

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

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

PHA Plan Agency Identification

PHA Name: Pontiac Housing Commission

PHA Number: MI005

PHA Fiscal Year Beginning: (mm/yyyy)04/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 430
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 768

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 (including attachments) are available for public inspection at: (select all that apply)

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007- 2011
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The PHC is a business committed to excellence through an efficient process of providing quality housing, by creating an environment which provides our customers with an opportunity to access resources, with the expectation that our communities will be a safe and secure place for residents to realize their full potential.

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)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 Improve public housing management: (PHAS score) 75
 Improve voucher management: (SEMAP score) 62
 Increase customer satisfaction:
 Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

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

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- 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)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below) Incorporate Violence Against Women’s Act processes and procedures into Fair Housing Policy, ACOP, and HCV Admin Plan.

Other PHA Goals and Objectives: (list below)

GOAL #1 – IMPROVE PHC’S OVERALL OPERATIONAL PERFORMANCE BY:

1. Achievement of high performer status on PHAS score (90.0%) and SEMAP score (90.0%)
2. Continue to Aggressively market units for high rise building

GOAL #2 – SUPPLY QUALITY LOW INCOME AND AFFORDABLE HOUSING TO THE PHC COMMUNITY

1. Lease up all Housing Choice Vouchers
2. Create partnerships with landlords to increase interest in participation of HCV Program
3. Provide for ongoing maintenance and modernization needs to maintain and enhance marketability

GOAL #3 – PROVIDE AND MAXIMIZE PROGRAM OPPORTUNITIES FOR ECONOMIC DEVELOPMENT

1. Implementation of enhancements to current programs such as FSS and homeownership for economic opportunities

GOAL#4 – IMPROVE OPPORTUNITIES FOR STAFF DEVELOPMENT

1. Assessment of operations to identify administrative obstacles that may interfere with attaining a high quality delivery of services to residents.
2. Implementation of business practices that will enhance work efficiency, productiveness, and improve morale
3. Continue to create opportunities for staff development and training.

GOAL#5 – CONVERT TO A PRIVATE SECTOR PROPERTY MANAGEMENT MODEL

1. Continue to train staff on Asset Management

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Commission of the City of Pontiac Michigan has prepared this annual in compliance with Section 511 QWHRA of 1998 and the ensuing HUD requirements. The PHC is submitting this update to be acted upon after appropriate comment from the public.

Goal #1 – To Improve Overall Operational Performance

Goal #2 – Supply quality low income and affordable housing to PHC communities

Goal #3 – To provide and maximize program opportunities for Economic Development for PHC residents

Goal #4 – Improve opportunities for staff development

Goal #5 - **Convert to a Private Sector Property Management Model**

Annual Plan

The PHC's Annual Plan is based on the premise that if we accomplish our goals and objectives, we will be taking concrete steps toward the accomplishment of our 5 Year Agency Plan and the implementation and achievement of our mission.

- The PHC has now adopted a Section 8 Homeownership Plan and is in has implemented the program to assist in meeting the housing needs identified in the City of Pontiac Consolidated Plan and marketing study.

- The PHC continues to implement new policies in the Admissions and Continued Occupancy Policy, Section 8 Administrative Plan, Public Housing Lease, and related documents to be in compliance with any and all new regulations, and governmental Acts.
- The PHC will continue to provide its basic services to its low income and HCV residents with the goal of achieving the designation as a HUD high performing Commission.
- The PHC has demolished Lakeside Homes and has developed a Housing Redevelopment Task force to strategize a redevelopment plan for the previous Lakeside Property.
- The PHC has built and continues to build scattered site developments to house those families who were displaced due to the demolition of Lakeside Homes.
- The PHC continues to recruit landlords to participate in its HCV Rental Assistance Program

The plans, statements, budget summary, policies, and administrative plans set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach that is consistent with the Consolidated Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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 5. Operations and Management Policies

6. Grievance Procedures
7. Capital Improvement Needs
8. Demolition and Disposition
9. Designation of Housing
10. Conversions of Public Housing
11. Homeownership
12. Community Service Programs
13. Crime and Safety
14. Pets (Inactive for January 1 PHAs)
15. Civil Rights Certifications (included with PHA Plan Certifications)
16. Audit
17. Asset Management
18. Other Information

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or	Annual Plan: Operations and Maintenance

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4008	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1524	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	709	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	688	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	3532	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	2768	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	3672	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	415	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	74	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 2004
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	61	85	
Extremely low income <=30% AMI	52	14	
Very low income (>30% but <=50% AMI)	9	0	
Low income (>50% but <80% AMI)	0	93	
Families with children	57	.06	
Elderly families	4	.08	
Families with Disabilities	5	95	
Race/Black	58	.03	
Race/White	2	0	
Race/Hispanic	0	.01	
Race/Other	1		
Characteristics by Bedroom Size (Public Housing Only)	21		

Housing Needs of Families on the Waiting List			
1BR	4		
2 BR	28		
3 BR	27		
4 BR	2		
5 BR	2		
5+ BR	0		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 96 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- 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
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	976,196	Low rent operations
b) Public Housing Capital Fund	456,488	Management improvements
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,252,648	Housing Assistance payments
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	47,000	FSS Coordinator
h) Community Development Block Grant	-0-	
i) HOME	-0-	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) MI28P005501-03	3,382	
MIP005501-04	6,873	
MIP005501-05	59,382	
MIP005501-06	109,786	
3. Public Housing Dwelling Rental Income	800,260	Low rent operations
4. Other income (list below)		
Interest	30,000	Low rent operations
Non-dwelling	31,580	Low rent operations
4. Non-federal sources (list below)		
Total resources	7,773,595	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

Verifies at the time of application

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit Report

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?2

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Flyers, commission/informational/counsel meetings: Rules and regulations, and newsletters.

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

(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:

Upon request, extensions are given up to 90 days if the participant can document search efforts by use of search log.

(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

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

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 2 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)

Letters to residents.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare

rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

- a. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program;
- b. When the family would be evicted as a result of the imposition of the minimum rent requirement;
- c. When the income of the family has decreased because of changed circumstances, including loss of employment;
- d. When the family has an increase in expenses because of changed circumstance, for medical costs, childcare, transportation, education, or similar items;
- e. When a death has occurred in the family.

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- 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. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	421	30
Section 8 Vouchers	634	50
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification – 50 FSS – 25 Relocation - 124	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)	FSS Program	5

C. Management and Maintenance Policies

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

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

- EXPANDING HOUSING OPPORTUNITIES POLICY**
- DISCRIMINATORY HARASSMENT POLICY**
- ADMISSIONS & CONTINUED OCCUPANCY (ACOP)**
- FAIR HOUSING & REASONABLE ACCOMODATION POLICY**
- HQS POLICY (PUBLIC HOUSING)**
- TRANSFER POLICY**
- REPAYMENT AGREEMENTS**
- PET POLICY**
- DEFINITION OF TERMS**
- DRUG FREE HOUSING POLICY**
- THIRD PARTY VERIFICATION POLICY**
- RENT REASONABLENESS**
- ADDENDUM ITEMS FOR ACOP & RENTAL PROGRAMS**
- CAPITALIZATION POLICY**
- CHECK SIGNING POLICY**
- DISPOSITION POLICY**
- DRUG FREE WORKPLACE POLICY**
- FUNDS TRANSFERS**
- FLAT RENT POLICY**
- GRIEVANCE PRODEDURE**
- INVESTMENT POLICY**
- LEADBASED PAINT POLICY**
- NATURAL DISASTER RESPONSE POLICY**
- PROCUREMENT POLICY**
- RESIDENT INITIATIVE POLICY**
- RISK CONTROL POLICY**
- SAFETY ADMINISTRATOR POLICY**
- ONE STRIKE YOUR OUT POLICY**
- BAN LIST POLICY**
- RENT COLLECTION POLICY & PROCEDURE**
- MINIMUM RENT HARDSHIP POLICY**
- SEXUAL HARASSMENT COMPLAINT PROCEDURE**
- TRAVEL POLICY**
- FRAUD POLICY**
- COMMUNITY SERVICE REQUIREMENT**
- PHC CODE OF CONDUCT & ETHICS**

(2) Section 8 Management: (list below)

- SECTION 8 ADMINISTRATIVE PLAN**
- HQS PPOLICY S8 (HCV)**
- PHC HCV (S8) PAYMENT STANDARDS**
- PHC UTILITY ALLOWANCE SCHEDULE**

PHC SECTION 8 HOMEOWNERSHIP POLICY

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

B. Resident complaints and/or problems are to be handled as follows:

1. Problems that occur in a specific community or in occupancy shall be handled by the Manager.
2. Problems that cannot be resolved by the Manager shall be referred promptly to the Director of Operations.
3. If not resolved by the Director of Operations, the problem shall be submitted to the Executive Director in writing, and explained in detail.

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office

Other (list below) On site management office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of

1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Lakeside Homes
1b. Development (project) number:	MICH-005-1
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>03/31/07</u>
5. Number of units affected:	364
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: March 31, 2007 to March 31, 2010 b. Projected end date of activity: March 31, 2010

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the

U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered

under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Section 8 Homeownership Program

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development –

B. Section 8 Tenant Based Assistance

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

2. Program Description:

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

1. Be a current participant of the PHC Section 8 Housing Choice Voucher Program at the time of

application for homeownership assistance.

2. Be a "first time home owner"
3. Must have annual income that is equal to or greater than 2,000 hours of annual full time work at the Federal minimum wage.
4. Employment - Have at least one adult family member employed full time (not less than an average of 30 hours per week), and who has also been continuously employed for at least one year prior to the time the family initially receives homeownership assistance. Gaps in employment over the course of the prior year will only be permitted if the situation resulting in an employment gap was beyond the worker's control (layoff, medical emergency) and did not result in a gap of more than four out of 52 weeks.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/08/03

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self Sufficiency</i>	<i>50</i>	<i>Application process</i>	<i>PHC Main Office</i>	<i>Section 8</i>
Family Self Sufficiency	25	<i>Application process</i>	<i>PHC Main Office</i>	Public Housing
Family Unification	50	<i>Application process</i>	<i>PHC Main Office</i>	Section 8

--	--	--	--	--

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 02/26/06)
Public Housing	25	5
Section 8	50	51

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

The PHC has nine family developments and currently administers two high rise complexes (Woodland Heights and Carriage Circle). A policy for Community Service Requirement is in process of being implemented.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHC follows its Pet Policy for its two developments and Scattered Site Housing which is incorporated into the lease. Policy requirements include but are not limited to the following: In accordance with Section 227 of Title II of the Housing and Urban Recovery Act of 1983, the Pontiac Housing Commission will permit residents of the housing developments built exclusively for occupancy by the elderly, disabled and handicapped, to own and keep common household pets in their apartments,

with prior written permission of the Commission. It is the PHC's policy that all residents be allowed quiet enjoyment of the premises. No pet will be allowed or permitted to remain that constitutes a nuisance or threat to any resident or detracts from any resident's quiet enjoyment of his/her unit or the development.

No pet(s) are allowed or permitted within PHC's Scattered Site Single Family Homes.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment

Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name) PHA Plan 2007 Residents Comments

Provided below:

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

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

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

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) City of Pontiac Michigan
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

Other: (list below)

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

The Utilization of HOME Funds and CDBG block grant funds to remove barriers to affordable housing and working with Oakland County local government to further fair housing and address underserved needs as well as address any impediments to fair housing.

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (10/2007)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	94,796
3	1408 Management Improvements	91,298
4	1410 Administration	45,648
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	11,400
10	1460 Dwelling Structures	190,846
11	1465.1 Dwelling Equipment-Nonexpendable	10,500
12	1470 Nondwelling Structures	9,500
13	1475 Nondwelling Equipment	2,500
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	456,488
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	83,298
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	94,796
	Security	1408	83,298
	Security software	1408	8,000
	Administration – Purchasing Agent	1410	73,500
Mich 5-2	Trim trees	1450	2,500
	Install perimeter fencing	1450	1,950
	Fence in dumpster area	1450	1,250
	Replace unit carpeting	1460	5,720
	Replace window screens	1460	1,000
	Refurbish elevators	1460	39,852
	Repair leaking air conditioners	1460	12,500
	Replace stoves & refrigerators	1465	5,250
	Repair entrance doors	1470	3,750
	Additional computers for learning lab	1475	2,500
	Replace 10 air conditioners	1460	3,000
	Install auto light sensors	1470	1,000
	Replace exterior security lighting	1460	2,500
	Replace window blinds	1460	2,500

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Mich 5-3 Woodland Heights	Trim trees	1450	2,500
	Install perimeter fencing	1450	1,950
	Fence in dumpster area	1450	1,250
	Replace unit carpeting	1460	5,720
	Replace window screens	1460	1,000
	Repair leaking air conditioners	1460	12,500
	Replace stoves & refrigerators	1465	5,250
	Repair entrance doors	1470	3,750
	Replace heating boilers	1460	96,554
	Replace 10 air conditioners	1460	3,000
	Install auto light sensors	1470	1,000
	Replace exterior security lighting	1460	2,500
	Replace window blinds	1460	2,500

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-WIDE	10/1/2009	10/1/2111
Administration	10/1/2009	10/1/2111
Fees & Costs	10/1/2009	10/1/2111
Woodland Heights	10/1/2009	10/1/2111
Carriage Circle	10/1/2009	10/1/2111
Central Office	10/1/2009	10/1/2111
Equipment	10/1/2009	10/1/2111

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Mich 5-2	Carriage Circle Apts.	27	12	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair sinking foundation			140,000	2008
Convert 3 efficiencies into 2 one-bedroom units			73,981	2008
Install parking lot lighting			20,000	2009
Replace hot water heat radiation			53,500	2009
Replace trash chute doors			6,500	2009
Construct two single family homes			300,000	2010
Install generator at Central Office			30,000	2010
Replace Hallway tile			50,000	2011
Repair & seal Central Office Parking lot			100,000	2011
Construct Pole Barn			30,000	2012
Replace stoves & refrigerators			25,000	2012
Cycle painting			50,000	2012
Replace unit carpeting			35,000	2012
Upgrade intercom system			75,000	2012
Total estimated cost over next 5 years			988,981	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Mich 5-3	Woodland Heights Apts	47	25
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace hot water heat radiation		49,000	2008
Replace trash chute doors		6,000	2008
Replace Lawn equipment		20,000	2008
Replace lighting with high efficiency bulbs		10,000	2008
Install ductwork for make up air in hallways		20,000	2008
Replace computer system hardware		100,000	2009
Replace make up air units		20,000	2009
Replace rooftop heating units		30,000	2009
Replace Central Office fencing		10,000	2011
Replace air conditioning Central Office		25,000	2011
Replace glass basement windows with glass blocks, scattered sites		10,000	2011
Replace carpet Central Office		15,000	2012
Purchase two maintenance trucks		40,000	2012
Lease administrative vehicle (5 years)		30,000	2012
Total estimated cost over next 5 years		385,000	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28900550106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2006
<input checked="" 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					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	94,796.00	94,796.00	94,796.00	94,796.00
3	1408 Management Improvements	45,352.00	34,474.49	13,000.00	3,859.00
4	1410 Administration	54,000.00	54,000.00	54,000.00	44,210.41
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	146,800.00	88,800.00	74,800.00	55,352.00
11	1465.1 Dwelling Equipment—Nonexpendable		26,760.00	20,218.85	20,218.85
12	1470 Nondwelling Structures	83,000.00	42,254.00	17,084.00	17,084.00
13	1475 Nondwelling Equipment	32,500.00	49,363.51	6,763.51	6,763.51
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities		66,000.00	66,000.00	-0-
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Pontiac Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28900550106 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/1/2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	456,448.00	456,448.00	346,662.36	242,283.77
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P0055106 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2006			
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		94,796.00	94,796.00	94,796.00	94,796.00	Complete
	Security	1408		45,352.00	21,474.49	-0-	-0-	Not started
	Extermination	1408		-0-	13,000.00	13,000.00	3,859.00	In process
Administration	Project Manager	1410		54,000.00	54,000.00	54,000.00	44,210.41	In process
Carriage Circle	Refurbish public rest rooms	1470	2	5,000.00	5,000.00	-0-	-0-	Not started
Mich 5-2	Close area opening in Day Rooms	1460	9	5,800.00	5,800.00	5,800.00	5,800.00	Complete
	Install fire sprinkling system	1470		25,000.00	-0-			
	Refurbish units	1460	10	-0-	57,200.00	57,200.00	37,752.00	In process
	Install additional security cameras	1470	5	-0-	10,000.00	-0-	-0-	Not started
	Replace garbage chute doors	1460	13	-0-	12,500.00	-0-	-0-	Not started
	Replace window screens	1460		-0-	1,500.00	-0-	-0-	Not started
	Replace floor tile 3 rd floor	1460		-0-	11,800.00	11,800.00	11,800.00	Complete
	Replace stoves & refrigerators	1465		-0-	13,380.00	9,000.00	9,000.00	In process
	Install additional security cameras	1475	5	-0-	10,000.00	-0-	-0-	Not started
	Refurbish community room kitchen	1470		-0-	5,000.00	-0-	-0-	Not started

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P0055106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/1/2006		
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	
Woodland Heights	Refurbish public rest rooms	1470	2	5,000.00	5,000.00	-0-	-0-	Not started
Mich 5-3	Install fire sprinkling system	1470		25,000.00	-0-			
	Replace Community Room flooring	1470		7,000.00	13,564.00	13,564.00	13,564.00	Complete
	Replace stoves & refrigerators	1465		-0-	13,380.00	11,218.85	11,218.85	In process
Central Office	Replace card key system with key fobs	1470		4,000.00	1,690.00	1,690.00	1,690.00	Complete
	Install additional security camera	1470		2,000.00	2,000.00	1,830.00	1,830.00	Complete

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P0055106 Replacement Housing Factor Grant No:				Federal FY of Grant: 10/1/2006		
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	
Equipment	Purchase washers & dryers	1475		14,000.00	-0-			
	Purchase exterior garbage containers	1475		5,000.00	1,470.38	1,470.38	1,470.38	Complete
	Purchase park benches	1475		2,500.00	-0-			
	Rear leaf bagger attachment for tractor	1475		3,000.00	2,490.00	2,490.00	2,490.00	Complete
	Video recorder for security system	1475		2000.00	2,000.00	-0-	-0-	Not started
	Replace kitchen drain augers	1475	2	1,000.00	-0-			
	Replace dumpsters	1475		5,000.00	-0-			
	Replace computer system network switch	1475		-0-	600.00	-0-	-0-	Not started
	Purchase tables & chairs	1475		-0-	1,473.15	1,473.15	1,473.15	Complete
	Replace trucks	1475	2	-0-	40,000.00	-0-	-0-	Not started
	Replace laptop	1475		-0-	1,329.98	1,329.98	1,329.98	Complete
Development Activities	Replacement housing Lakeside Homes	1460		135,000.00	-0-			
		1499		-0-	66,000.00	66,000.00	-0-	In process

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program No: MI28900550106 Replacement Housing Factor No:				Federal FY of Grant: 10/1/2006	
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	07/18/2008			07/18/2010			
Carriage Circle Mich 5-2	07/18/2008			07/18/2010			
Woodland Heights Mich 5-3	07/18/2008			07/18/2010			
Equipment	07/18/2008			07/18/2010			
Development	07/18/2008			07/18/2010			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 10/1/2005	
<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: 9/30/05 <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	94,796.00		94,796.00	94,796.00
3	1408 Management Improvements	94,796.00		94,796.00	85,929.66
4	1410 Administration	57,375.00		57,375.00	57,375.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	28,614.00		-0-	-0-
10	1460 Dwelling Structures	189,400.00		170,087.54	170,087.54
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	9,000.00		2,436.80	2,436.80
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				

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

PHA Name: Pontiac Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28P005501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/1/2005
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	473,981.00		419,491.34	410,625.00
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				

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: : MI28P005501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2005			
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	Operatioons	1406		94,796.00		94,796.00	94,796.00	Complete
Management Improvements	Copy machine lease	1408		17,500.00		17,500.00	8,633.66	In process
	Security Staff	1408		77,296.00		77,296.00	77,296.00	Complete
Administration	Project Manager	1410		57,375.00		57,375.00	57,375.00	Complete
Woodland Heights	Replace dumpster room doors	1460		6,000.00		6,200.00	6,200.00	Complete
Mich 5-3	Replace exhaust fans	1460		15,200.00		11,250.00	11,250.00	Complete
Carriage Circle	Replace shingles	1460		65,000.00		14,000.00	14,000.00	Complete
Mich 5-2	Replace dumpster room doors	1460		6,000.00		6,200.00	6,200.00	Complete
	Replace signage	1460		2,000.00		-0-	-0-	Not started
	Replace hot water boilers	1460		80,000.00		121,187.54	121,187.54	Complete
	Replace exhaust fans	1460		15,200		11,250.00	11,250.00	Complete
Central office	Resurface parking lot	1450		28,614		-0-	-0-	Not started
Equipment	Replace Security System computers	1475		4,000.00		2,436.80	2,436.80	Complete
	Purchase snow plow truck	1475		5,000.00		-0-	-0-	Not started

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program No: : MI28P005501-05 Replacement Housing Factor No:					Federal FY of Grant: 10/1/2005	
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	8/18/2007			8/18/2009				
Administration	8/18/2007			8/18/2009				
Fees & costs	8/18/2007			8/18/2009				
Woodland Heights	8/18/2007			8/18/2009				
Carriage Circle	8/18/2007			8/18/2009				
Central Office	8/18/2007			8/18/2009				
Equipment	8/18/2007			8/18/2009				

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages or Activities

2/14/2007

Activities for year 1		Activities for year 2 FF Grant: 2008 PHA F: 2008			Activities for year 2 FF Grant: 2008 PHA F: 2008		
2007	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
	HA - Wide	Operations	67,428.00				
See		Police Officer	10,000.00				
		Administration - Sundry planning & permitting costs, pro-rated salaries	-				
		Fees/Costs/Planning	63,300.00				
		TOTAL HA IDE	12.00				
Annual	T85-1	Admin Building	35,840.00				
	Crestwood						
		TOTAL T2 Anna Blacey	40.00				
1	Total no						
2	1406 Op		110,000.00	110,000.00	110,000.00	110,000.00	
3	1408 M	Improvements	80,000.00	116,339.81	116,339.81	116,339.81	
4	1410 Ac	T85-4 Paving/Walks	49,000.00	49,000.00	49,000.00	49,000.00	
5	1411 Ac	Statement Lova I					
6	1415 Li	Images					
7	1430 Fe		21,948.00	14,283.21	6,022.24	6,022.24	
8	1440 Si	T85-4 Site Lighting	3,000.00				
9	1450 Si	ent Mary Storage Rooms	68,000.00	68,281.49	68,281.49	68,281.49	
10	1460 D	ures Mary Foundations	161,752.00	124,265.00	125,651.00	125,651.00	
11	1465.1	renzler N					
12	1470 No	structures Sitework	56,424.00	50,366.54	50,366.54	22,166.54	
13	1475 No	equipment Tubs/Showers	61,376.00	60,265.95	60,265.95	60,265.95	
14	1485 De						
15	1490 Re	reserve					
16	1492 M	rk Demonstration					
17	1495.1	osts					
18	1499 De	Activities					
19	1501 Co	or Debt Service					
20	1502 Co						
		TOTAL CFP ESTIMATED COST 200	4.00		TOTAL CFP ESTIMATED COST 200		

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages or Activities

2/14/2007

Activities for year 1	Activities for year: 4 FF Grant: 2010 PHA F: 2010			Activities for year: 4 FF Grant: 2010 PHA F: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA - Wide	Operations	24,800.00			
		Police Officer	10,000.00			
		Administration - Sundry planning & permitting costs, pro-rated salaries	49,000.00			
		Fees/Costs/Planning	63,300.00			
		TOTAL HA IDE	14100.00			
22	Amount of line 21	Related to LBP Activities				
23	Amount of line 21	Related to Security 504 compliance	10,000.00			
24	Amount of line 21	Related to Security - Soft Costs	11,000.00			
25	Amount of Line 21	Related to Security - Hard Costs	22,500.00			
26	Amount of line 21	Related to Energy Conservation Measures				
	Statement	Unit Interiors	115,468.00			
		TOTAL T1 CRESTOOD	1.00			
	T85-6	Paving/Walks	80,000.00			
	Fillmore	Siding	30,000.00			
		Sitework	20,000.00			
		TOTAL T FILLMORE	10000.00			
	T85-6	Siding	30,000.00			
	Lova II	Sitework	20,000.00			
		Tubs>Showers	2,500.00			
		Community Building	5,000.00			
		TOTAL T LOA II	00.00			
		TOTAL CFP ESTIMATED COST 2010	4.00		TOTAL CFP ESTIMATED COST 2010	

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MIP005501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2004			
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	Management Improvements	1406		110,000.00	110,000.00	110,000.00	110,000.00	Complete
Management Improvements	Accountant	1408		44,000.00	44,000.00	44,000.00	44,000.00	Complete
	Supply Clerk	1408		36,000.00	36,000.00	36,000.00	36,000.00	Complete
	FSS Coordinator	1408		-0-	19,048.81	19,048.81	19,048.81	Complete
	Extermination	1408		-0-	17,291.00	17,291.00	17,291.00	Complete
Administration	Project Manager	1410		49,000.00	49,000.00	49,000.00	49,000.00	Complete
Fees & Costs	Energy audit	1430		21,948.00	14,283.21	6,022.24	6,022.24	In process
Carriage Circle	Upgrade security system	1460		40,000.00	41,388.00	41,388.00	41,388.00	Complete
Mich 5-2	Upgrade lighting in laundry rooms	1460		2,120.00	1,150.00	1,150.00	1,150.00	Complete
	Install ADA button electric door locks	1460		13,175.00	12,894.00	12,894.00	12,894.00	Complete
	Resurface parking lots	1450		-0-	14,127.45	14,127.45	14,127.45	Complete
	Install patio door ADA ramp	1470		3,500.00	-0-	-0-	-0-	Cancelled
	Install parking lot lighting	1470		2,400.00	2,600.00	-0-	-0-	Not started
	Replace dumpster pads	1450		3,750.00	4,683.00	4,683.00	4,683.00	Complete
	Replace floor tile in C Wing corridor	1470		4,712.00	9,883.27	9,883.27	9,883.27	Complete

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P005502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2003
<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					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		43,718.00	43,718.00	43,718.00
3	1408 Management Improvements		37,266.97	37,266.97	37,266.97
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,000.00	-0-	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement		22,346.00	22,346.00	22,346.00
10	1460 Dwelling Structures	196,776.00	50,123.96	52,923.96	52,923.96
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures		13,705.00	13,782.00	13,782.00
13	1475 Nondwelling Equipment	915.00	51,531.07	48,654.07	48,654.07
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				

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

PHA Name: Pontiac Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28P005502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 10/1/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	218,691.00	218,691.00	218,691.00	218,691.00
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				

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MIP005502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Management Improvements	Operations	1406		-0-	43,718.00	43,718.00	43,718.00	Complete
	Staff Training	1408		-0-	22,371.10	22,371.10	22,371.10	Complete
	Extermination	1408		-0-	7,920.00	7,920.00	7,920.00	Complete
	Adobe Acrobat software	1408	3	-0-	925.87	925.87	925.87	Complete
	Lead based paint testing	1408		-0-	4,950.00	4,950.00	4,950.00	Complete
	Resident Services Software	1408		-0-	1,100.00	1,100.00	1,100.00	Complete
	SUBTOTAL				37,266.97	37,266.97	37,266.97	
Carriage Circle Mich 5-2	Refurbish elevator Mechanical systems			196,776		-0-	-0-	
	Refurbish elevator interiors	1460		-0-	9,000.00	10,400.00	10,400.00	Complete
	Replace boiler	1460		-0-	10,750.00	10,750.00	10,750.00	Complete
	SUBTOTAL				19,750.00	21,150.00	21,150.00	
Woodland Heights Mich 5-1	Refurbish elevator interiors	1460		-0-	9,000.00	10,400.00	10,400.00	Complete
	Office Reconfiguration	1470		-0-	21,373.96	21,373.96	23,373.96	Complete
	Insulate Poll Barn	1470		-0-	1,790.00	1,790.00	1,790.00	Complete
	Replace Door Wall	1470		-0-	1,375.00	1,375.00	1,375.00	Complete
	Install Wrought Iron Fence	1450		-0-	22,346.00	22,346.00	22,346.00	Complete
	SUBTOTAL				55,884.96	57,284.96	57,284.96	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MIP005502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Illuminate sign in front of building	1470		-0-	700.00	777.00	777.00	Complete
	Replace Heating System	1470		-0-	9,840.00	9,840.00	9,840.00	Complete
	SUBTOTAL			-0-	10,540.00	10,617.00	10,617.00	
Equipment	Replace phones	1475	4	915.00	915.00	762.50	762.50	Complete
	Portable Generator	1475		-0-	594.95	594.95	594.95	Complete
	Trash Pump	1475		-0-	999.95	999.95	999.95	Complete
	Bike Racks	1475	2	-0-	683.00	740.00	740.00	Complete
	Copier	1475		-0-	15,251.87	15,251.87	15,251.87	Complete
	Office Chairs	1475	4	-0-	1,139.00	1,139.00	1,139.00	Complete
	Lawn Maintenance Equipment	1475		-0-	1,532.80	1,532.80	1,532.80	Complete
	Floor buffers	1475	2	-0-	2,700.50	1,978.00	1,978.00	Complete
	Check Signing Machine	1475		-0-	1,795.00	1,795.00	1,795.00	Complete
	Paper Shredder	1475		-0-	899.00	899.00	899.00	Complete
	Replace Plow Truck	1475		-0-	22,673.00	20,614.00	20,614.00	Complete
	Office Furniture	1475		-0-	699.97	699.97	699.97	Complete
	Replacement cell phones	1475	12	-0-	1,647.03	1,647.03	1,647.03	Complete
	SUBTOTAL				51,531.07	48,654.07	48,654.07	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P005501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 10/1/2003
<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: 9-30-05 <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	109,900.00	109,900.00	109,900.00	109,900.00
3	1408 Management Improvements	107,774.00	106,145.00	106,145.00	86,275.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,680.00	22,680.00	22,680.00	22,680.00
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000.00	40,000.00	40,000.00	40,000.00
10	1460 Dwelling Structures	180,414.00	178,151.00	178,151.00	178,151.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	13,820.00	13,885.72	13,885.72	13,885.72
13	1475 Nondwelling Equipment	32,000.00	31,994.55	31,994.55	31,994.55
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				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

2/1/200

Part II: Supporting Pages

PHA Name:		Grant Type and Number:				Federal F of Grant:		
HOUSING AUTHORIT OF THE CIT OF ICTORIA		Capital Fund Program No: T59PO85501-06				2006		
		Replacement Housing Factor Grant No:						
Development Number Name/HA-ide Activities	General Description of Maor or Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of or
				Original	Revised	Funds Obligated	Funds Expended	
HA - ide	Operations	10		24,800.00		0.00	0.00	
	Salary for police officer	10		10,000.00		0.00	0.00	
	Administration - Sundry planning permitting	110		49,000.00		0.00	0.00	
	costs pro-rated salaries							
25	Amount of Line 21 Related to Security - Hard Costs							
26	Fees/Costs/Planning Amount of line 21 Related to Energy Conservation Measures	130		3300.00		0.00	0.00	
	TOTAL HA-WIDE			147,100.00		0.00	0.00	
T5-1	Security screens	10	102	1200.00		0.00	0.00	
Crestwood								
	TOTAL T 85-1 - Crestwood			128,600.00		0.00	0.00	
T5-2	Security screens	10	2	3200.00		0.00	0.00	
Anna								
Blacley								
	TOTAL T 85-2 - Anna Blackley			32,400.00		0.00	0.00	
T5-	Interior repairs/painting	10	13	15.00		0.00	0.00	
Lova I	TOTAL T 85-4 - Lova I			185,468.00		0.00	0.00	
	TOTAL 2006 CAPITAL FUNDS			493,568.00		0.00	0.00	

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P00551-03			Federal FY of Grant: 10/1/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		109,900.00	109,900.00	109,900.00	109,900.00	Complete
Management Improvements	Computer user training	1408		6,250.00	6,250.00	6,250.00	6,275.00	Complete
	Capitol Fund Clerk	1408		44,000.00	44,000.00	44,000.00	44,000.00	Complete
	Development Consultant	1408		21,774.00	23,701.73	19,870.00	0	In process
	Supply Clerk	1408		36,000.00	36,000.00	36,000.00	36,000.00	Complete
Fees & Costs	Architectural & Engineering	1430		22,680.00	22,680.00	22,680.00	22,680.00	Complete
Woodland Heights	Refurbish elevator interiors	1460		61,000.00	61,000.00	61,000.00	61,000.00	Complete
Mich 5-3	Install security system upgrades	1460		25,796.00	23,713.00	23,713.00	23,713.00	Complete
	Upgrade landscaping	1450		35,000.00	35,000.00	35,000.00	35,000.00	Complete
Carriage Circle Mich 5-2	Refurbish elevator interiors	1460		61,000.00	61,000.00	61,000.00	61,000.00	Complete
	Install security system upgrades	1460		10,982.00	10,982.00	10,982.00	10,982.00	Complete
	Refurbish stairwells	1460		30,000.00	30,000.00	21,456.00	21,456.00	Complete
	Upgrade landscaping	1450		5,000.00	5,000.00	5,000.00	5,000.00	Complete
Central Office	Paint, clean ducts, power door, cameras	1470		13,820.00	13,885.72	13,885.72	13,885.72	Complete
	repair gutters, replace floor tile							
Equipment	Stove, 2 copiers, 2 buffers, 2 ladders	1475		32,000.00	31,994.55	31,994.55	31,994.55	Complete

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program No: MI28P005501-03 Replacement Housing Factor No:				Federal FY of Grant: 10/1/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide							
Operations	9/30/2005			9/30/2007			
Capitol Fund Clerk	9/30/2005			9/30/2007			
Supply Clerk	9/30/2005			9/30/2007			
Fees & Costs	9/30/2005			9/30/2007			
Woodland Heights	9/30/2005			9/30/2007			
Mich 5-3	9/30/2005			9/30/2007			
Carriage Circle Mich 5-2	9/30/2005			9/30/2007			
Central Office	9/30/2005			9/30/2007			
Equipment	9/30/2005			9/30/2007			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R005501-03			Federal FY of Grant: 10/1/2003
<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					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements		32,350.00	32,350.00	15,069.41
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		31,837.00	25,619.92	25,619.52
8	1440 Site Acquisition		50,200.00	50,890.98	50,890.98
9	1450 Site Improvement				
10	1460 Dwelling Structures	-0-	414,449.00	414,449.00	414,449.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	528,836.00	-0-	-0-	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Pontiac Housing Commission	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R005501-03	Federal FY of Grant: 10/1/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	528,836.00	528,836.00	523,309.90	506,029.31
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R0055501-03				Federal FY of Grant: 10/1/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Lakeside Homes Mich 5-1	Development, Replacement housing	1499		528,836	-0-			
	Security	1408		-0-	32,350.00	32,350.00	15,069.41	In process
	Architectural services	1430		-0-	31,837.00	25,619.92	25,619.92	In process
	Site acquisition	1440		-0-	32,519.02	33,360.00	33,360.00	Complete
	Property appraisals	1440	050	-0-	2,350.00	1,300.00	1,300.00	Complete
	Title Search	1440	060	-0-	1,650.00	2,550.00	2,550.00	Complete
	Environmental review	1440	070	-0-	13,680.98	13,680.98	13,680.98	Complete
	Dwelling structures	1460		-0-	414,449.00	414,449.00	414,449.00	Complete

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R005501-05			Federal FY of Grant: 10/1/2005
<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					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	740,347.00		740,347.00	568,125.86
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
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				

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

PHA Name: Pontiac Housing Commission	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R005501-05	Federal FY of Grant: 10/1/2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	740,347.00		740,347.00	740,347.00
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				

