haven Housing Commission			Grant Type and Number Capital Fund Program No: MI33P08250105 Replacement Housing Factor No:				Federal FY of Grant: 2005
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	6/30/07			6/30/09			
MI-82-1	6/30/07			6/30/09			
MI-82-2	6/30/07			6/30/09			
MI-82-3	6/30/07			6/30/09			

Active Grant Year 2004, 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: South Haven Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	14,500	14,500	14,500	14,500
3	1408 Management Improvements				
4	1410 Administration	24,000	24,000	24,000	10,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	80,800	27,632.30		
10	1460 Dwelling Structures	85,300	125,160.70	101,360.70	101,360.70
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	1,000	1,000		
13	1475 Nondwelling Equipment	1,800			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	207,400	192,293	139,860.70	125,860.70
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				

Active Grant Year 2004, 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: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
HA Wide	Operations	1406		14,500	14,500	14,500	14,500		
	Director of Capital & Special Programs	1410		24,000	24,000	24,000	10,000		
			Subtotal	38,500	38,500				
MI-82-1	Driveway/Sidewalk Replacement	1450	14	45,400	25,632.30				
	Roofing Houses & Sheds	1460	20	52,000	68,170.30	68,170.30	68,170.30	100%	
	Electrical Service Upgrade	1460	2						
	Renovate Unit #41	1460	1		33,190.40	33,190.40	33,190.40	100%	
			Subtotal	97,400	126,993				

Active Grant Year 2004, 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: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI-82-2	Add Carports	1450	12	12,000				
	Maintenance Garage Heater Replacement	1470	1	1,000	1,000			
	Common Area Forced Air Heating Replacement	1460	1	4,500				
	Retrofit Common Area Lighting T12 to T8	1460		5,000				
	Handicap Door Openers For Laundry & Trash	1460	5	9,000	9,000			
	Replace Maintenance Storage Shed	1450	1	2,000	2,000			
			Subtotal	33,500	12,000			
MI-82-3	Replace Ranges	1460	40	10,600	10,600			
	Add Carports	1450	21	21,400				
	Replace Balcony Furniture	1475		1,800				
	Handicap Door Openers For Laundry	1460	2	3,600	3,600			
	Replace HA Office Entrance Security Lock	1460	1	600	600			
			Subtotal	38,000	14,800			

Active Grant Year 2004, 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: South Haven Housing Commission			Grant Type and Number Capital Fund Program No: MI33PO8250104 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	9/30/06			9/30/08			
MI-82-1	9/30/06			9/30/08			
MI-82-2	9/30/06			9/30/08			
MI-82-3	9/30/06			9/30/08			