

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

ECORSE HOUSING COMMISSION

VERSION 4

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: Ecorse Housing COMMISSION
PHA Number: MI007

PHA Fiscal Year Beginning: 07/01/2007

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

Number of public housing units: Number of S8 units: Number of public housing units: 199
Number of S8 units:

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (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 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

Ecorse Housing Commission is dedicated to providing affordable, decent, safe and sanitary housing to its residents; along with assisting its residents in achieving self-sufficiency.

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)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- 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)

Other PHA Goals and Objectives: (list below)

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.

Ecorse Housing Commission Plan is consistent with HUD’s strategic goal of “Improving the quality of life and economic viability” for all residents of Ecorse. The Ecorse Housing Commission has been designated as a troubled agency based on the last management assessment completed by the U.S. Department of Housing and Urban Development. The Annual PHA Plan will continued to focus on the rehabilitation efforts to get EHC unoccupied units back on line. EHC management is committed to improving all deficiencies in the management and financial operations for the agency.

The Ecorse Housing Commission is also meeting the requirements under “The Violence Against Women Act” to ensure tenants and family members who are victims of domestic violence, dating violence, or stalking are protected from being evicted or terminated from housing assistance on acts of such against them.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration **mi007p.47**
- FY 2007 Capital Fund Program Annual Statement **mi007p.70**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **mi007a01**
- List of Resident Advisory Board Members **mi007p.52**
- List of Resident Board Member **mi007p.52**
- Community Service Description of Implementation **mi007p. 48-51**
- Information on Pet Policy **mi007p.39-44**
- 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) **mi007p.42**
- Other (List below, providing each attachment name)
 - Statement of Progress in Meeting 5-year Plan Mission and Goals mi007p.69**
 - Capital Funds Performance and Final Evaluation Report (501-b04)**
 - Capital Funds Performance and Evaluation Report (502-c05)**
 - Capital Funds Performance and Evaluation Report (501d06)**

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
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	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
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	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
XX	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
N/A	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
N/A	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
N/A	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
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	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
XX	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	92,285	5	5	3	4	3	3
Income >30% but <=50% of AMI	27,114	5	5	3	4	3	3
Income >50% but <80% of AMI	13,740	5	5	3	4	3	3
Elderly	23,932	5	5	3	4	3	3
Families with Disabilities	NA						
Race/Ethnicity	192,566	5	5	3	4	3	3
Race/Ethnicity	7,682	5	5	3	4	3	3
Race/Ethnicity	1,690	5	5	3	4	3	3
Race/Ethnicity	2,497	5	5	3	4	4	3

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:

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 tenant-based Assistance Waiting List

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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	100		10%
Extremely low income <=30% AMI	89	89%	
Very low income (>30% but <=50% AMI)	10	10%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	72	72%	
Elderly families	2	2%	
Families with Disabilities	9	9%	
African-Americans	89	89%	
Hispanic	2	2%	

Housing Needs of Families on the Waiting List			
Asian	0	0%	
Caucasian	9	9%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	28	0	
2 BR	47		
3 BR	22		
4 BR	2		
5 BR	1		
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input 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 2006 grants)		
a) Public Housing Operating Fund	511,394	
b) Public Housing Capital Fund	298,422	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CAPITAL FUND 2005 (502-05)	309,133	Public housing capital improvements
CAPITAL FUND 2006 (502-06)	298,422	Public housing capital improvements
3. Public Housing Dwelling Rental Income	259,336	Public housing operation
4. Other income (list below)		
WORK ORDER CHARGERS	2,600	Public housing operations
4. Non-federal sources (list below)		
Total resources	\$1, 679.307	

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) When the family reaches the number five (5) on the waiting list is when verification for eligibility determination is made and a unit is offered for admission to public housing.**
- Other: (describe)

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 Checks

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?

(One)

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)? N/A

- 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:

- 2. Victims of domestic violence
- 3. Involuntary Displacement (Disaster, Government Action, Action of Housing
- 4. Homelessness

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease

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

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

- 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 N/A

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25

\$26-\$50

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

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

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: **Fair Market Value from the area and River Rouge Housing Commission**

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 N/A

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. **mi007Page 45 & 46**

- 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	199	5%
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Capital Fund Program	199	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)
 - 1. **ADMISSION AND CONTINUED OCCUPANCY POLICY**
 - 2. **PROCUREMENT POLICY PREVENTIVE MAINTENANCE POLICY**
 - 3. **RULES AND REGULATIONS**
 - 4. **MAINTENANCE PRICE LIST**
 - 5. **RENT COLLECTION POLICY**
 - 6. **GRIEVANCE PROCEDURE POLICY**
 - 7. **MAINTENANCWE WORK PLAN**
 - 8. **TRACKING AND REPORTING OF CRIME**

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance N/A

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
The Capital Fund Program Annual Statement Table Library is located on mi 007a01 P. 70

(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) mi007c01

-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) N/A

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: Voisine Terrace and Wade H. McCree Plaza 1b. Development (project) number: MI007-001 and MI007-002
2. Activity type: Demolition <input checked="" 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>May 30, 2008</u>
5. Number of units affected: 200
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: January 1, 2008 b. Projected end date of activity: January 10, 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

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? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) **To established a Memorandum of Agreement between the Ecorse Housing Commission and the TANF Agency.**

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)

(2) Family Self Sufficiency program/s

a. Participation Description

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

- 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

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)

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

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VOISINE TERRACES

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)

Request MOA for above base line Police Patrol with Wayne County Sheriff's Department

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)

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VOISINE TERRACES

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)]

PET POLICY

Introduction

EHC has established this Pet Policy for Residents of its Public Housing developments. This policy is in accordance with HUD regulations set forth in 24 CFR 5.300, et seq. (Section 227 of the Housing and Urban-Rural Recovery of 1983; 12 U.S.C. 1701r-1), which specifically govern Pet Ownership for the Elderly and Persons with Disabilities and 24 CFR 960.701 (Section 31 of the United States Housing Act of 1937; 42 U.S.C. 1437z-3, et seq.), which govern Pet Ownership in Public Housing generally and are applicable to EHC Family developments.

Service Animals for Persons with Disability

This policy does not apply to service animals that assist persons with disabilities who reside in EHC premises. Such animals are allowed in all public housing facilities. No restrictions shall be imposed on them or their owners other than those general obligations imposed on all Residents of EHC developments to maintain their units and associated facilities in a decent, safe and sanitary manner and refrain from disturbing their neighbors. In addition, all Resident pet owners, including persons with disabilities, shall be obligated to comply with local licensing and other animal control ordinances and regulations.

Pet Ownership

Any adult Resident who resides in a EHC property may own one (1) or more common household pets if he or she maintains each pet responsibly and in accordance with applicable State and local public health, animal control and anti-cruelty laws and regulations and local ordinance licensing requirements. EHC has established reasonable restrictions and prohibitions based on building structure or development or other relevant conditions regarding

the number, size and type of pet(s). EHC will also require the Resident pet owner to pay certain refundable and non-refundable fees as set forth below. Any Resident desiring to house a pet on EHC property must inform EHC in writing prior to the animal entering the dwelling unit. All households that have pets are required to sign a EHC Pet Lease Addendum. Any household with a dog or cat must provide EHC with proof that such pet had been spayed or neutered for pets six (6) months of age or older.

Size of Pets

The maximum allowable pet size, based upon weight, is twenty-five (25) pounds adult weight, except for service animals that assist persons with disabilities. The maximum capacity for an aquarium is twenty (20) gallons.

Type of Pets

EHC will allow common household pets. A common household pet is defined as a domesticated dog, cat, guinea pig, gerbil, hamster, rabbit, or birds in cages and fish in aquariums. Reptiles and birds of prey are not household pets. Exotic pets, such as iguanas, spiders, snakes or ferrets, shall not be permitted. Dogs of vicious or aggressive disposition will not be permitted. Due to age and behavioral activities of puppies and kittens, ownership requests for such animals shall be more closely scrutinized prior to approval in an attempt to ensure that the pet owner Resident has the ability to handle the ownership responsibilities involved with such pets. In addition, for purposes of this policy, the term "Passive Pets" shall be defined as one or two birds in one cage or one (1) or more fish, in number appropriate to the size of a single aquarium.

Number of Pets Per Household

Building size and type of dwelling structure shall determine the number of pets permitted per household. All mid-rise buildings are limited to one (1) pet per household. Any Resident occupying a single attached or non-attached dwelling unit is limited to no more than two (2) pets per household, except that no household shall be permitted two (2) dogs or two (2) cats. Passive Pets shall not be counted against the aforementioned one (1) or two (2) pet maximums per household.

Non-Refundable Application Fee and Monthly Pet Fee and Refundable Pet Security Deposits

All Resident pet owners are required to pay a Non-Refundable Pet Application Fee in the amount of Twenty Five Dollars (\$25.00) except that no such payment shall be required for pet owners who only have Passive Pets. In addition, all non-elderly Resident pet owners of dogs or cats in Family developments shall pay a Non-Refundable Monthly Pet Fee of Ten Dollars (\$10) per pet in addition to the Resident's regular monthly rent payment, except that no such monthly maintenance fee shall be charged for Passive Pets. This Pet Fee is to cover reasonable operating costs to EHC relating to the presence of pets. All Resident pet owners, including owners of Passive Pets, must pay a refundable Pet Deposit in the amount of one-half a month's rent or Three Hundred Dollars (\$300.00), whichever is less, to cover additional

costs attributable to the pet and not otherwise covered by the non-refundable Pet Fee. The Pet Deposit will be placed in an escrow account and is refundable, in whole, in part, or not at all as may be appropriate, upon move-out or removal of the pet from the dwelling unit. The unused portion of the Pet Deposit is refundable to the Resident provided that the dwelling unit and/or building facilities are left in an acceptable manner. The Pet Deposit will be used to cover any damages associated with the interior or exterior of the building structure and grounds. Resident pet owners will receive an itemized list of damages upon move-out or when they have removed the pet from the dwelling unit. Resident pet owners must provide a forwarding address within four (4) days from the date of move-out to receive the refundable unused portion of the Pet Deposit.

Proper Maintenance of Pets

The Resident must maintain the pet in a reasonable manner in accordance with all state and local public health, animal control and anti-cruelty laws and regulations. "Reasonable manner" is defined as regular grooming, exercise, good nutrition, flea control, clean up of waste and litter, routine veterinary care and yearly inoculation. Pets must be spayed and neutered after six (6) months of age. The pet must be walked only in areas designated by EHC and must be on a hand leash held by a person aged 13 or older at all times. Each dog or cat must have its own collar, must be licensed and must be up to date on vaccinations. A review will be held by EHC management to confirm current registration, licensing and vaccinations at the time of annual lease renewal and the Resident pet owner shall provide EHC with a photograph of the pet, which shall be kept with the Pet Lease Addendum in the Resident's file. The Resident must also maintain standards referenced in the Pet Lease Addendum. The Pet Lease Addendum will serve as an addendum to the EHC Lease.

No pet, excluding fish, shall be left unattended in any unit for a period in excess of 24 hours.

Resident pet owners must recognize that other Residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners shall exercise courtesy with respect to other Residents.

Cleanliness Requirements

All animal waste or the litter from litter boxes shall be picked up immediately by the Resident pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the Resident's dwelling unit.

Removal of Waste from Other Locations.

The Resident pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

Any unit occupied by a dog, cat or rodent will be fumigated at the time the unit is vacated.

The Resident pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Pets Temporarily on the Premises

Pets which are not owned by a Resident will not be allowed. Residents are prohibited from feeding or harboring stray animals. This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the EHC.

Alterations to Unit

Resident pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Nuisance

No pet shall be allowed to become a nuisance or create any unreasonable disturbance. An example of “any unreasonable disturbance” would be a pet that is not restrained in hallways, elevators, community rooms, or other common areas or which makes noise continuously and/or incessantly for a period of ten (10) minutes or intermittently for one-half (1/2) hour or more to the disturbance of any person at any time of the day or night.

Inspections

EHC may, after reasonable notice to the Resident pet owner during reasonable hours, enter and inspect the premises, in addition to other inspections allowed under the ACOP.

EHC may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

Pet Policy Violation Notice

If a determination is made on objective facts supported by written statements that a Resident pet owner has violated the Pet Policy, written notice will be serviced.

The notice will contain a brief statement of the factual basis for the determination and the pet policy(s) which were violated. The notice will also state:

- That the Resident pet owner has five (5) calendar days from the effective date of the service of the notice to correct the violation or make written request for a meeting to discuss the violation;
- That the Resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
- That the Resident pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the Resident pet owner's Lease.

If the Resident pet owner timely requests a meeting, the meeting will be scheduled no later than five (5) calendar days after receipt of the request for the meeting, unless the Resident pet owner agrees to a later date in writing.

Notice for Pet Removal

If the Resident pet owner and EHC are unable to resolve the violation at the meeting or the Resident pet owner fails to correct the violation in the time period allotted by EHC, EHC may serve notice to remove the pet.

The notice shall contain:

- A brief statement of the factual basis for EHC's determination that the Pet Policy has been violated;
- The requirement that the Resident pet owner must remove the pet within five (5) calendar days of the notice; and
- A statement that failure to remove the pet may result in termination of the Resident pet owner's Lease.

Termination of Lease

EHC may initiate procedures for termination of the Resident pet owner's Lease based on a Pet Policy violation if:

- The Resident pet owner has failed to remove the pet or correct a Pet Policy violation within the time period specified; and
- The Pet Policy violation is sufficient to begin procedures to terminate the Lease.

Indemnity

The Resident agrees to indemnify, hold harmless and defend EHC against claims by third parties for damage or injury caused by the pet.

Removal of Pets

EHC shall require the removal of any pet from a EHC dwelling unit if the pet's conduct or condition is determined to be a nuisance or threat to EHC employees or to the health or safety of other EHC Residents or other persons in the community.

Pet Policy

IN THE EVENT OF THE ILLNESS OR DEATH OF THE RESIDENT PET OWNER OR OTHER EMERGENCY WHICH PREVENTS THE RESIDENT PET OWNER FROM PROPERLY CARING FOR THE PET, EHC SHALL CALL THE EMERGENCY CAREGIVER DESIGNATED BY THE RESIDENT IN THE PET LEASE ADDENDUM OR THE CITY'S PET ENFORCEMENT AGENCY TO TAKE THE PET AND CARE FOR IT UNTIL THE RESIDENT PET OWNER OR FAMILY MEMBERS OR FRIENDS CLAIM THE PET AND ASSUME RESPONSIBILITY FOR ITS CARE. ANY AND ALL EXPENSE INCURRED WILL BE THE RESIDENT PET OWNER'S RESPONSIBILITY.

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? 0
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)]

The Resident Council Board serves as the Resident Council Advisory Board which represents both the Wade G. McGree Plaza and Voisine Terrance.

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)
 - Provided below: **mi007 P.54**

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) **The Mayor of the City of Ecorse selects the resident to serve on the commission board.**

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)
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)

Ecorse Housing Commission is in the process of being developed. However, the most recent Consolidated Plan for the City of Ecorse does not directly apply to Ecorse Housing but it does include the following:

- 1. To provide funding to non-profit organizations to provide services to low income people.**
- 2. To support rehabilitation of single family homes by CHODO'S**
- 3. To provide deferred loans to first-time homebuyers.**
- 4. To provide forgivable loans to first-time homebuyers for down payments, closing costs and rehabilitation.**

D. Other Information Required by HUD

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

DECONCENTRATION OF POVERTY AND INCOME-MIXING

1. Deconcentration Methodology

EHC shall admit lower income Families to higher income developments and admit higher income Families to lower income developments using the following steps:

Step 1: **EHC** will annually determine the average income of all Families residing in all of its' general occupancy (Family) developments (including Families residing in developments approved for demolition or conversion to Resident-based assistance and Families residing in public housing units in mixed-finance developments).

Step 2: **EHC** will annually determine the average income of all Families residing in each building of each general occupancy development.

Step 3: **EHC** will annually characterize each building of each general occupancy development as higher income or lower income based on whether the average income in the building is above or below the overall average.

Step 4: **EHC** will determine which Families on the waiting list have incomes higher than the **EHC**-wide average and designate these Families "higher income Families," and which have incomes lower than the **EHC**-wide average and designate these Families "lower income Families."

Step 5: When a unit becomes available in a higher income building, **EHC** shall skip Families on the waiting list if necessary to reach a lower income family to whom it will offer the unit except in cases of Families who are victims of domestic violence. When a unit becomes available in a lower income building, **EHC** shall

skip Families on the waiting list if necessary to reach a higher income Family to whom it will offer the unit except in cases of Families who are victims of domestic violence.

Skipping shall be applied to both site-based and **EHC**-wide waiting lists.

A Family has the sole discretion whether to accept an offer of a unit made under the deconcentration policy. **EHC** shall not take any adverse action toward any eligible Family for choosing not to accept an offer of a unit.

EHC shall uniformly limit the number of offers received by Applicants. Nothing in the deconcentration policy relieves **EHC** of the obligation to meet the income targeting requirements.

Attachments

COMMUNITY SERVICE AND FAMILY SELF-SUFFICIENCY POLICY

INTRODUCTION

Section 512 of the 1998 Quality Housing and Work Responsibility Act (QHWRA), as amended, mandates that every non-exempt adult Resident of public housing is required to perform eight (8) hours of community service each month or participate in a self-sufficiency program for at least eight (8) hours each month or a combination of the two (2) totaling eight hours each month. These requirements shall be referred to as CSSR in this policy, i.e., community service and self-sufficiency requirements.

On March 29, 2000, HUD published final rules, 24 CFR. Part 960.600, on when a Resident must perform community service activities or self-sufficiency work activities. The rule requires that eligible adult public housing Family members comply with its "general requirements" and that the housing authority assures compliance. If a household fails to comply, after having been sent a Notice of Noncompliance, the housing authority may not renew the Resident's Lease upon expiration, unless the Resident has entered into a an Agreement for Cure to achieve compliance over the twelve (12) month term of the new Lease.

A. EXEMPT FAMILY MEMBERS

The CSSR apply to adult Family members eighteen (18) years of age and older. An adult Family member is exempt from CSSR who meets the following criteria:

- Is 62 years or older;
- Is a blind or disabled individual as defined under 216(i) (1) or 1614 of the Social Security Act (42 U.S.C. 416 (i) (1);1982c), and who certifies that because of this disability s/his unable to comply with the service requirements, or is a primary caretaker of such blind or disabled individual;
- Is engaged in work activities which meets the following qualifications:

- a) unsubsidized employment;
 - b) subsidized private sector employment;
 - c) subsidized public sector employment;
 - d) work experience, including work associated with the refurbishing of publicly assisted housing, if sufficient private sector employment is unavailable;
 - e) on the job training;
 - f) community service programs;
 - g) job search and job readiness assistance;
 - h) vocational educational training not to exceed 12 months with respect to any individual;
 - i) job skills training directly related to employment;
 - j) education directly to employment, in the case of a recipient who has not received a high school diploma or a certificate of general of high school equivalency;
 - k) satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
 - l) the provision of child care services to an individual who is participating in a community service program.
- Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) Or under any other State administered welfare-to-work program; or
 - Is a member of a Family receiving TANF assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other State administered welfare-to-work program

Documentation that can serve as proof of exemption includes, but is not limited to:

- Birth certificate or some other form of government identification.
- Some form of government certification of disability as defined under 216 or 1614 under the 1982 Social Security Act and a written certification from the person claiming the disability that because of the disability s/he cannot comply with the CSSR.
- A written certification that the Family member is the primary caretaker for a disabled Family member and the documents certifying the disability of the Family member for whom care is being provided.
- Proof of employment.
- Proof of exemption from having to work under a State program funded under Part A of title IV of the Social Security Act.
- Proof of participation in the State of Michigan's Work First Program.

B. MANDATED REQUIREMENTS

Each non-exempt adult Family member must meet the following requirements:

- Contribute eight (8) hours per month of community service (not including political activities); or
- Participate in an economic self-sufficiency program for eight (8) hours per month; or

- Perform eight (8) hours per month of combined community service and participation in a self-sufficiency program.

The Resident's Lease shall specify that it shall be renewed automatically for all purposes, unless the Family fails to comply with the service requirements of this policy. Violation of this policy is grounds for non-renewal of the Lease at the end of the twelve (12) month Lease term but not for termination of residency during the course of the twelve (12) month Lease term. At the time of Lease renewal, Residents must enter a new CSSR Agreement which is applicable for the term of the Lease and stipulates that all Family members who are subject to the CSSR are currently complying with the service requirement or are no longer residing in the household.

C. ELIGIBILITY

In compliance with nondiscriminatory and equal opportunity requirements of Federal, state and local laws, and HUD rules regulating CSSR, **EHC** will determine which Family members are subject to or exempt from the CSSR.

For each Family member whose name appears on the Lease that is at least eighteen (18) years of age, if a Family member claims an exemption from the CSSR, the head of household must show proof that the Family member claiming exemption meets one of the exemption classifications set forth in Section A of this policy. All adult Family members not claiming exemption or who do not have proof that they are exempt, will be deemed eligible to perform the CSSR.

D. ELIGIBLE COMMUNITY SERVICE AND SELF-SUFFICIENCY ACTIVITIES

During the term of the Lease, all non-exempt adult Family members shall volunteer with the following types of community based organizations in order to fulfill their CSSR:

- The local Resident Council;
- **EHC** local management office. Services may include volunteering to serve on a Tenant Patrol/ Community Watch group; however, the activities performed by Residents may not be in areas ordinarily performed by **EHC** employees;
- Local on site or surrounding area service providers that offer these service;
- Day care/child care;
- Senior citizens programs;
- After school programs;
- Educational programs;
- Anti-Drugs/Anti-crime prevention programs; or
- Other community based organizations approved by **EHC**

An approved self-sufficiency program must be funded by HUD or must be a qualified State or local employment training program (including a training program not affiliated with a local government), or training for Resident management as defined in HUD's Regulation on Income Disregard, 24 C.F.R. Part 5.609 (c) (8) (v). These programs must also meet one of the

following criteria as defined in HUD's Regulation on Income Disregard, 24 C.F.R. Part 5.609(c) (13) (ii) (A):

- Is authorized by a Federal, state or local law;
- Is funded by the Federal, state or local government;
- Is operated or administered by a public agency; or
- Has as its objective to assist participants in acquiring employment skills.

All Residents performing community service activities or who are participating in an economic self-sufficiency program must show written proof, on official letter head, of performing community service activities or participation in an approved economic self-sufficiency program. The written proof must have an official certification section with an area for a certifying official's name, signature and date, and must have the certifying official's telephone number. Proof must be submitted to **EHC Staff** no later than the 15th day of the month six (6) months after the date of the Resident's last annual Recertification.

No later than the last day of the month following the end of each quarter, **EHC staff** will review the files of each Resident household whose six (6) month report date has occurred during the quarter to determine if each non-exempt Family member has complied with the CSSR. If it is determined during the review that a non-exempt Family member is not in compliance, a "Notice of Non-compliance" will be sent to the head of household notifying him/her of this determination.

E. NOTICE OF NON-COMPLIANCE

The Notice of Non-Compliance shall:

- Briefly describe the non-compliance;
- State that **EHC** will not renew the Family's Lease at the end of the twelve (12) month Lease term unless (1) the head of household, and any other non-compliant Family member, enters into a written CSSR Compliance Agreement with **EHC** to cure such non-compliance and in fact cures such non-compliance, or (2) the head of household provides written assurance, satisfactory to **EHC**, that the non-compliant Family member no longer resides in the household; and
- State that the Resident may request a hearing on the non-compliance determination and that the Resident may exercise any available judicial remedy to seek redress for **EHC's** non-renewal of the Lease.

F. CSSR COMPLIANCE AGREEMENT

If a non-exempt adult Family member violates the CSSR, upon expiration of the Lease, **EHC** will not renew the Family's Lease unless the head of household and any non-compliant Family member enters into a written CSSR Compliance Agreement with **EHC**, in the form and manner required by **EHC**, to cure the non-compliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12) month term of the new Lease;

The head of household shall certify to **EHC** that all other non-exempt Family members are currently are in compliance or are no longer residing in the household.

If a non-exempt Family member violates the requirements of the CSSR Compliance Agreement, at the expiration of the twelve (12) month term covered by the agreement, **EHC** will not renew the Lease and the Family will be subject to eviction.

G. ANNUAL REVIEW OF CSSR COMPLIANCE

EHC staff will conduct annual review to verify the Family's CSSR compliance will be conducted at least thirty (30) days before the end of the twelve (12) month Lease term. **EHC** will retain reasonable documentation of each non-exempt Family member's performance in complying with this policy or, if applicable, exemption status in the Family's file.



(313) 381-7505
FAX: (313) 381-1928
TDD: (313) 381-3420

Mark C. Gans
Executive Director

Board of Commissioners

President
Fred Woods

Vice-President
William Emswari

Commissioner
William C. Randle

Commissioner
Byron Reddick

266 Hyacinth Street
Ecorse, MI 48229



Resident Council Board Members

April 11, 2007

President – Debra Stephens

Vice President – Lee Butler

Co-Secretary – Karen Love

Co-Secretary – Priscilla Dozier

Treasurer – Mary Sanders

Sergeant at Arms – Mary Howard

Resident Commissioner – William Randle

Sincerely,

Debra Stephens
Resident Council President

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

2007 PHA Plan Presentation
April 11, 2007

1. William Ravelle
2. Veronica Perry
3. David Ferguson
4. Bobbie Suchanck
5. Veronica Rogers
6. Pat
7. Tameeka Cooper
8. Michael Edgar
9. Lea Taylor
10. Charles Hudson
11. Robert Allen
12. William Edwards
13. Walter C. Carter
14. Shanelle Hallford
15. Wanda Pruitt
16. _____
17. _____
18. _____
19. _____

The *PHA Plan 2007 Public Meeting* of the Ecorse Housing Commission was held on Wednesday, April 11, 2007 at 2:00 p.m. in the Board Room of the Ecorse Housing Commission, located at 266 Hyacinthe Avenue, Ecorse, MI 48229.

Attending the meeting were EHC Staff: Mark C. Carter, Chanelle Stafford, Cleartry Clark, Michael Edgar, Charles Hudson, Kas Taylor, Robert Allen.

Board of Commission Members present: Vice President William Edward and Commissioner William Randle.

Visitors: Veronica Perry, Tierra Fleming, Bobbie Suddarth, Veronica Rogers, Felicia Love, and Tameaka Cooper.

The meeting was called to order by Mark C. Carter at 2:30 pm.
Mr. Mark C. Carter began the PHA Plan 2007 presentation:

This is a very important meeting. Thank for you everyone for attending.

EHC has established new by-laws for the PHA Board of Commissioners that are applicable to State laws.

A new Admissions and Continue Occupancy Policy has been established, there are several new items in the ACOP that are very important to the residents of Ecorse Housing.

1. Income changes resulting from welfare program requirements.
2. Housekeeping Citations
3. Resident Damages and Smoke Detectors
4. Community Service & Family Self-Sufficiency Program

Accomplishments

1. Increased vacancy rate to 86% and added an additional 19 new residents.
2. Resolved outstanding settlement of three-year past due water bill.
3. Work Orders completion dates are in compliance with HUD guidelines
4. Completed cooperation agreements with the City of Ecorse Police Department, Public Works Department, and the Department of Water and Sewage.
5. Increased overall response time and police presence by the local law enforcement agency.

2005 Capital Fund

1. EHC has hired Contractors to help the Maintenance Department rehab units.
2. EHC is using Soft Costs to pay for security, above baseline activities with the Police.

2006 Capital Fund

1. EHC is making sure that all the units are completely up to code for the upcoming REAC inspections.
2. New security surveillance cameras will be purchased and installed using 2006 Capital Fund.

The purpose of the meeting was to discuss the PHA Plan 2007, and to receive recommendations from the public and the residents of Ecorse Housing. Everyone present at the meeting was given the opportunity to provide recommendations as required by federal regulations at 24 CFR Part 903.13.

The recommendations are as follows:

- A. William Randle, Resident Commissioner
 - 1. Replace all windows with energy efficient windows.
 - 2. Replace all inadequate screen doors.
 - 3. Install motion sensor lights on the sides of all of the buildings.

- B. Veronica Rogers
 - 1. Install new screens for all windows.
 - 2. Provide a safe and clean playground for the children.

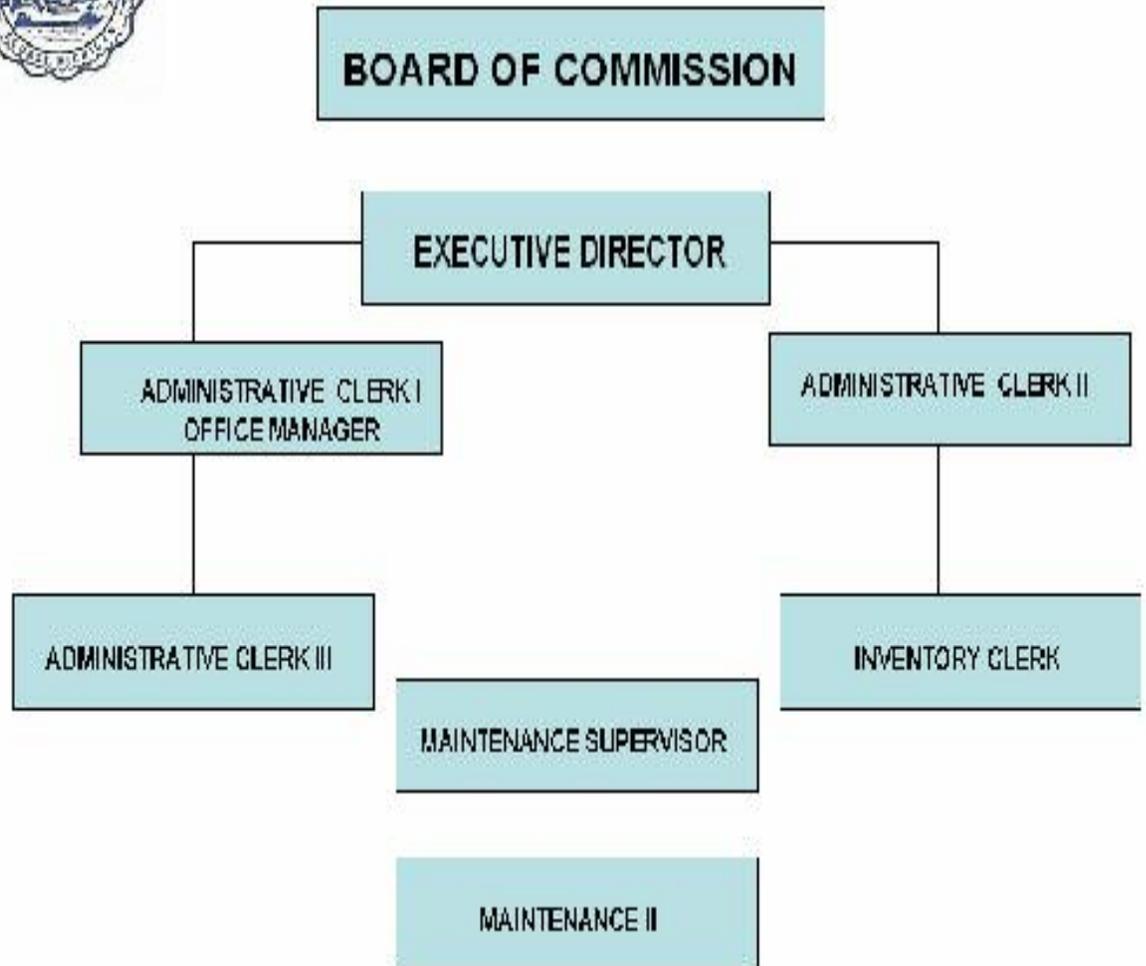
- C. Felicia Love
 - 1. Security detail throughout the complex.

- D. Bobbie Suddarth
 - 1. Remove all fences from the corner of 8th Street and Hyacinthe and put the fences in the alleyway between 8th and 9th Street.

The meeting was adjourned at 4:15 p.m.

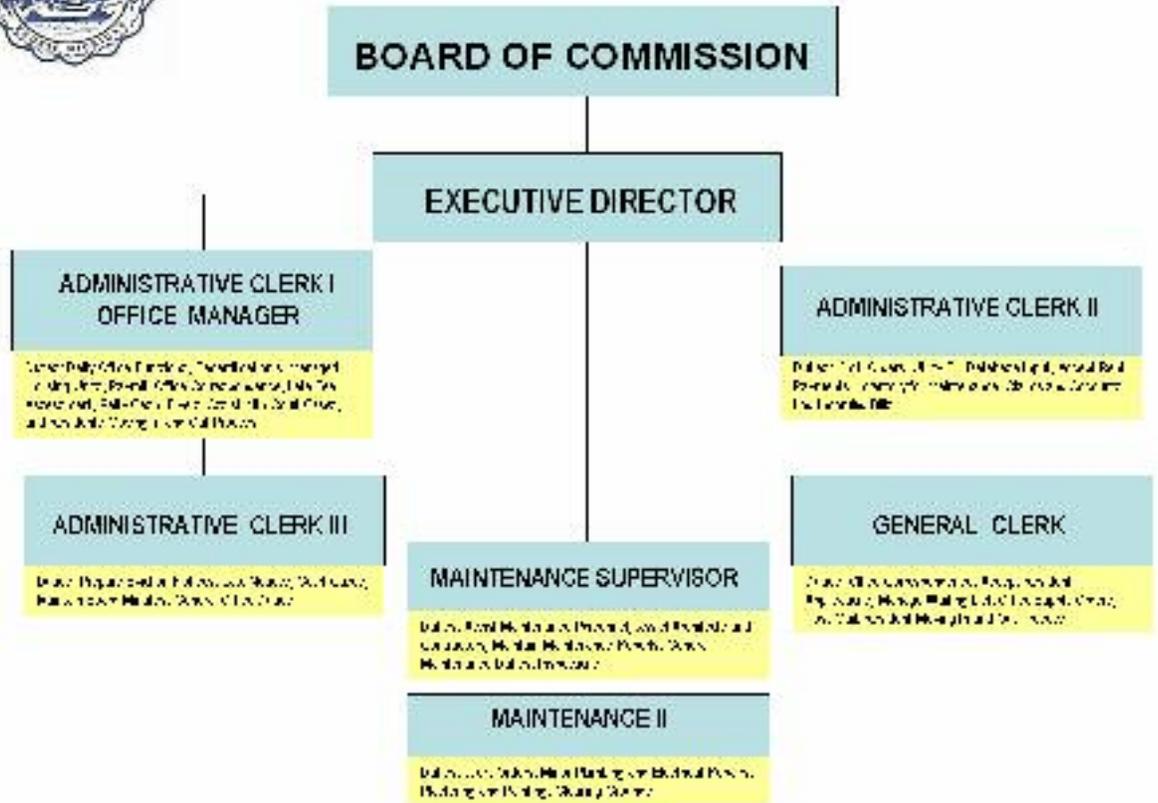


ECORSE HOUSING COMMISSION





ECORSE HOUSING COMMISSION



**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-53012)**

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

Whereas, (Public Housing Authority) Beacon Housing Commission (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract (ACC) Number(s) C-3057 dated 03/28/2007

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities of existing public housing developments in order to assist HUD 5007 such developments continue to be available to some low-income families:

\$ 236,422.00 for Fiscal Year 20 06, in the amount to be specified under Capital Fund Grant Number HT2RP007501-06

PHA Tax Identification Number (TIN): 38-2715637

Whereas, HUD and the PHA are entering into this CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. This PHA may use the CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due for the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3a or 3b is selected above, the 24-month time period in which the PHA must obligate the CFP assistance pursuant to section 9111 of the United States Housing Act of 1961, as amended, (the "Act") and 48-month time period in which the PHA must expend the CFP assistance pursuant to section 9112 of the Act starts with the effective date of this CFP Amendment (the date on which CFP assistance becomes available to the PHA for obligation).

The parties have executed this Agreement, and it will be effective on _____ for the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development
By: _____

PHA Executive Director

Mark C. Carter

Date: 03/28/2007

Title:

Title:

Executive Director

Previous version obsolete

form HUD-52840-A (03/2007)

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Applicant Name
Ecorse Housing Commission
Program/Activity Receiving Federal Grant Funding
Low Income Public Housing / Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.

MI 007-001 - Moisia Tamayo

MI 007-002 - Wade H. McGree

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Criminal offenses result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Fred A. Norris	Title President
Signature <i>x Fred A. Norris</i>	Date 4/13/07

Form HUD-9987B(2005)
ref. Handbooks 7417.1, 7476.13, 7485.1 & 3

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Florida Housing Commission

Program/Activity/Receiving Federal Grant Funding

Low Rent Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.

Warning: If it is discovered that the information is false and statements, conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Fred A. Norris

Signature

Fred A. Norris

Title

President

Date (mm/dd/yyyy)

4/13/07

Printed and Printed Name

Form HUD 50071 (2-98)
nt. Handbook 6747-1, 7475-10, 7465-1, & 7-15.3

**Standard PHA Plan
PHA Certifications of Compliance**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ Standard Annual, ___ Standard 5-Year/Annual or ___ Streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning _____ hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents housed by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting list:
 - The PHA regularly submits required data to HUD's MDCS in an accurate, complete and timely manner (as specified in PIHT Notice 99-2).
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that each waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 133.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are allowable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Greene Housing Commission NI 207
 PHA Name PHA Number/HA Code

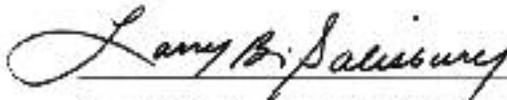
- Standard PHA Plan for Fiscal Year 20__
- Standard Five-Year PHA Plan for Fiscal Years 20__-20__ including Annual Plan for FY 20__
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__ including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in this document, is true, correct, complete, and accurate. Warning: HUD will prosecute false claims and statements. Civil penalties may result for criminal conduct and penalties: (42 U.S.C. 10601, 10602, 10603, 11151, 11152, 1779, 1867).

Name of Authorized Official	Title
Fred A. Norris	President
Signature	Date
<i>Fred A. Norris</i>	4/13/07

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Larry B. Salisbury the Mayor of Ecorse, MI certify
that the Five Year and Annual PHA Plan of the Ecorse Housing Comm. is
consistent with the Consolidated Plan of City of Ecorse prepared
pursuant to 24 CFR Part 91.

 April 12, 2007

Signed / Dated by Appropriate State or Local Official

**PHA Board Resolution
Approving Operating Budget**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Paul S. Davis Development Center PHH-REAC

HUD No. 5007-0094
(Rev. 09/00/04)

Public reporting burden for this collection of information is estimated to average 18 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering the data needed, reviewing the collection of information, reviewing the collection of information, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection of information, including suggestions for reducing the burden, to Washington Headquarters Service, Paperwork Project (0182-0001).

This form also is used by Section 8(a) of the U.S. Housing Act of 1937. The Housing Act's operating budget for the development of housing projects (PHAs) provides a summary of the proposed (budget) receipts and disbursements, amount of HUD/PHO receipts and disbursements, and position of other specific and (a) HUD issues the information developed in the operating plan adopted by the public housing agency (PHA) and the amount of HUD funds and for the PHA to be expended with procedure provided by HUD. Responses are made to HUD's requests for information (PHAs) to HUD.

PHA Name: Kappa Educating Commission PHA Code: E1 007

PHA Fiscal Year Beginning: July 1, 2007 Board Resolution Number: 2006-34

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on April 15, 2007
- Operating Budget submitted to HUD, if applicable, on April 15, 2007
- Operating Budget revision approved by Board resolution on _____
- Operating Budget revision submitted to HUD, if applicable, on _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(g).

I hereby certify that all the information stated within, as well as any information provided in the accompanying herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1011, 1012.31, U.S.C. 3729 and 3812)

PHA Board Chairperson's Name: <u>Fred A. Morris</u>	Signature: <u>Fred A. Morris</u>	Date: <u>4/15/2007</u>
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Phone numbers are optional

Use HUD-5007 (03/2006)

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

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

HUD Approval No. 2007-0152
(Rev. 03/04/2005)

PHSA Name COORSE HOUSING CONNECTION	Comprehensive Grant Number MI267007501-04 City of Grant Approval 7001
---	--

The PHSA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 324,803.00
B. Revised Funds Approved	\$ 324,803.00
C. Funds Advanced	\$ 321,805.00
D. Funds Expended (Actual Modernization Cost)	\$ 324,803.00
E. Amount to be Reimbursed (A - D)	\$ 0.00
F. Excess of Funds Advanced (C - D)	\$ 0.00

2. That all modernization work in connection with the Comprehensive Grant has been completed.
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid.
4. That there are no uncharged mechanics', laborers', contractors', or materialmen's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work.
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Penalties may result in criminal and/or civil penalties. (16 U.S.C. 1001, 1210, 1010; 18 U.S.C. 2011, 2061)

Signature: Michael C. Carter Date: 4-16-07

For HUD Use Only

The Cost Certificate is approved for audit.
Approved for Audit: Director, PHA (initials) _____ Date: _____

The PHA agrees with the costs shown above.
Verified (initials, name, Housing Director) _____ Date: _____

Approved (Field Office Manager) _____ Date: _____

Form HUD 50075 (2005)
1st Printing 7/05/05

Operating Budget

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

OMB Approval No. 2527-0066 (exp. 10/31/97)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, reviewing and revising the collection of information, sending and reviewing the collection of information, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Office of Management and Budget, Paperwork Project (0304-0188), Washington, DC 20503-2941 and to the Office of Management and Budget, Paperwork Project (0304-0188), Washington, DC 20503-2941. Do not send comments to the Office of Management and Budget, Paperwork Project (0304-0188), Washington, DC 20503-2941.

a. Type of Estimate		b. Fiscal Year Ending	c. Fiscal Year (with 2000 and 2001) Commencing	d. Fiscal Year (with 2001 and 2002) Commencing			
[] Original [] Renewal		2000	2000	2001			
1. Name of the Funding Agency (Use Funding Number if Applicable) GEORGE HOUSING COMMISSION							
2. Name and Office Address 360 HYACINTH AVE GEORGE, MI 48029							
3. ACC Number C-3007							
4. Agency/Division Report No. MI 037 - 1 & 2							
5. City/County DETROIT, MI							
e. No. of Funding Units		f. No. of Fiscal Months Covered	g. No. of Fiscal Years				
100		2388	2				
Line No.	Acct. No.	Description	Actuals (Last Fiscal Year 2000 F.Y.M.)	[] FY 2000 [] or Actual Current Budget W. 2000	Requested Budget (in \$1000)		
					F.Y.M.	F.Y.M.	Amount (in nearest \$100)
Revenues: Month by Payments Plan							
010	770	Operating Expenses					
020	771	Administrative Expenses					
030	774	Construction Maintenance Expenses					
040	1000	Rent Due From Other Units (Lines 070, 230 and 250)					
050	177	Interest Earnings on Investments					
060	770	Revenues: Month by Payments Plan					
Operating Expenses							
070	270	Event in the City			0250	07450	
080	370	Income Utility					
090	300	Real Estate Taxes					
100		Total Rental Income from Lines 070, 230 and 250			0000	0000	0000
110	000	Interest on Capitalized Investment				000	000
120	000	Other Operating Revenues	000	000	000	000	000
130		in case of lines 100, 110, and 120			0000	0000	0000
Operating Expended Items - Administrative							
140	010	Administrative Salaries			0000	0000	0000
150	410	Travel Expenses			000	000	000
160	410	Multi-housing			000	000	000
170	010	Rent			000	000	000
180	410	Advertising Fees			000	000	000
190	410	Advertising Fees			000	000	000
200	410	Office Expenses (not from 010)			000	000	000
210		Total Administrative Expenses from Lines 140 thru Line 200			0000	0000	0000
Total Services							
220	010	Salaries			000	000	000
230	020	Benefits (not from 010)			000	000	000
240	030	Contractual Services (not from 010)			000	000	000
250		Total Services Expense from Lines 220, 230, and 240			0000	0000	0000
Utilities							
260	020	Water			000	000	000
270	020	Electricity			000	000	000
280	030	Gas			000	000	000
290	040	Heat			000	000	000
300	050	Other			000	000	000
310	060	Other (not from 010) (Lines 260-300)			000	000	000
320		Total Utilities Expense from Lines 260 thru Line 310			0000	0000	0000

Year 2017-2018
ECORSE HOUSING COMMISSION

Fiscal Year Ending
06/30/18

Line No.	Acct No.	Description	Actual 2017 Fiscal Yr	2017 PUM	2017 PUM	Original Budget Estimate			
						2018 Budget		PUM	Amount
						2018 PUM	2018 PUM		
Ordinary Maintenance and Operation									
330	4150	Janet				1,171	171,303		
340	4170	Utilities				23,110	43,811		
350	4401	Travel Exp				56,300	703,811		
360		Total Ordinary Maintenance & Operation Expenses (Lines 330 to 360)				80,481	818,925		
Protective Services									
371	5401	Police							
380	5411	Fire Dept							
390	5410	Fire Dept Cost				2,070	2,070		
393		Total Protective Services Expenses (Lines 371 to 393)				2,070	2,070		
General Expenses									
410	4100	Travel Exp				0,270	15,500		
420	4100	Repairs & Maintenance				0,210	15,500		
430	4100	Terminal Lease Payments							
440	4140	Employee Benefit Contributions				34,270	0,000		
450	4150	Collection Fees							
460	4150	Other General Expense							
470		Total General Expense (Lines 410 to 460)				34,740	15,500		
480		Total Ordinary Expenses (Sum of Lines 330, 360, 393, 470, and 480)				115,221	836,495		
Net for Leased Dwellings									
490	4210	Realty Fees on Leased Dwellings				0,000			
500		Total Operating Expense (Sum of Lines 480 and 490)				115,221	836,495		
Non-Ordinary Expenses									
510	4210	Realty Fees on Leased Dwellings				0,000			
520	4210	Realty Fees on Leased Dwellings				0,000			
530	4210	Realty Fees on Leased Dwellings				0,000			
540	4210	Realty Fees on Leased Dwellings				0,000			
550		Total Non-Ordinary Expenses (Sum of Lines 510, 520, 530, and 540)				0,000	0,000		
560		Total Operating Expenses (Sum of Lines 500 and 550)				115,221	836,495		
Year-Over-Adjustments									
570	4100	Year-Over-Adjustments (Addition, Minus with Minus)				300,000			
Other Revenues									
580		Deficiency in Allocation (Sum of Line 570, Fiscal 17)				300,000			
590		Total Operating Revenues, excluding prior year adjustments and other adjustments (Line 560 plus or minus line 580 plus line 590)				415,221	836,495		
600		Realty Fees on Leased Dwellings - 2017 Contributions and 2018 Contributions (Sum of Lines 510, 520, 530, and 540)				200,000	100,000		
H/D Contributions									
610	6110	Contributions of H/D Units (Sum of Lines 610 to 619)				1,100			
620	6120	Year-Over-Adjustments - Debt, Credit				1,100			
630		Total H/D Contributions (Line 610 plus or minus line 620)				2,200			
640	6100	Contributions of H/D Units - 2017 Contributions and 2018 Contributions				200,000	300,000		
650		Multi-Unit Residential Units							
660		Office Space							
670		Office Space							
680		Office Space							
690		Office Space							
700		Total H/D Contributions (Sum of Lines 610 and 620)				2,200			
710		Total H/D Contributions (Sum of Lines 610 and 700)				2,200			
720		Total Operating Revenues (Sum of Lines 560, 590, 630, and 710)				417,421	836,495		

New York State FCORSP HOUSING COMMISSION		Fiscal Year Ending 6/30/2005		
		Operating Revenue		
		Part I - Maximum Operating Revenue - End of Current Budget Year		
791	797	PMA/PA - Lapsed Housing - Section 22 or 19(c)		
		SRI of 19(c) to 19(a) form 10-0204		
			PMA/PA Performance	NYC Modification

		Part II - Projections for and Budgeted to Actual - Operating Revenue at Fiscal Year End		
792		Operating Revenue at End of Fiscal Year - Actual for FYC (Actual)		
793		Projections for Operating Revenue - Current Budget Year (Projections)		
		(j) Collocated for FYC		
		(k) Actual for FYC		
800		Operating Revenue at end of Current Budget Year (Projections)		
		(j) Projections for FYC		
		(k) Actual for FYC		
811		Projections for Operating Revenue - Extended Budget Year (Projections for FYC)		
		(k) Projections for FYC		
821		Projections for Operating Revenue - Extended Budget Year (Projections for FYC)		
		(k) Projections for FYC		
831		Projections for Operating Revenue - Extended Budget Year (Projections for FYC)		
		(k) Projections for FYC		
841		Projections for Operating Revenue - Extended Budget Year (Projections for FYC)		
		(k) Projections for FYC		
851		Projections for Operating Revenue - Extended Budget Year (Projections for FYC)		
		(k) Projections for FYC		
861		Projections for Operating Revenue - Extended Budget Year (Projections for FYC)		
		(k) Projections for FYC		
Comments		3 of line 80		

PMA/PA Approval	Name	<u>MARK CARTER</u>	Date	<u>04/18/05</u>
	Title	<u>EXECUTIVE DIRECTOR</u>		
	Signature	<u>[Signature]</u>		
Field Office Approval	Name	_____	Date	_____
	Title	_____		
	Signature	_____		

Statement of Progress 5-Year Plan Mission and Goals

The Ecorse Housing Commission continues to work to increase the availability of decent, safe and affordable housing.

PHA Goal:

Increase the availability of decent, safe and affordable housing

- Expand the supply of assisted housing by reducing vacancies:

Progress:

The Ecorse Housing Commission continues to strive to improve the quality of life for its residents and continues to provide affordable, decent, safe and sanitary housing to those in need. The capital funds program annual statement and five-year action plans reflect the need for funds necessary to modernize units for the purpose of reducing vacancies, increasing occupancy by suitable tenants.

PHA Goal:

Improve the quality of assisted housing

- Renovate or modernize public housing units

Progress:

The Capital Funds Annual Statement and Five-Year Action Plans include the physical and management needs planned for the purpose of reducing vacancies. It is anticipated that by modernizing units and making site improvements, occupancy will be increased as well as an increased resident satisfaction. By making such improvements, a significant improvement is anticipated in the PHAS scoring.

PHA Goal:

Provide an improved living environment

- Implement public housing security improvements

Progress:

The Ecorse Housing Commission continues its efforts to screen applicants to promote the safety and security of all residents.

PHA Plan Table Library

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

Attachment mi007a01
Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number MI28P007501-07 FFY of Grant Approval: June 30, 2007

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	59,680
3	1408 Management Improvements	61,093
4	1410 Administration	29,840
5	1411 Audit	10,000
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	29,307
10	1460 Dwelling Structures	115,545
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	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	305,465
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	
24	Amount of line 20 Related to Energy Conservation Measures	
	TOTAL	\$305,465

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
PHA-Wide Mgt. Improvement	OPERATIONS	1406	59,680
PHA-Wide Fees & Cost	MANAGEMENT IMPROVEMENTS Staff & Resident Training Programs Security Related Items	1408	61,093
	ADMINISTRATION	1410	29,840
PHA-Wide MI007	AUDIT SERVICES	1411	10,000
PHA-Wide MI007	SITE IMPROVEMENT Site Upgrades-Landscaping	1450	29,307
	DWELLING STRUCTURES (20) Vacant units Rehap	1460	115,545
GRAND TOTAL			\$305, 465

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)
PHA-Wide	6/30/2009	6/30/2112

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	
Mi007	PHA WIDE	199		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Continuation of upgrade and modernization of units for site improvement for each complex.			107,354	2008
Roof replacements for maintenance garage, masonry repairs and landscaping for site improvements and repairs to sidewalk and parking lot.			198, 111	
Total estimated cost over next 5 years			305,465	

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Mi007	PHA WIDE	199		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Continuation of upgrade and modernization of units for site improvement for each complex.			107,354	2009
Roof replacements for maintenance garage, masonry repairs and landscaping for site improvements and repairs to sidewalk and parking lot.			198, 111	
Total estimated cost over next 5 years			\$305,465	

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Mi007	PHA WIDE	199	
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
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Roof replacements for maintenance garage, masonry repairs and landscaping for site improvements and repairs to sidewalk and parking lot.		198, 111	
Total estimated cost over next 5 years		305,465	

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
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Continuation of upgrade and modernization of units for site improvement for each complex.			107,354	2011
Roof replacements for maintenance garage, masonry repairs and landscaping for site improvements and repairs to sidewalk and parking lot.			198, 111	
Total estimated cost over next 5 years			\$305,465	

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Mi007	PHA WIDE	199	
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Continuation of upgrade and modernization of units for site improvement for each complex.		107,354	2012
Roof replacements for maintenance garage, masonry repairs and landscaping for site improvements and repairs to sidewalk and parking lot.		198, 111	
Total estimated cost over next 5 years		\$305,465	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment mi007B04

1/2/2008

Annual Statement /Performance and Evaluation Report						
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: ECORSE HOUSING COMMISSION		Grant Type and Number: Capital Fund Program No: MI28P007501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement Revision Number_____		
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> X Final Performance and Evaluation Report for Program Year Ending 2004_____				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses	27,500.00	222,877.89	222,877.89	222,877.89	
3	1408 Management Improvements	12,500.00	10,301.43	10,301.43	10,301.43	
4	1410 Administration	30,882.00	15,248.11	15,248.11	15,248.11	
5	1411 Audit	5,000.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	85,000.00	53,529.67	53,529.67	53,529.67	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	28,600.00	8,100.00	8,100.00	8,100.00	
10	1460 Dwelling Structures	82,050.00	10,350.00	10,350.00	10,350.00	
11	1465.1 Dwelling Equipment-Nonexpendable	45,288.00	0.00	0.00	0.00	
12	1470 Nondwelling Structures	5,483.00	3,623.40	3,623.40	3,623.40	
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	2,500.00	772.50	772.50	772.50	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00	
20	1502 Contingency	0.00	0.00	0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$324,803.00	\$324,803.00	\$324,803.00	\$324,803.00	
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Section 504 Compliance	803.00	803.00	803.00	803.00	
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	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: ECORSE HOUSING COMMISSION		Grant Type and Number: Capital Fund Program No: MI28P007501-04 Replacement Housing Factor Grant No:						Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	OPERATIONS	1406	14	27,500.00	222,877.89	222,877.89	222,877.89	
	MANAGEMENT IMPROVEMENTS	1408	1	12,500.00	10,301.43	10,301.43	10,301.43	
	Replace stolen computer/new printer/upgrade/color ink cartridges							
	ADMINISTRATION				15,248.11	15,248.11	15,248.11	
	Preparing CFP grant 2004, 2005 & 2006	1410		5,371.00	0.00	0.00	0.00	
	Continue pay for housing from waiting list	1410		25,511.00	0.00	0.00	0.00	
	AUDIT	1411		5,000.00	0.00	0.00	0.00	
	FEES AND COSTS	1430		85,000.00	53,529.67	53,529.67	53,529.67	
	A&E Fees							
	Physical Needs Assessments							
	SITE IMPROVEMENT							
	Trim/remove diseased trees and trim from electrical wires	1450	30	28,600.00	8,100.00	8,100.00	8,100.00	
	DWELLING STRUCTURES							
	Complete Mod of six units vacant over a year	1460	6	82,050.00	10,350.00	10,350.00	10,350.00	
	Board-up vacant units to deter vandalism							
	DWELLING EQUIPMENT							
	Stoves	1465.1	20	22,644.00	0.00	0.00	0.00	
	Refrigerators	1465.1	20	22,644.00	0.00	0.00	0.00	
	NON-DWELLING STRUCTURES				3,623.40	3,623.40	3,623.40	
	Admin Bld. 504 compliance	1470		803.00	0.00	0.00	0.00	
	Glass block admin office to prevent break-ins	1470		4,680.00	0.00	0.00	0.00	
	RELOCATION	1495		2,500.00	772.50	772.50	772.50	
	TOTAL			\$324,803.00	\$324,803.00	\$324,803.00	\$324,803.00	

CAPITAL FUND PROGRAM TABLES START HERE

8/17/2007

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

PHA Name: ECORSE HOUSING COMMISSION	Grant Type and Number: Capital Fund Program No: MI28P007501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserved for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement/Revision Num	3
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/2006	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____		

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	60,788.00	63,442.77		
3	1408 Management Improvements	55,400.00	40,000.00		
4	1410 Administration	48,00.00	20,000.00		
5	1411 Audit	10,000.00	10,000.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	0.00	0.00		
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvement	10,000.00	10,000.00		
10	1460 Dwelling Structures	84,234.00	154,979.23		
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00		
12	1470 Nondwelling Structures	0.00	0.00		
13	1475 Nondwelling Equipment	0.00	0.00		
14	1485 Demolition	0.00	0.00		
15	1490 Replacement Reserve	0.00	0.00		
16	1492 Moving to Work Demonstration	0.00	0.00		
17	1495.1 Relocation Costs	0.00	0.00		
18	1499 Development Activities	0.00	0.00		
19	1501 Collateralization or Debt Service	0.00	0.00		
20	1502 Contingency	30,000.00	0.00		
21	Amount of Annual Grant (sums of lines 2-20)	\$298,422.00	\$298,422.00		
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	0.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	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: ECORSE HOUSING COMMISSION		Grant Type and Number: Capital Fund Program No: MI28P007501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	OPERATIONS	1406		60,788.00	63,442.77			
	MANAGEMENT IMPROVEMENTS	1408		55,400.00	40,000.00			
	Staff & Resident Training Programs-continuation of on-going program to educate & train personnel							
	Security Contract							
	ADMINISTRATION	1410		48,000.00	20,000.00			
	AUDIT			10,000.00	10,000.00			
	FEES AND COST	1430		0.00	0.00			
	SITE IMPROVEMENT	1450		10,000.00	10,000.00			
	Site Upgrades-Landscaping							
	DWELLING STRUCTURES	1460	8	84,234.00	154,979.23			
	Vacant Unit Rehap							
	NONDWELLING EQUIPMENT	1475		0.00	0.00			
	RELATED TO SECURITY - SOFT COST	1502		30,000.00	\$0.00			
	TOTAL			\$298,422.00	\$298,422.00			

