

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

RIVER ROUGE HOUSING COMMISSION

**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: RIVER ROUGE HOUSING COMMISSION

PHA Number: MI008

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/07

PHA Programs Administered:

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

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

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

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
- X Other (List Below)

**Hyacinth Court Community Center
460 ½ Lenoir Ct. River Rouge, MI 48218**

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
- Hyacinth Court II, 460 ½ Lenoir Ct., River Rouge, MI 48218**
- PHA local offices

- Main administrative office of the local government
CITY HALL – 10600 W. JEFFERSON, RIVER ROUGE, MI 48218
- 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)
CITY HALL - 10600 W. JEFFERSON, RIVER ROUGE, MI 48218

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
“The River Rouge Housing Commission is dedicated to assisting its residents in achieving a positive and productive quality of life through safe, sanitary and affordable housing along with providing access to community resources.”

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 de-concentrate 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)

- **Regain status as a HUD “High Performer” in HUD’s Public Housing Assessment system status.**
- **To improve parking permit enforcement and investigate the need for more parking if lots are becoming congested.**
- **To continue improving curb appeal to compliment the surrounding community.**
- **Develop and create a positive community and public awareness of RRHC programs and services internally, within the city, statewide, and nationally.**
- **To promote staff development along with updating policies and procedures to reflect changes within the housing industry.**
- **Improve our tenant’s accounts receivable by getting our write-offs up to date, enforcing our new lease and strictly pursuing necessary evictions.**

MAINTENANCE GOALS

Deliver timely, high quality, efficient and professional maintenance service to all our residents.

OBJECTIVES:

- 1. To continue improving and adopt strong preventative maintenance**

techniques to reduce the overall need for service.

2. **To continue publishing maintenance education items in our newsletters in an effort to train residents on how to maintain our property in a better condition.**
3. **Strengthen our Section 3 programs.**
4. **Improve the vacant unit turnaround time by implementing time efficient procedures and follow up inspections of contractor workmanship.**
5. **To train staff to convert to Asset Management**

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The River Rouge Housing Commission's Annual Plan consists of minor changes to our existing policies as well as the addition of some new policies implemented over the past year. All policies and procedures have been sent to HUD for their review as stipulated in the MOA.

The Mission Statement presented in this plan was developed by the River Rouge Housing Commission and formerly adopted and is reflective of the goals of this Housing Commission. Our plan is based on the premise that if we accomplish our goals and objectives, we will be working toward the achievement of our mission.

Taken as a whole, the plan outlines a comprehensive approach toward our goals and objectives and is consistent with the Consolidated Plan. We are on course to improve

our troubled status and improve the conditions of affordable housing in River Rouge, Michigan.

Regarding implementation of the “Violence Against Women Act of 2005” – River Rouge Housing has updated it’s ACOP and Section 8 Administration Plan to reflect the “Violence Against Women Act of 2005” – that no resident of Public Housing or it’s Section 8 Program would lose their housing as a consequence of the abuse of which they were the victim. RRHC and the Section 8 Program will accept a police report to verify the alleged incidents are true.

We have not included a 5 year plan this year because we our Request For Proposal is out for a Physical Needs Assessment, which must be completed to determine what will go in our 5 year agency plan.

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.

Table of Contents

Page #

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
 - 3. Policies on Eligibility, Selection and Admissions
 - 4. Rent Determination Policies
 - 5. Operations and Management Policies
 - 6. Grievance Procedures
 - 7. Capital Improvement Needs
 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs
 - 13. Crime and Safety
 - 14. Pets (Inactive for January 1 PHAs)
 - 15. Civil Rights Certifications (included with PHA Plan Certifications)
 - 16. Audit
 - 17. Asset Management
 - 18. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a

SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

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

Optional Attachments:

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

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration 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 de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
N/A	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
X	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	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	248						
Income >30% but <=50% of AMI	36						
Income >50% but <80% of AMI	3						
Elderly	37						
Families with Disabilities	58						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
River Rouge Housing Commission
Demographic Statistics Report
Public Housing – Project Summary

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 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	963		
Extremely low income <=30% AMI	840	88	
Very low income (>30% but <=50% AMI)	116	12	
Low income (>50% but <80% AMI)	7	1	
Families with children	700	73	
Elderly families	36	4	
Families with Disabilities	75	8	
Race/ethnicity	936	97	
Race/ethnicity	4	0	
Race/ethnicity	1	0	
Race/ethnicity	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	19%	
2 BR	58	44%	
3 BR	32	24%	
4 BR	16	12%	

Housing Needs of Families on the Waiting List			
5 BR	2	2%	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 4 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)
The RRHC will preserve public housing through maintenance & modernization.

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) **Please See Attachment (504 Evaluation)**

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)

Analysis of Section 8 & Public Housing waiting list.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	356,500	
b) Public Housing Capital Fund	740,352	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	312,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	2,408,852	

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)
(1 week – 1 month)
- 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)

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- 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)

Persons living in River Rouge at the time of application

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

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- 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 de-concentration 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 de-concentration 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 de-concentration 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 de-concentration 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 de-concentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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)
- At the request of the landlord and with a written release by the applicant, information regarding the applicant will be supplied including, but not, Necessarily limited to prior addresses, identity of prior landlords, and Results of criminal background checks.**

(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:
Market Condition

(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.

2 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 1 Substandard housing
- 2 Homelessness
- 1 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:

**Minimum Rent Hardship Policy – Policy has been sent to HUD
for review and approval**

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

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

Residents must report anytime there is a change in family composition or an Increase in income, however, rent is not increased until the effective date of the Next regular re-examination. Decreases in rent are effective on the first day of The month after the change is reported.

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)

HUD's PUBLISHED FMR'S

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)
Whenever published fair market rents change

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)
Market conditions, such as changes in rental rates, availability of housing.

(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)

Policy for Exemption of Sec. 8 Housing Choice Voucher Minimum Rent Policy - Policy has been sent to HUD for review and approval.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

Executive Director, Public Housing Manager, CFP Coordinator, CFP Assistant, Section 8 Coordinator, Section 8 Assistant, Leased Housing Specialist, and Administrative Clerk.

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	300	50
Section 8 Vouchers	249	50
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers	0	0

(list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	0	0

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)

All policies and procedures have been sent to HUD for their review as stipulated in the MOA.

- (2) Section 8 Management: (list below)

- **Administration Plan**
- **Briefing packet for tenants**
- **Lease addendum**

River Rouge Housing Commission is in the process of updating our policies. HUD currently has all updated policies for their review and approval.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name MI28P008507
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Seneca/Iroquois
1b. Development (project) number:	MI 8-003
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>1/10/08</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 6
7. Coverage of action (select one)
- Part of the development
- 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 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

Public housing rent determination policies

- 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)
Homebuyer Seminars	10	At large	Hyacinth Court II	Public Housing
Internet Café	5	At Large	Hyacinth Court II	Public Housing
Leadership Training	5	At Large (adults)	MSU Ross Training	Public Housing
Youth Activities Summer Youth Camp	50	Youth	Hyacinth Court II	Public Housing
Commodities	15	At Large	Hyacinth Court II	Public Housing
Meals on Wheels	60	Elderly Disabled Handicapped	All developments: Service provided by Council on Aging	Public Housing Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation
--

Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 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

RIVER ROUGE HOUSING COMMISSION

COMMUNITY SERVICE AND FAMILY SELF-SUFFICIENCY POLICY

BACKGROUND:

Section 12 of the 1937 housing Act, as amended by the Section 512 of the 1998 Quality Housing and Work Responsibility Act (QHWRA), mandates that all non-exempt adult members of public housing household perform eight hours per month of community service or participate in an economic self-sufficiency program for eight hours per month.

On March 29, 2000, HUD published final rules, 24 C.F.R. 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.

The intent of the Community Service and Family Self-Sufficiency requirement is to have all adult members of a public housing household who are beneficiaries of federal housing subsidies do volunteer work or duties that are a public benefit and improves the quality of life, enhances resident self-sufficiency, or increase resident self-responsibility in their community. Community service is not employment and may not include political activity.

This policy, adopted by the RIVER ROUGE HOUSING COMMISSION Board of Commissioners through Resolution No.2-79, will make RIVER ROUGE HOUSING COMMISSION comply with the law and will serve as the legal foundation for RIVER ROUGE HOUSING COMMISSION to amend its Dwelling Lease mandating resident compliance.

EFFECTIVE DATE:

All non-exempt adult , at least eighteen (18) years of age, public housing family members whose name appears on the lease must start complying with this policy on October 31,2003.

EXEMPT FAMILY MEMBERS:

An exempt individual is an adult household member who meet the following criteria:

- ◆ Is 62 years or older.
- ◆ Is a blind or disable 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 she or he is unable to comply with the service provisions of the HUD Rule, or is a primary caretaker of such blind or disable individual.
- ◆ Is engaged in work activities.
- ◆ 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.
- ◆ Is a member of a family receiving 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

MANDATED REQUIREMENTS:

Each non-exempt adult family household member, in order to comply with this policy, must meet the following requirements:

- ◆ Contribute 8 hours per month of community service (not including political activities); or
- ◆ Participate in an economic self-sufficiency program for 8 hours per month; or
- ◆ Perform 8 hours per month of combined community service and participation in an economic self-sufficiency program.

The Resident 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 lease at the end of the twelve (12) month lease term but not for termination of tenancy during the course of the twelve (12) month lease term.

DETERMINING ELIGIBILITY

In compliance with non-discriminatory and equal opportunity requirements of federal, state and local laws, and HUD rules regulating community service and family self-sufficiency requirements, RIVER ROUGE HOUSING COMMISSION will determine which family members are subject to or exempt from the service requirement. Beginning March 1, 2004, during the recertification process, for each person whose name appears on the lease that are at least eighteen years of age, the head of household must show proof that each family member claiming exemption meet one of the exemption classification set forth in the Exempt Family Member Section of this policy. All adult members of the household not

claiming exemption or do not have proof that they meet one of the exemption class will be deemed eligible to perform community service or participate in an economic self-sufficiency program as proscribed in this policy. Documentation that can serve as proof for exemption includes, but not limited to:

- (a) Birth Certificate or some other form of government identification.
- (b) 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 this disability that because of their disability they cannot comply with the service requirements.
- (c) A written certification that you are the primary caretaker for a family member qualifying under the disability classification and the documents required under (b) for that family member.
- (d) Proof of employment.
- (e) Proof of exemption from having to work under a State program funded under Part A of title IV of the Social Security Act.
- (f) Proof of participation in the State of Michigan's Work First Program.

ELIGIBLE COMMUNITY SERVICE AND FAMILY SELF-SUFFICIENCY ACTIVITIES

Performing eight (8) hours per month of voluntary community service within their neighborhood or participating in eight (8) hours per month in an economic self-sufficiency program applies to every non-exempt adult member of a public housing family household starting March 1,2004.

During the term of the Resident Lease, an eligible household member shall volunteer with the following types of community based organizations in order to fulfill their community service requirements:

- ◆ The local resident council.
- ◆ RIVER ROUGE HOUSING COMMISSION Community Center - Services may include volunteering to serve on a Tenant Patrol/Community Watch, Resident Block Captains or Hyacinth Court II Community Center program, however, the activities performed by residents may not be in areas ordinarily performed by RIVER ROUGE HOUSING COMMISSION employees.
- ◆ Local on-site or surrounding area service providers that offer these volunteer opportunities.
 - A. Faith-based organization
 - B. Senior citizens programs
 - C. After school programs
 - D. Head Start or Educational
 - F. Anti-Drugs/ Anti-crime prevention programs.
- ◆ Other community based organizations approved by Resident Initiatives Department through the Executive Director.

An approved economic 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;
- ◆ Has as its objective to assist participants in acquiring employment skills.

All residents performing community service activities or 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 the local management

office by no later than the 15th day of the month following the end of each three months period, hereinafter referred to as “Quarter”, beginning January 1, 2004. It must be submitted on or before the following days:

- ◆ January 15;
- ◆ April 15;
- ◆ July 15, and;
- ◆ October 15th.

By no later than the last day of the month following the end of each quarter, RIVER ROUGE HOUSING COMMISSION local management staff will review each resident household’s file to determine if each eligible household member has complied with this policy. If it is determined during the review that an eligible household member is not in compliance a “Notice Of Non-Compliance” will be sent to the head of household notifying them of this determination.

NOTICE OF NON-COMPLIANCE

At the end of each quarter, as prescribed by the Eligible Community Service and Family Self-Sufficiency Activities Section of this policy, RIVER ROUGE HOUSING COMMISSION local management staff will review each resident’s file to determine if each non-exempt adult member of the household is in compliance with this Community Service and Family Self-Sufficiency policy. If it is found that a family member is not in compliance the head of household will be notified of this determination through a “Notice Of Non-Compliance” The notice will:

- ◆ Briefly describe the non-compliance;
- ◆ State that RIVER ROUGE HOUSING COMMISSION will not renew the resident’s lease at the end of the 12 month lease term unless:
 - A. The resident, and any other non-compliant resident, enter into a written agreement with RIVER ROUGE HOUSING COMMISSION to cure such non-compliance and in fact cure such non-compliance in accordance with such agreement.
 - B. The head of household provides written assurance satisfactory to RIVER ROUGE HOUSING COMMISSION that the resident or other non-compliant resident no longer resides in the unit.
- ◆ State that the resident may request a grievance hearing on the non-compliance determination, in accordance to HUD regulations on Lease and Grievance Procedures, 24 C.F. R. Part 966; Subpart B, and; RIVER ROUGE HOUSING COMMISSION Board Resolution No. 1315, and that the resident may exercise any available judicial remedy to seek timely redress for RIVER ROUGE HOUSING COMMISSION’s non-renewal of the lease because of such determination.

COMPLIANCE AGREEMENT

If a non-exempt adult family member of the household violates the requirements of this policy, RIVER ROUGE HOUSING COMMISSION may not renew the Resident Lease upon expiration of the term unless;

- ◆ The resident, and any other non-compliant resident, enter into a written agreement with RIVER ROUGE HOUSING COMMISSION, in the form and manner required by RIVER ROUGE HOUSING COMMISSION, to cure such 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;
- ◆ All other members of the family who are subject to this policy are currently are in compliance or are no longer residing in the unit.

ANNUAL REVIEW OF COMPLIANCE

RIVER ROUGE HOUSING COMMISSION local management staff, on an annual basis, will review each public housing family for compliance with RIVER ROUGE HOUSING Commission’s Community Service and Family Self-Sufficiency Policy. Staff must conduct this review and verify the family’s compliance at least thirty (30) days before the end of their twelve (12) month lease term. RIVER ROUGE HOUSING COMMISSION will retain reasonable documentation of each eligible family

member's performance in their effort to comply with this policy or, if applicable, exemption status in the resident's file.

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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

MI008-01; MI008-02; MI008-04

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

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

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

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

MI008-01; MI008-02; MI008-03: MI008-04

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)

MI008-01; MI008-02; MI008-03: MI008-04

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)]

**RIVER ROUGE HOUSING COMMISSION
PET POLICY
(Adopted April, 2003)**

A resident of a dwelling unit may own one common household pet and have same in the dwelling unit subject to all of the terms and conditions contained in this policy.

The resident shall make a refundable pet deposit in the amount of \$200.00 to cover additional costs that may be attributable to the pet. The deposit shall be treated as a security deposit and governed in accordance to Michigan law.

The resident shall pay a non-refundable pet deposit in the amount of \$200.00 to the reasonable operating costs to the PHA relating to the presence of pets, which shall apply to the first incident where PHA personnel are required to clean-up a unit or the yard of a unit. A tenant shall thereafter be assessed \$25.00 per clean-up incident.

Because all housing units are multiple units with residents in close proximity to one another and to other multiple units the number of dogs per unit shall be limited to two. There will be no limit on fish or birds.

The following animals and breeds are prohibited:

- Pit bull terriers
- Rottweilers
- Doberman
- Non-human primates (i.e. monkeys and apes)
- Snakes of any kind
- Wild animals
- Farm animals
- Pot belly pigs
- Breeding animals
- Feral animals
- Dangerous animals
- Exotic pets

A resident must maintain each pet responsibly and in accordance with applicable State and local public health, animal control and animal anti-cruelty laws and regulations. Each pet owning resident shall comply with policies established in the PHA Annual Plan for the agency.

A resident must register the pet with the City of River Rouge and obtain a valid license as required by ordinance. The pet must always possess a valid license. After registering the pet with the City of River Rouge and obtaining a valid license for the same, a resident must then register the pet with the Housing Commission and provide proof that the animal has had all of its required shots.

The following shall apply to the ownership of pets.

- a. Pets will not be housed or sheltered out of doors.
- b. Pets must be on leashes when outdoors.
- c. Pets shall not be tethered or chained outside except for brief periods to facilitate their basic bodily functions.
 - a. Pets shall not be permitted to run at large.
 - b. Dogs and cats shall wear identification tags at all times while outdoors.
 - c. Dogs and cats shall be spayed or neutered.
 - d. Owners who walk their pet shall be responsible for cleaning up after the pets' bodily function.

In the event the PHA has reason to believe that an animal is in distress, agents of the PHA, after reasonable attempts to contact the tenant may enter into the unit to relieve the distress of the animal, or impound the animal and/or to alert the authorities to the situation. Such entry shall be strictly limited to relieving the distress of the animal.

A tenant who abuses a pet or places a pet in distress on more than one occasion shall not be permitted to have a pet in a public housing unit. A violation of this provision is a breach of the lease and subjects the tenant to termination of the lease.

This policy shall apply to those who had pets prior to the enactment of this policy when their possession was not permitted. If they cannot comply with this policy within thirty days, they shall not be permitted to possess pets.

Pets owned by visitors are prohibited from public housing

At the request of any PHA official, employee, agent or subcontractor about to enter premises for any lawful purpose, a tenant must cage or leash their pet.

A tenant who violated this policy, an ordinance of the City of River Rouge, a statute of the State of Michigan or whose pet's behavior constitutes a public nuisance or breach of the peace shall not be allowed to possess a pet on the premises of public housing after a third documented violation of this policy, an ordinance of the City of River Rouge, or a statute of the State of Michigan.

Such complaint shall first be referred to the resident council who shall have the authority to conduct a hearing, make findings and submit a recommendation to the PHA.

Should they decline to address the problem, they shall, within ten (10) days, notify the PHA of their declamation in writing.

In the event the resident council shall decline to address the problem, the PHA shall, at its next regularly scheduled meeting after receiving notice review the matter and render a final determination.

Any violation of this policy shall be a major violation of the lease.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

We are not required to respond to HUD for the Audit for Fiscal Yr. 2005, pending corrections under an MOA & Tier II RIM Review.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

We have no active Resident Council that complies with tenant participation regulations, so River Rouge Housing Commission appointed a RAB. We do intend to hold an election next year.

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)

We have no active Resident Council that complies with tenant participation regulations, so River Rouge Housing Commission appointed a RAB. We do intend to hold an election next year.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

City of River Rouge
Wayne County

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - 1. Improving the existing public housing stock.**
 - 2. Creating affordable ownership opportunities for lower income families.**
 - 3. Facilitating the provision of non-housing services to help families.**
- Other: (list below)

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

- 1. Support of rehabilitation of single family homes by CHODO's;**
- 2. Providing forgivable loans to first time homebuyers for down payments closing costs and rehabilitation;**
- 3. Providing deferred loans to first-time home buyers; and**
- 4. Providing funding to non-profit organizations which provide services to low income persons.**

D. Other Information Required by HUD

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

1. Deviations from and modifications to the agency plan

The Agency Plan is a living document which shall serve to guide RRHC Operations and resource management. In the event that circumstances or priorities necessitate actions which would represent a substantial departure from the goals, objectives, timetables or policies as set forth in the plan, the RRHC will invite resident review and input prior to taking actions that would implement such substantial changes.

Development of subsequent Annual Plans shall be vehicle through which Updates and minor or routine modifications to the Agency Plan. It will also evaluate whether the remaining goals and objectives, and the existing policies

and procedures, adequately address the needs of its constituents, stakeholders and the agency.

The elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs. In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a significant amendment or modification to the Agency Plan will be under-taken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process. The RRHC will honor the current HUD definitions of Substantial Deviation and Significant Amendment.

Attachments

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

Resident Advisory Board Comments

Resident Advisory Board and Public Hearing Recommendations

The recommendations from the Resident Advisory Board were forwarded to the River Rouge Housing Commission for inclusion in the submission of the plan.

The RAB meetings were held on May 7, 14 & 30th of 2007. The Public Hearing was held on July 30, 2007. The purpose of all meetings was to discuss the 2007 Agency Plan for the River Rouge Housing Commission.

RAB MEMBERS

Naomi Chaput– 323 Goodell
Kimberly Corbett – 547 Polk
Earline Flowers – 503 Superior
Narcissus Jackson -554 Beechwood
Montoya Jones – 513 Polk
William Jones – 445 Lenoir Ct.
Alice Marsh – 507 Polk
Valda Mathews – 254 Goodell
Lakeisha McKinney – 284 Kleinow
Patrice Perry – 503 Superior Ct.
Vivian Williams – 456 Lenoir Ct.

All RAB members received a RAB brochure, copy of the 2007 PHA Plan, copy of the new law – Violence Against Women’s Act, copy of AMO Groups (1st move toward Asset Management). All were reviewed and discussed, comments from all three meetings & the Public Hearing are listed below:

1st Meeting – May 7, 2007

Alice Marsh – why do tenants deface or change housing property. Her 1BR apt, she can’t hook her dryer up.

Earline Flowers – We have gotten the mice problem somewhat under control. I have been sending letters out in my area about the trash, library books and anything I believe can help any of the families in my area.

Alice Marsh – The litter doesn’t seem to be getting any better on Polk.

Mr. Norwood – The Ordinance Officer will be giving tickets for not picking up litter out of your yard and abandoned vehicles.

Alice Marsh – Who is Ms. Witherspoon? Why do we have so many contractors working in the units?

Mr. Norwood – Ms. Witherspoon is the inspector for River Rouge Housing Commission and Section 8.

C & J and ADN & Co. are contractors for make-ready work, work orders, & Capital Fund Program work. Carlton’s Painting & Drew’s Surface Repair help with unit turn-around (make-ready) work.

Earline Flowers – I did not know there were housing units across Jefferson.

Ms. Jones – They are off Great Lakes on Goodell, we’ll have to see to it that you get over there and see the rest of the units.

2nd Meeting – May 14, 2007

Patrice Perry – Inspections have not been done in a long time.

Mr. Norwood – Yes, we are behind in inspections. We have hired an inspector for Section 8 and Public Housing, her name is Tammy Weatherspoon, she has already started inspecting for Section 8, she will start inspecting our Public Housing units soon.

Questions were raised about the common hallway doors being left open and people conducting illegal activities (smoking & gambling) going on in the common hallways.

Trash was another issue – trash being all over the streets and outside the garbage cans.

The RAB members are interested in starting a Resident Council.

The next meeting will be in 2 weeks or so, this will be our final meeting before the Public Hearing.

Meeting closed at 7:55p.m.

3rd Meeting – May 30, 2007

The meeting came to order at 6:15p.m. Mr. Norwood had all the RAB members introduce themselves: Lakeisha McKinney, Patrice Perry, Earline Flowers, Alice Marsh, Valda Mathews, Kimberly Corbett & William Jones. Mr. Norwood briefly talked about the information from the meeting on May 14, 2007 and asked all RAB members for their comments and/or suggestions.

Non RAB members in attendance were: Valeena Bell & Louise Borom.

Question & Answer Session

Mr. Norwood – (asked all Board Members) Did any of them share any of their information with other residents?

Will Jones – spoke with a couple of people.

Patrice Perry – spoke to a few people and asked them to come.

Alice Marsh – No, I didn't speak to anyone, they tend to depend on you to bring all the information back to them.

Earline Flowers – spoke to 15 – 20 people, some had comments and some said they were coming to the meeting. I see only 1 person showed up here at the meeting, Valeena Bell. Ms. Flowers did write down some of the concerns and comments from the residents she spoke with. I have enclosed her written resident comments as well.

Will Jones – What are you going to do about weed smoking?

Daryl Rush – If you know who is smoking marijuana and are willing to file a complaint, then housing will act.

Mr. Norwood – spoke about getting the residents involved, speaking up, stop wrong doing in your building (if you see whose doing it), call the police, etc.

Patrice Perry – Where do you get the black cans?

Mr. Norwood – those cans were put in hot spots (heavy flow of trash areas) to contain the overflow of trash.

PHA Plan Table Library

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

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

Capital Fund Grant Number MI28P008507 FFY of Grant Approval: 06/30/2007)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	148,070
3	1408 Management Improvements	71,626
4	1410 Administration	69,639
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	25,000
8	1440 Site Acquisition	
9	1450 Site Improvement	10,000
10	1460 Dwelling Structures	433,362
11	1465.1 Dwelling Equipment-Nonexpendable	20,000
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)	740,352
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	

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	OPERATIONS	1406	148,070
	Subtotal		108,070
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408	
	A Upgrade computer system & maint		35,000
	B. Administrative Clerk		22,506
	C. Portion of E.D.'s Salary		5,000
	D. Fringe Benefits For Above Position		9,120
	Sub-Total		71,626
PHA WIDE	ADMINISTRATION	1410	
	A. CFP Coordinator		39,645
	B. CFP Secretary		29,994
	Sub-Total		69,639
PHA WIDE	FEES AND COST		
	A. A & E Fees and related costs		25,000
PHA WIDE	Site Improvement	1450	
	A. Seed & backfill low grass areas		10,000
Projects 1, 2, & 3	DWELLING STRUCTURES	1460	
	A. Change entry door locks		60,000
	B. Change entry door knobs		10,000
	C. Install spring latches on screens		5,000
	D. Install lithium batteries		10,000
	E. Clean, tuck point and seal brick		248,362
	Replace entry thresholds		
	Upgrade smoke detectors		
	Repair/replace facia & soffits		
	F. Vacant Unit Make-Ready		100,000
	Sub-total		433,362
PHA WIDE	DWELLING EQUIPMENT	1465	
	A. Stoves & Refrigerators		10,000
	B. Hot Water Tanks		10,000
	Subtotal		20,000
	Grand Total		740,352

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			

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	9/13/09	9/13/11

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	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: River Rouge Housing Commission		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: MI28P008507			2007
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	148,070			
3	1408 Management Improvements	71,626			
4	1410 Administration	69,639			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	433,362			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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

PHA Name: River Rouge Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28P008507 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	---	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	740,352			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: River Rouge Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P008507 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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		148,070				
PHA WIDE	Management Improvements	1408						
	A. Administrative Clerk			22,506				
	B. Portion of E.D.'s Salary			5,000				
	C. Fringe Benefits for all positions			9,120				
	D. Computer System Maint / Upgrade			35,000				
	Sub-Total			71,626				
PHA WIDE	Administration	1410						
	A. CFP Coordinator			39,645				
	B. CFP Secretary			29,994				
	Sub-Total			69,639				
	FEES AND COST	1430						
	A. A & E Fees and related cost			25,000				
	Subtotal			25,000				

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

PHA Name: River Rouge Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P008507 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	Dwelling Equipment	1465						
	A. Stoves & Refrigerators		50 Units	10,000				
	B. Hot Water Tanks		150 Units	10,000				
	Subtotal			20,000				
PHA WIDE	Site Improvement	1450						
	Seed & Backfill Low Grass Areas			10,000				
	Subtotal			10,000				
PHA WIDE	Vacant Unit Make-Ready	1460	20 Units	100,000				
	Subtotal			100,000				
PHA WIDE	Change Entry Door Locks	1460	300 Units	60,000				
	Change Entry Door Knobs		100 Units	10,000				
	Install spring latches on screens		200 Units	5,000				
	Install Lithium Batteries In		300 Units	10,000				
	Smoke Detectors							
	Subtotal			85,000				

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

PHA Name: River Rouge Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P008507 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI 8-1	Clean, tuck point & seal brick	1460	1 Building	7,600				
Seneca Terrace	Replace entry thresholds		48 Units	28,800				
	Upgrade smoke detectors		48 Units	19,200				
	Repair/replace fascia & soffits		9 Buildings	22,500				
	Subtotal			78,100				
MI 8-2	Clean, tuck point & seal brick	1460	1 Building	7,600				
Iroquois Terrace	Replace entry thresholds		52 Units	31,200				
	Upgrade smoke detectors		52 Units	20,800				
	Repair/replace fascia & soffits		10 Buildings	25,000				
	Subtotal			84,600				
MI 8-3	Clean, tuck point & seal brick	1460	1 Building	11,800				
Seneca/Iroquois Terrace	Replace entry thresholds		50 Units	30,000				
	Upgrade smoke detectors		100 Units	40,000				
	Repair/replace fascia & soffits		2 Buildings	3,862				
	Subtotal			85,662				

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name River Rouge Housing Commission		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
Project MI 8-01		79,000	137,200	119,900	159,300
Project MI 8-02		112,250	162,950	136,950	174,950
Project MI 8-03		239,925	342,300	262,300	479,225
Project MI 8-04		497,100	268,500	293,500	274,500
Management Improve		76,720	76,720	76,720	76,720
Administration		66,840	66,840	66,840	66,840
Operations		108,070	108,070	108,070	108,070
Fees & Cost		25,000	25,000	25,000	25,000
PHA Wide		74,322	74,322	74,322	74,322
CFP Funds Listed for 5-year planning		1,279,227	1,261,902	1,163,602	1,438,927
Replacement Housing Factor Funds					

2007-2011 Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1 2007	Activities for Year :_2___ FFY Grant: 2008 PHA FY: 2008			Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MI 8-01	Replace sidewalks	9,000	MI 8-03	Replace sidewalks	28,125
Annual		Repair porch stoops	24,000		Repair porch stoops	50,000
Statement		Clean, tuck point and	7,600		Clean, tuck point and	11,800
		Seal brick			Seal brick	
		Patch & paint interior	38,400		Patch & paint interior	100,000
					Clean out gutters	10,000
					Install gutter guards	20,000
					Replace downspouts	20,000
					And splash blocks	
	MI 8-02	Replace sidewalks	9,750	MI 8-04	Replace sidewalks	37,500
		Repair porch stoops	26,000		Repair porch stoops	36,000
		Clean, tuck point and	7,600		Clean, tuck point and	153,600
		Seal brick			Seal brick	
		Patch & paint interior	41,600		Patch & paint interior	110,000
		Replace wood floors	27,300		Install ceiling fans	80,000
					Repair roof drains &	50,000
					Clean out drain piping	
					Clean out gutters	10,000
					Install gutter guards	20,000
					Replace downspouts	20,000
					And splash blocks	
		Total CFP Estimated Cost	\$191,250			\$737,025

2008-2011 Capital Fund Program Five-Year Action Plan

SECTION 504 SELF-EVALUATION

PREPARED FOR THE
RIVER ROUGE HOUSING COMMISSION
OF RIVER ROUGE, MICHIGAN 48218

DECEMBER 2007

MANAGEMENT RESOURCE GROUP, INC.

2392 MOUNT VERNON/SUITE 103 /ATLANTA, GEORGIA 30338

TEL: 770.396.9856/ FAX: 770.396.1407

EMAIL: MRGINC@MINDSPRING.COM

504 SELF-EVALUATION ASSESSMENT

Implementation of 24 CFR Part 8 Non-Discrimination Based on Disability In Federally Assisted Programs and Activities

F o r T h e RIVER ROUGE HOUSING COMMISSION

PURPOSE

Great strides have been made over the past twenty years in eliminating obstacles to accessibility by the disabled. The purpose of this report is to present an objective self-evaluation of the needs of current residents and applicants for accessible housing units in River Rouge, and the extent to which such needs are being met by the River Rouge Housing Commission.

BACKGROUND

The Architectural Barriers Act of 1968 provided that certain buildings financed with Federal funds would be designed and constructed to be accessible to the physically disabled. The four major agencies of the government involved in facilities design and construction were directed by the Act to establish standards for accessibility. The agencies included the General Services Administration, the Department of Defense, the Postal Service, and the Department of Housing and Urban Development. Initially, each of the departments developed their own standard or adopted existing design guidelines. There were significant differences between those standards and the ones in use by private industry and local or state construction codes, and a great deal of confusion ensued.

The Rehabilitation Act of 1973 placed additional emphasis on the problem and the need for consistent design. Section 502 of the Act established the Architectural and Transportation Barriers Compliance Board (ATBCB), in order to effect compliance with the laws governing accessibility. An amendment to Section 502, in 1978, required the ATBCB to issue minimum guidelines and requirements for the standards established by the four government agencies. The guidelines were published in their final form on August 4, 1982.

The four standard-setting agencies determined that the uniform standards adopted by them would, as much as possible, not only comply with the ATBCB's minimum guidelines, but would also be consistent with the standards published by the American National Standards Institute for general use. ANSI A117.1, "Specifications for Marking Buildings and Facilities Accessible to, and Usable by, Physically Disabled People," were developed using a consensus approach by a committee of two organizations representing associations of disabled people, rehabilitation professionals, design groups, builders, and manufacturers, and first appeared in 1961. The current edition, ANSI A117.1-1980, was based on HUD funded researched, has generally been accepted by the private sector, and has been recommended as the model for state and local codes.

In keeping with the objective of uniformity between federal, state, and local requirements, the Uniform Federal Accessibility Standards, (UFAS), was published in the Federal Register on August 7, 1984, and follows the ANSI standard in format. HUD adopted it as their accessibility standard in 24 CFR Part 40, effective October 4, 1984.

On July 11, 1988, guidelines for non-discrimination based on disability in federally assisted programs and activities for the Department for Housing and Urban Development became effective. The regulations, at 24 CFR Part 8, implement Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which provides that:

"No otherwise qualified individual in the United States shall, solely by reason of his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance ..."

The regulations require public housing authorities to keep specific records regarding disabled tenants and applicants; to investigate their policies and procedures for potential discriminatory provisions; and to assess on a PHA-wide basis whether or not disabled individuals have sufficient access to dwelling units and common areas through barrier free design, or through the provision of other means of accommodation. For the first time, specific requirements for the construction of disabled accessible dwelling units and non-housing facilities in public housing authorities were set in motion by 24 CFR Part 8.

SELF-EVALUATION

This study was conducted by Management Resource Group, Inc., at the request of the River Rouge Housing Commission, in order to provide an objective review of the Commission's continuing efforts to meet the needs of disabled persons in the River Rouge area, and to comply with Section 504 of the Rehabilitation Act of 1973. The survey, interviews, and research were performed during November 2007. The report consists of the following sections:

- Current Needs of Residents and Applicants
- Evaluation of Policies and Procedures
- Facility Review
- Meeting Disabled Needs
- Cost Analysis
- References

We appreciate the assistance, guidance, and direction given us by Daryl Rush, Elbert Norwood and staff of the River Rouge Housing Commission, and by the individuals and organizations in the area who helped us to better understand the needs of disabled people in the community.

CURRENT NEEDS OF RESIDENTS AND APPLICANTS

CURRENT NEEDS OF RESIDENTS AND APPLICANTS

The essential purpose of this study was to conduct a Self-Evaluation to determine if the needs of current residents and applicants for accessible units are being met, or will reasonably be met, through new construction, alterations to existing facilities, or other methods. While future new construction and major renovations may contribute additional disability accessible dwelling units in the future, it is important to know how many people need such units now and that existing residents with requirements are being met.

According to the new regulations, "Individual with physical disabilities" means any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment, or is regarded as having such impairment. The following definitions apply"

Physical Impairment - Physiological disorder, contagious disease, cosmetic disfigurement or an anatomical loss in one or more system: Neurological, musculoskeletal, respiratory, cardiovascular, reproductive, digestive, genitourinary, hemic, lymphatic, skin or endocrine.

Mental of Psychological Impairment - Mental retardation, organic brain syndrome, emotional or mental illness, specific learning disabilities, alcohol or substance abuse.

Major Life Activities - Self-care, manual tasks, walking, seeing, hearing, speaking, breathing, learning, or working.

Record of Impairment - The individual has a history of impairment of a record of having been miss-classified as having an impairment.

Regarded as Impaired - The individual has an impairment not limiting major life activity, but has been treated as such; has an impairment limiting major life activity only as a result of attitudes; or has no impairment, but is treated as having one.

In order to determine the nature and extent of disabling conditions in the current tenant population, the staff was asked to describe the physical disabilities of those residents in their neighborhoods who had reported a disability or disability in their family. The staff appeared to know their residents very well and was extremely helpful in gathering such information.

Disabled people tell us that there is not a "standard disabled condition," and that to be truly effective there should be accommodations made for the specific needs of specific individuals. For example, the general category of "mobility impairment" includes people who are confined to wheelchairs, those who use canes and walkers and those who are elderly and simply have difficulty walking. Often, people use mobility aids such as wheelchairs only part of the time. Dwelling units designed for wheelchair use exclusively - low countertops, angled mirrors, ramps, etc., can be a hindrance to some people who are mobility impaired but not confined to wheelchairs. It is important to understand the extent of the disability, rather than simply the number of disabled individuals.

In trying to determine the relative proportion of disabled people in the community that would also qualify for public housing based on income, there was a general feeling that physical disabilities of all kinds tended to depress earnings, increase medical cost, and increase direct costs for aides and special equipment. Consequently, they felt that a disproportionate number of disabled individual would likely qualify for housing assistance. The Chartbook on Disability in the United States supports that consensus and indicates that incomes tend to be depressed by 10 to 20% in the general population when work disabilities are considered.

While there may be as many reasons for lack of participation in public housing programs by the severely disabled, as there are disabled people, the fact remains that most of those who have applied for public housing assistance have been served, through special accommodations such as home visits, transfers to ground level apartments, and provision of ramps or other measures. Those who have physical disabilities may have had assistance from family members or others, and have apparently seen no need for special treatment by the Housing Commission.

There has been little demonstrated demand for fully accessible units in public housing developments, even though there has been a great deal of media attention focused on the issue over the past several years.

The issues of proper notice, policies and procedures, and the physical accessibility of housing and non-housing facilities, will be addressed in following sections, and will provide a sound basis for the future plans of the Housing Commission, regarding needs of the disabled.

EVALUATION OF POLICIES AND PROCEDURES

Discrimination against disabled people can occur in many ways other than a failure to provide a sufficient number of physically accessible facilities. If, for example, procedures are in effect that tend to limit the number of otherwise qualified disabled people who know about available programs which might help them, then they may in fact have been discriminated against. In order to prevent such problems from occurring, 24 CFR, calls for each PHA to evaluate its policies, procedures, publications, and practices, to determine if in whole or in part they do not or may not meet the requirements of the regulations regarding non-discrimination.

The following policies, practices, forms, and activities of the Commission were reviewed in this context of self-evaluation:

- Tenant Selection Policies
- Leases and Contracts
- Newsletters
- Pet Policies
- Bulletin Boards
- Transfer Policy
- Modernization Plans
- Public Notices and Advertisements
- Grievance Procedures
- Outreach Activities
- Applications for Admission
- Recreational Activities
- Personnel Policies

While nothing in these documents or activities, including the observed actions of the management or staff of the Commission, can be considered overtly discriminatory, there are several areas where additional information should be provided, or where definitions or statements should be altered to reflect the changes found in the new regulations.

Periodically notices to the public regarding non-discrimination based on disability have been published in local newspapers, provided in the form of public service announcements on radio or television, or posted on bulletin boards. The person responsible for coordination Section 504 compliance efforts, Mr. Daryl Rush, Interim Executive Director, should refer to 24 CFR, for the specific requirements of the notice.

FACILITY REVIEW & SUMMARY OF MODIFICATION

FACILITY REVIEW

In order to determine the extent of the physical obstacles present in existing facilities of the River Rouge Housing Commission, scale drawings were reviewed and the sites were visited. In developments which do not provide any units specifically designed for the disabled, the focus was primarily on those elements which would require alterations in order to make the common areas accessible. Developments that do have accessible units are described in terms of their accessible elements. The regulations do not require that each project be made accessible to the disabled, but do require that the PHA provide overall access to programs and activities. Typical factors which affect accessibility in a dwelling unit or common area facility include the following:

Terrain Disabled people understandably have difficulty negotiating steep slopes, and projects which are on a level ground are less costly and more appropriate to make accessible.

Construction It is helpful to know how a building is constructed, in order to know if load-bearing walls must be moved to make the dwelling unit or non-housing facility accessible.

Style In general, townhouse apartments are very difficult to make accessible, because stairs are not permitted on an accessible route. In buildings with more than one floor, elevators, lifts, or ramps must be used to connect the levels, and achieve accessibility.

Elements Items such as the width of doorways, the height of cabinets and work surfaces, the accessibility of toilet fixtures, and similar features, indicate whether a disabled person can enter and use a building.

Activities or Programs Conducted While not every building need be made accessible, each program or activity must be made available to disabled people. Sometimes, the services can be provided in a more accessible location, or some other accommodation can be made.

The RRHC has a total of 5 accessible units of which 2 are utilized by families that require a barrier free unit. Therefore, currently 70% of the accessible units are occupied by families that **do not** require accessibility.

In addition to barrier free dwelling units all non-dwelling facilities located in the City have been inspected for compliance of UFAS standards. All residential units as well as non-dwelling space are basically in compliance with some small, minimal cost modifications to bring the complexes into compliance.

A summary of the Facilities review follows with a site by site identification of any non-compliant issue and the estimated cost to bring those items into compliance.

MI 8-1, Seneca Homes

Seneca Homes is a family development with 48 dwelling units located on 2 sites in 9 row, townhouse structures. The distribution is 32 two-bedroom, and 16 three-bedroom units. There are no non-dwelling facilities on either site.

There are no accessible units designated for the development since every apartment is a two story townhouse unit.



Handicap Accessibility

The development does not provide handicap accessibility in the development.

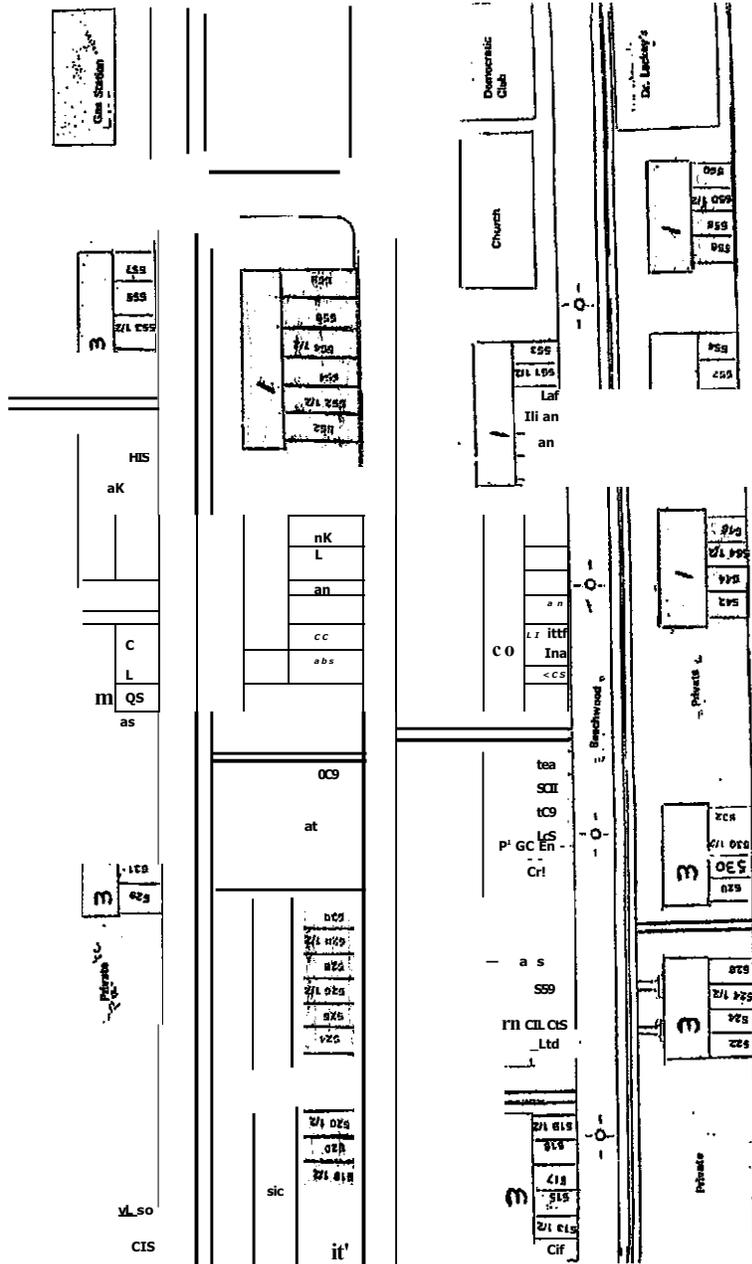
Non-dwelling facilities

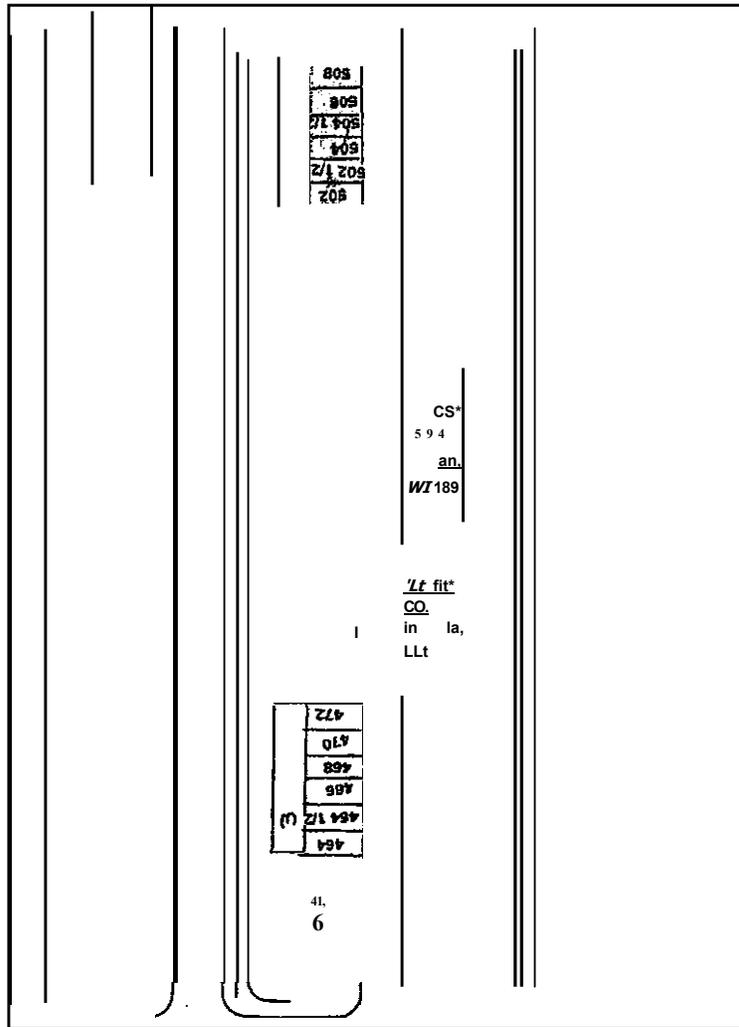
There is no non-dwelling facility associated with this development.

BUILDING COMPOSITION

<u>Number Of Buildings</u>	<u>Building Type</u>	<u>B u i l d i n g Configuration</u>
4	Row, Townhouse	3/3/3/3

5	Row, Townhouse	2/2/2/2/2/2
---	----------------	-------------





MI 8-2, Iroquois Terrace

Iroquois Terrace is a family development with 52 dwelling units situated on a large site shared with MI 8-3 in 10 row, townhouse structures. The distribution is 34 two-bedroom, and 18 three-bedroom units. There are no non-dwelling facilities associated with the development.

There are no accessible units designated for the development since every apartment is a two story townhouse unit.



Handicap Accessibility

The development does not provide handicap accessibility in the development.

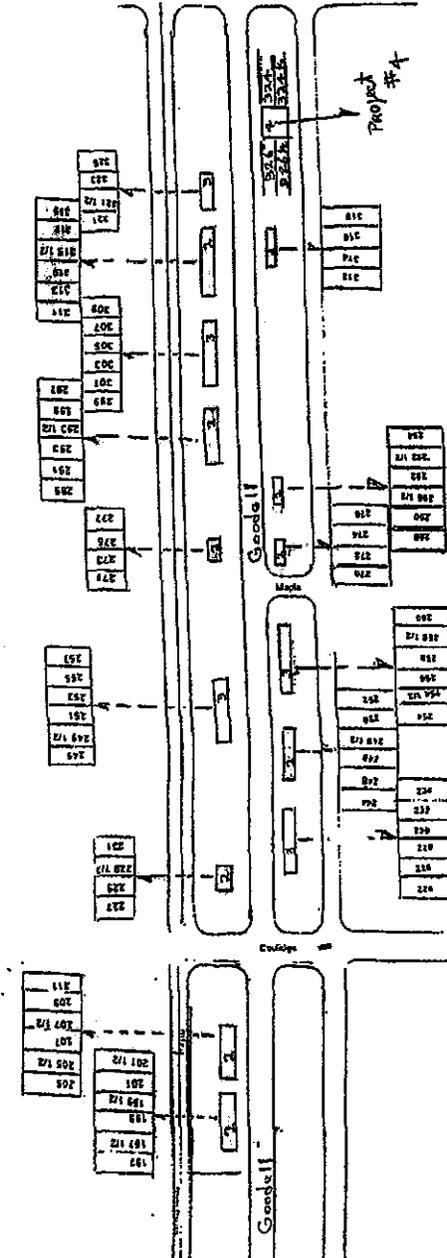
Non-dwelling facilities

There is no non-dwelling facility associated with this development.

BUILDING COMPOSITION

Number Of Buildings	Building Type	Building Configuration
4	Row, Townhouse	3/3/2/2/3/3
4	Row, Townhouse	2/2/2/2
1	Row, Townhouse	3/3/2/2/2/2
1	Row, Townhouse	2/2/2/2/2/2

See tabx...rr.



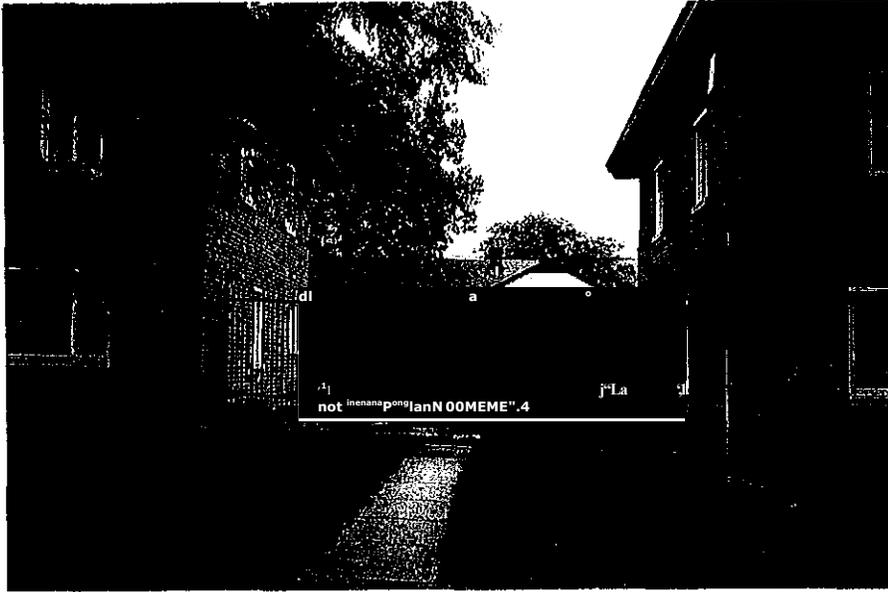
MI 8-3, Seneca/Iroquois Terrace

Seneca/Iroquois Terrace is a family development with 100 dwelling units on three sites in 21 rowhouse, row townhouse, and duplex structures. The distribution is 6 one-bedroom, 52 two-bedroom, 30 three-bedroom and 12 four-bedroom units. There are no non-dwelling facilities located on any site.

Currently there are no 504 units designated in the development. However there are 6 one-bedroom units located in two buildings which because of topography and single level design could be modified for accessibility.



MI 8-3, Seneca/Iroquois Terrace



Handicap Accessibility

The development does not provide handicap accessibility in the development.

Non-dwelling facilities

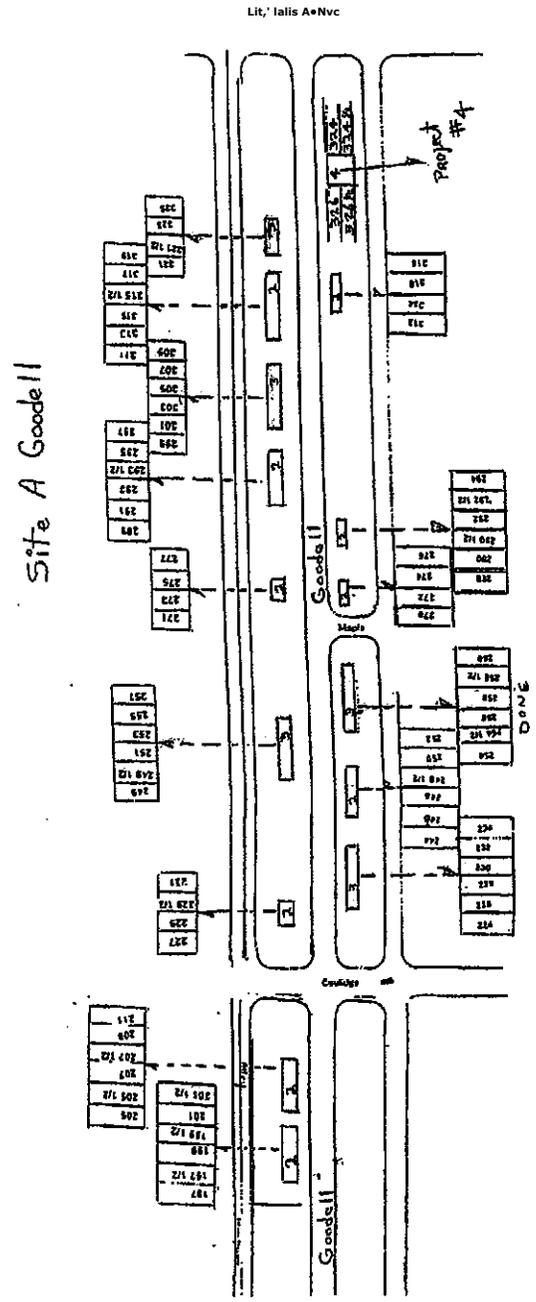
There is no non-dwelling facility associated with this development.

BUILDING COMPOSITION

Number Of Buildings	Building Type	Building Configuration
1	Row, Townhouse	1/2/2/3/3/1
5	Row, Townhouse	2/2/4/4/2/2
8	Row, Townhouse	2/3/3/2
4	Row, Townhouse	2/2/3/3/2/2
1	Rowhouse	1 /1 /1 /1
2	Townhouse/Duplex	4/4

3, Seneca/Iroquois Terrace

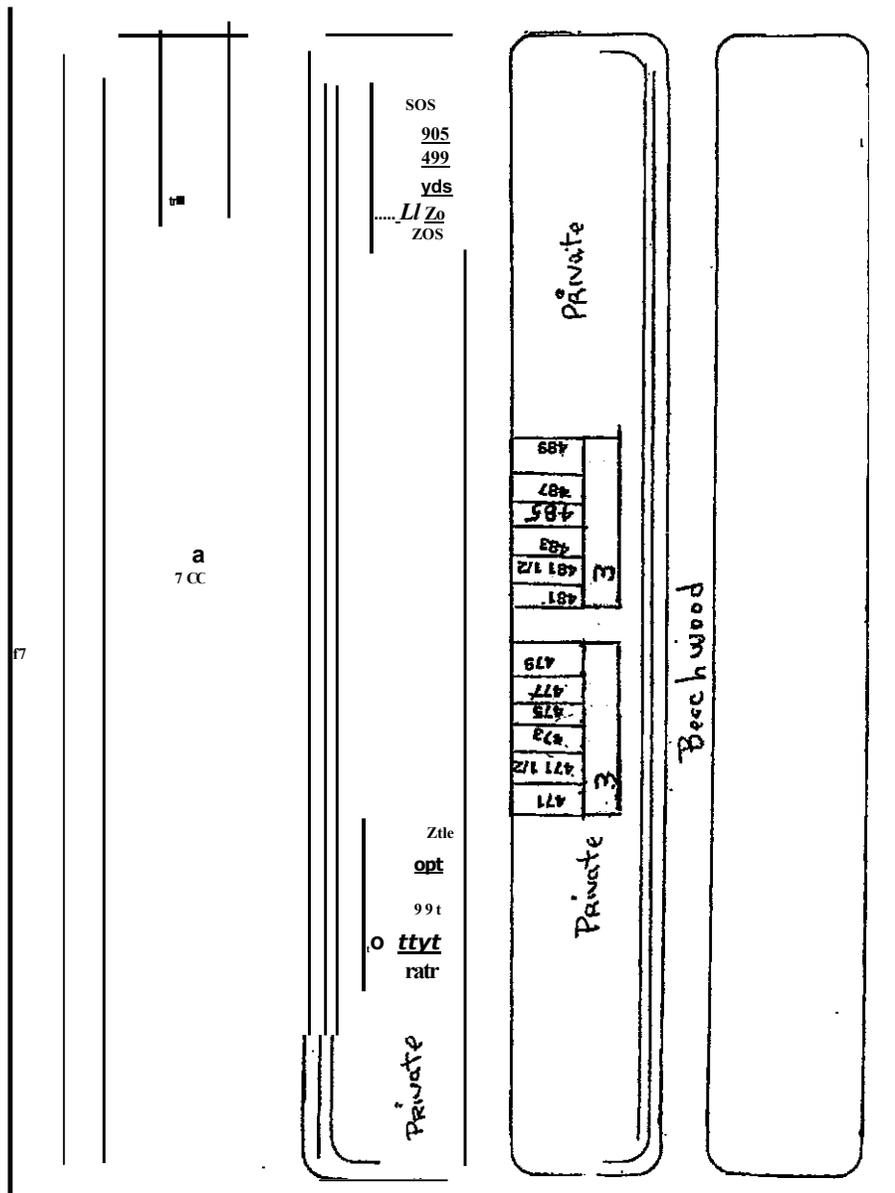
MI 8-



MI 8-3, Seneca/Iroquois Terrace



MI 8-3, Seneca/Iroquois Terrace



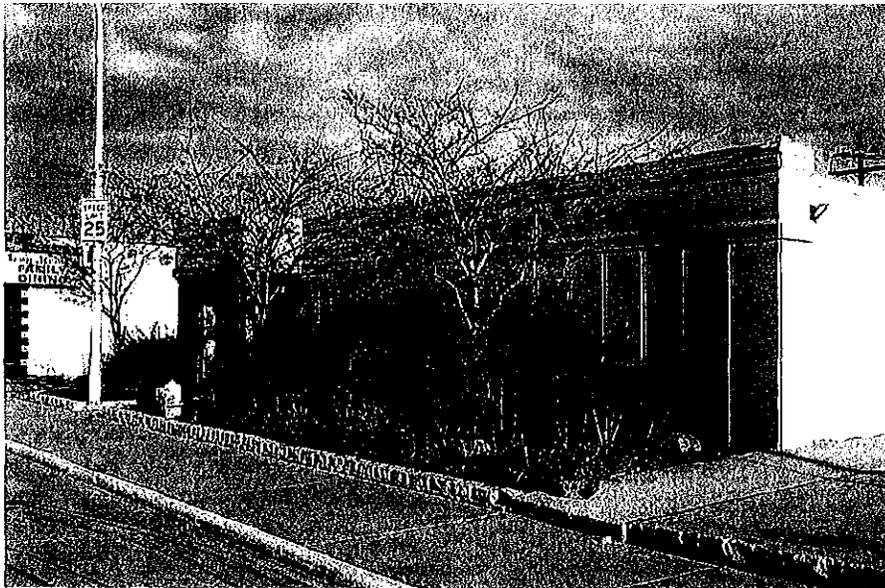
MI 8-4, Scattered Sites

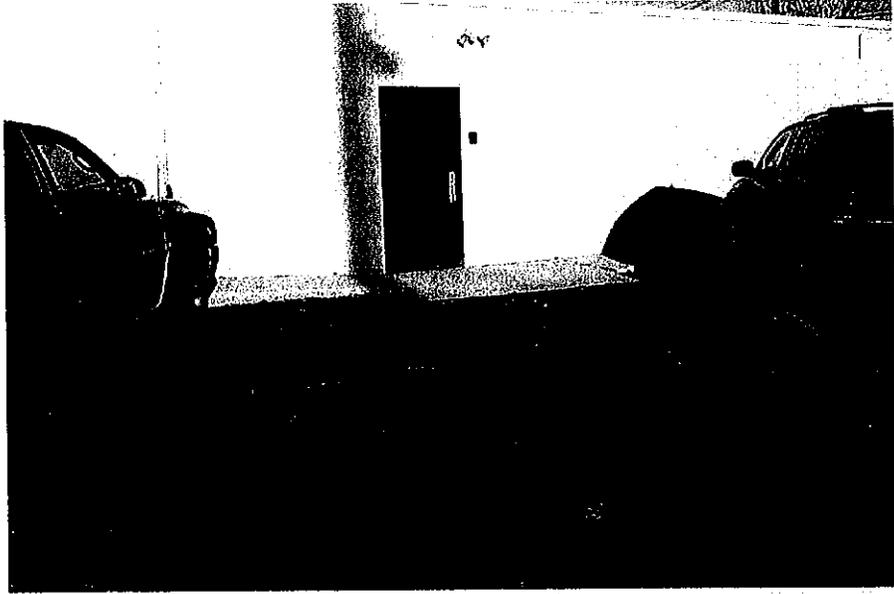
MI 8-4, Scattered Sites, is a mixed population development with 100 dwelling units on 5 separate sites, in 24 buildings. The building configuration consists of one story rowhouse or quadruplex structures for the one-bedroom units and stacked walk-up units situated in two-story buildings for the three and four-bedroom units. The five-bedroom units are two-story duplexes. There are 2 non-dwelling structures associated with the development. They are the Central Administrative Offices and the Community Center.

There are 5 accessible units as well as the 2 non-dwelling buildings. There were minimal 504 deficiencies identified from the survey. The non-compliant findings are:

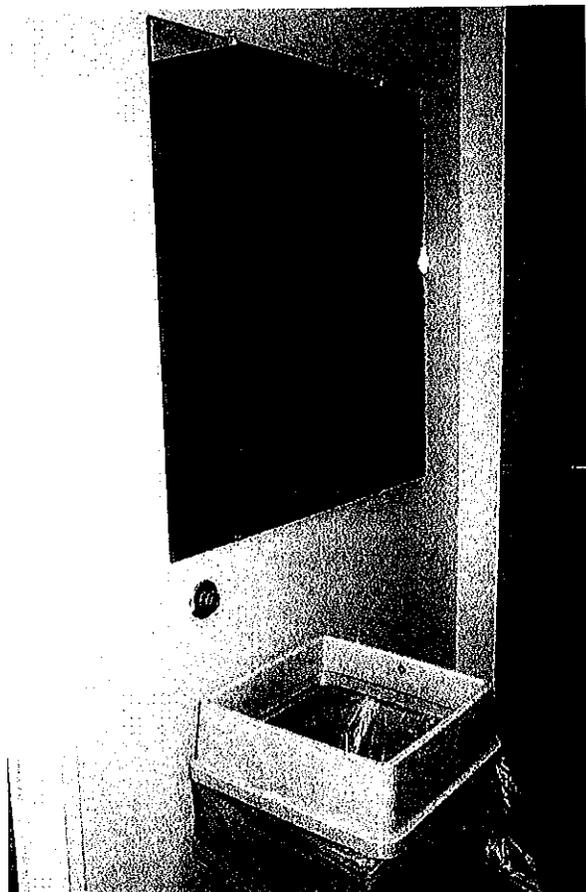
1. Administrative Building

The parking spaces are properly stripped but the signage was missing, the main entry door hardware is not compliant, the unisex public restroom lavatory piping is not wrapped and the mirror over the lavatory is located at 41" from the floor (UFAS 4.6.4, 4.13.9, 4.19.4 and 4.19.6)





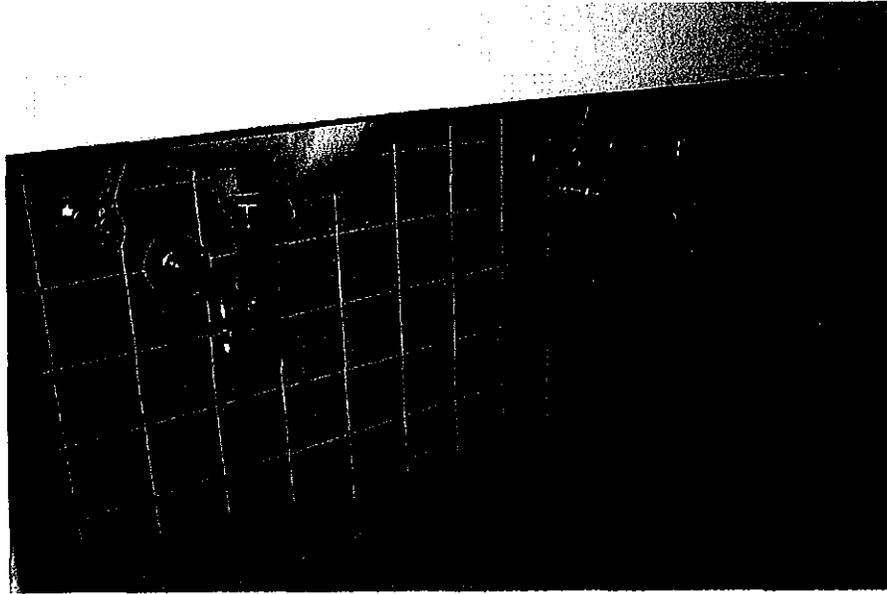
MI 8-4, Scattered Sites



2. Community Building

The parking spaces should be re-stripped and signage added, the public restroom lavatory piping is not wrapped (UFAS 4.6.3, 4.6.4 and 4.19.4)



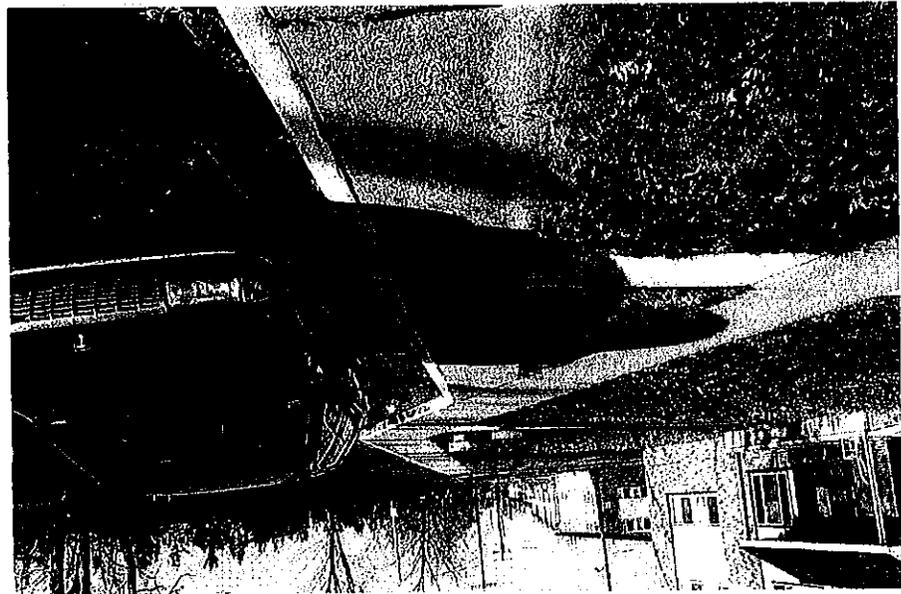
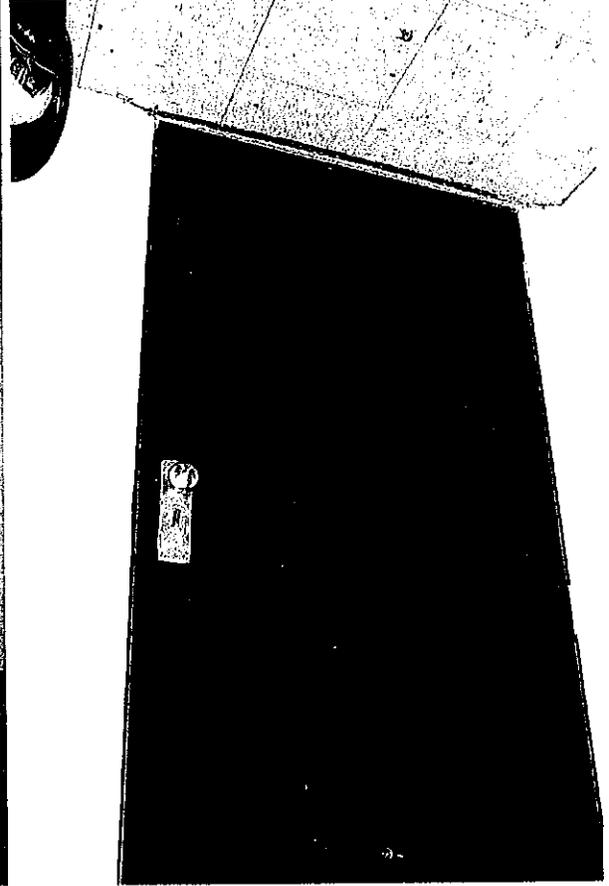
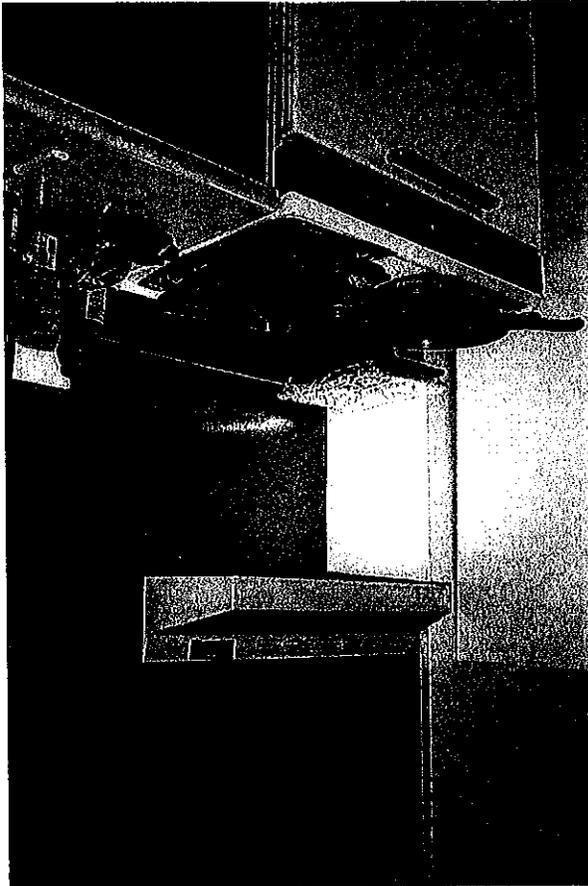


MI 8-4, Scattered Sites

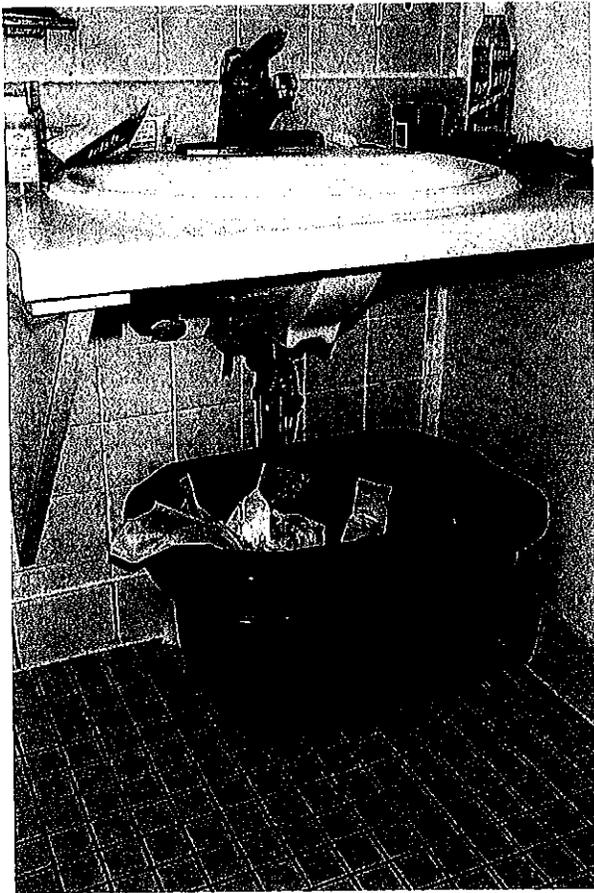
3. Dwelling Units

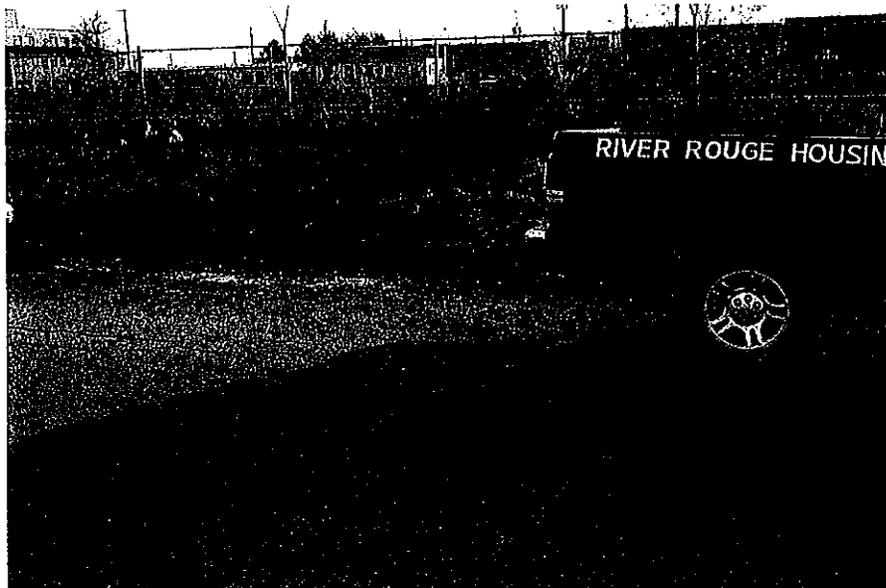
There are no parking spaces designated and identified for residents, a curb cut will have to be provided to provide an accessible route to the unit, in the kitchen the sink piping is not wrapped and the hood vent controls are located above 48 inches, and in the bathroom the lavatory piping is not wrapped and the medicine cabinet is located above 45 inches. (UFAS 4.6.3, 4.6.4, 4.7, 4.34.6.5 (8), 4.19.4, and 4.19.6)



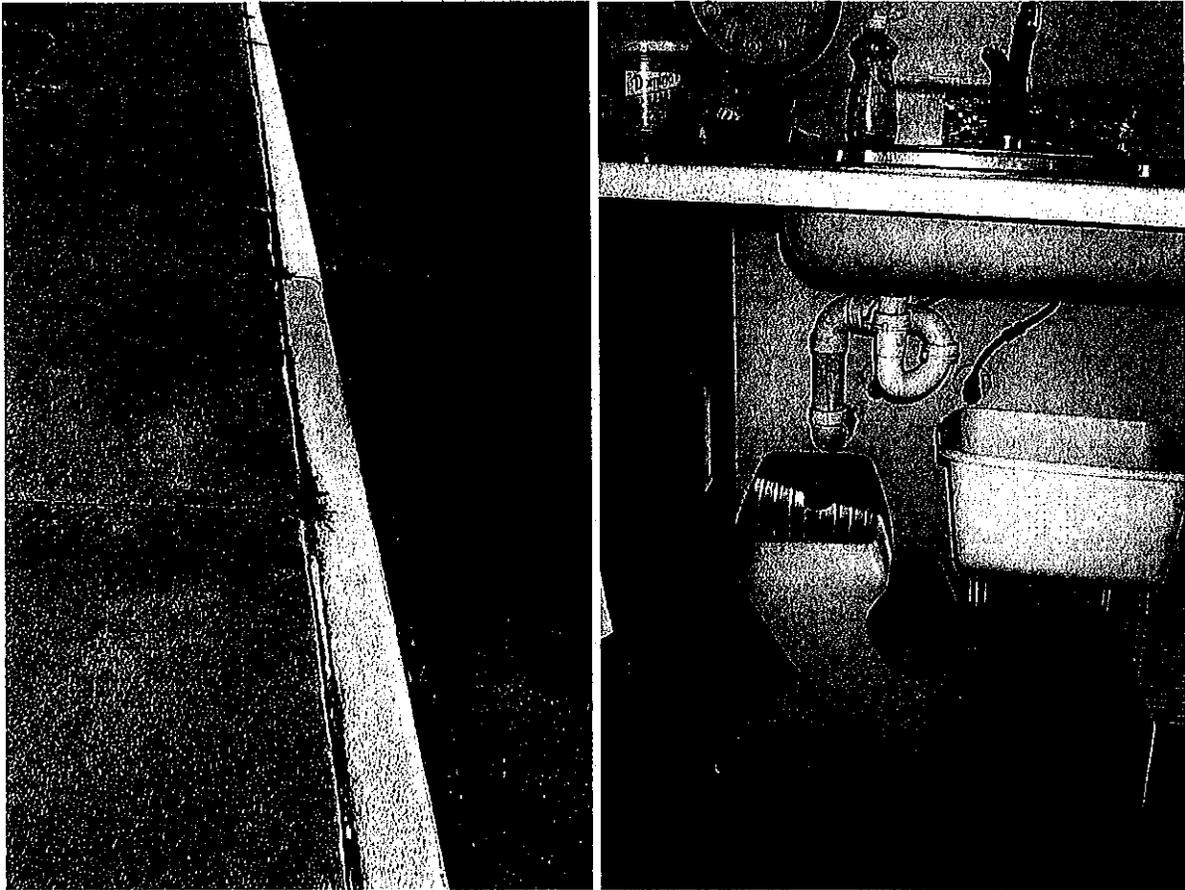


4MI 8-4, Scattered Sites

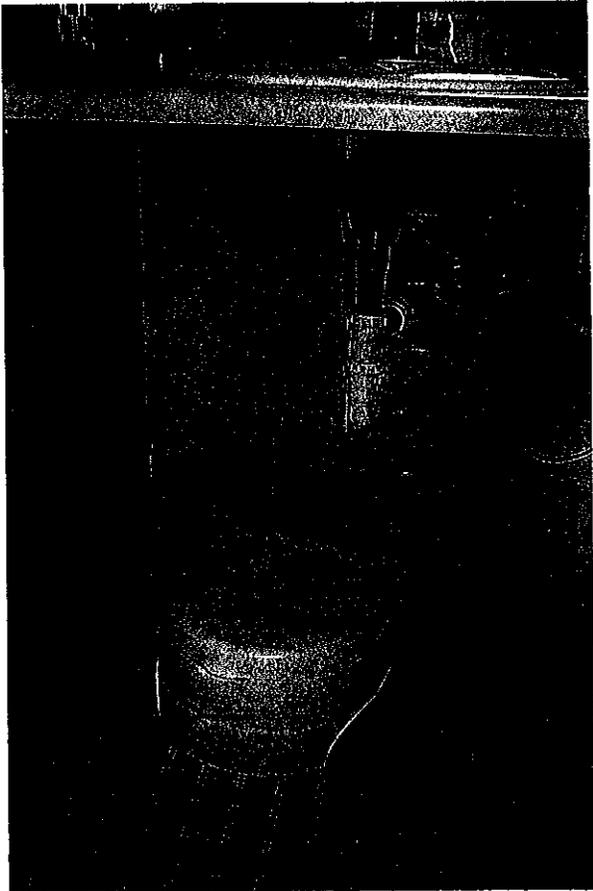




4MI 8-4, Scattered Sites



4MI 8-4, Scattered Sites



4MI 8-4, Scattered Sites

504 Facilities Audit
MI 8-4, Scattered Sites
5 ADA units and 2 non-dwelling space(s)

	In Compliance	Number of Units	Unit Cost to Compliancy	Development Cost
Admin Building				
Handicapped parking & signage	Yes/No	2	50	100
Curb, ramp & accessibility	Yes			
Hand Rails	N/A			
Entry & interior door width	Yes			
Restrooms				
fixtures	No	1	100	100
grab bars	Yes			
lavatory faucet lever type	Yes			
lavatory pipes wrapped	No	2	50	100
mirror proper height	Yes			
partition door width	Yes			
Community Building				
Handicapped parking & signage	No	2	250	500
Curb, ramp & accessibility	Yes			
Hand Rails	N/A			
Entry & interior door width	Yes			
Restrooms				
fixtures	Yes			
grab bars	Yes			
lavatory faucet lever type	Yes			
lavatory pipes wrapped	No	2	50	100
mirror proper height	Yes			
partition door width	Yes			
Dwelling Units				
Handicapped parking & signage	No	5	250	1,250
Curb, ramp & accessibility	No	5	1,000	5,000
Entry door hardware & width	Yes			
Interior door hardware & width	Yes			
HVAC thermostat height	Yes			
Kitchen				
countertop height	Yes			
open space under sink	Yes			
sink pipes wrapped	No	5	50	250
sink lever faucet	Yes			
wall cabinet height	Yes			
hood vent control height	No	5	250	1,250

4MI 8-4, Scattered Sites

	In Compliance	Number of Units	Unit Cost to Compliancy	Development Cost
Bathroom				
fixtures	Yes			
grab bars	Yes			
Toilet proper height	Yes			
lavatory lever faucet	Yes			
lavatory pipes wrapped	No	5	50	250
mobile showerhead	Yes			
mirror proper height	Yes			
medicine cabinet height	Yes/No	3	300	900
Total Development				\$9,800.00

Handicap Accessibility

The development does provide handicap accessibility in the development.

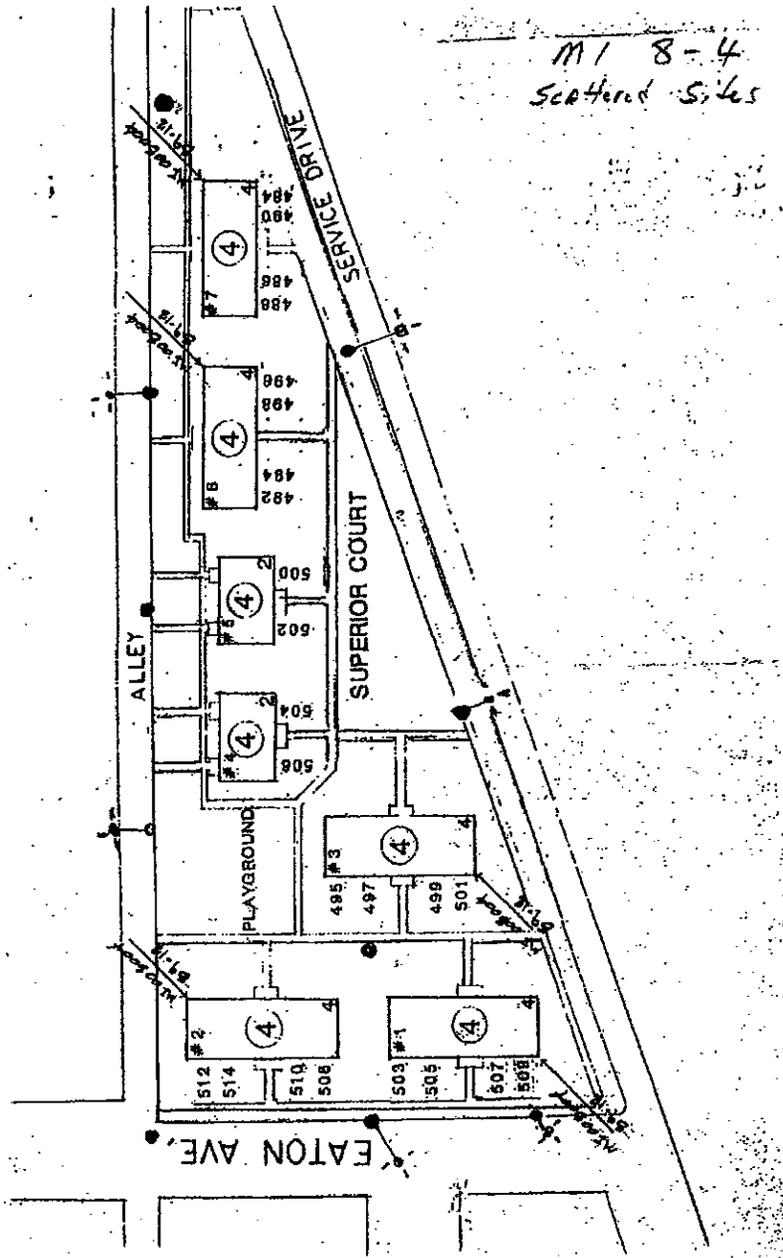
Non-dwelling facilities

The Central Administration Office and Community Building. These facilities have received periodic renovation in the past but will require minimal additional modernization efforts throughout the next 20 years.

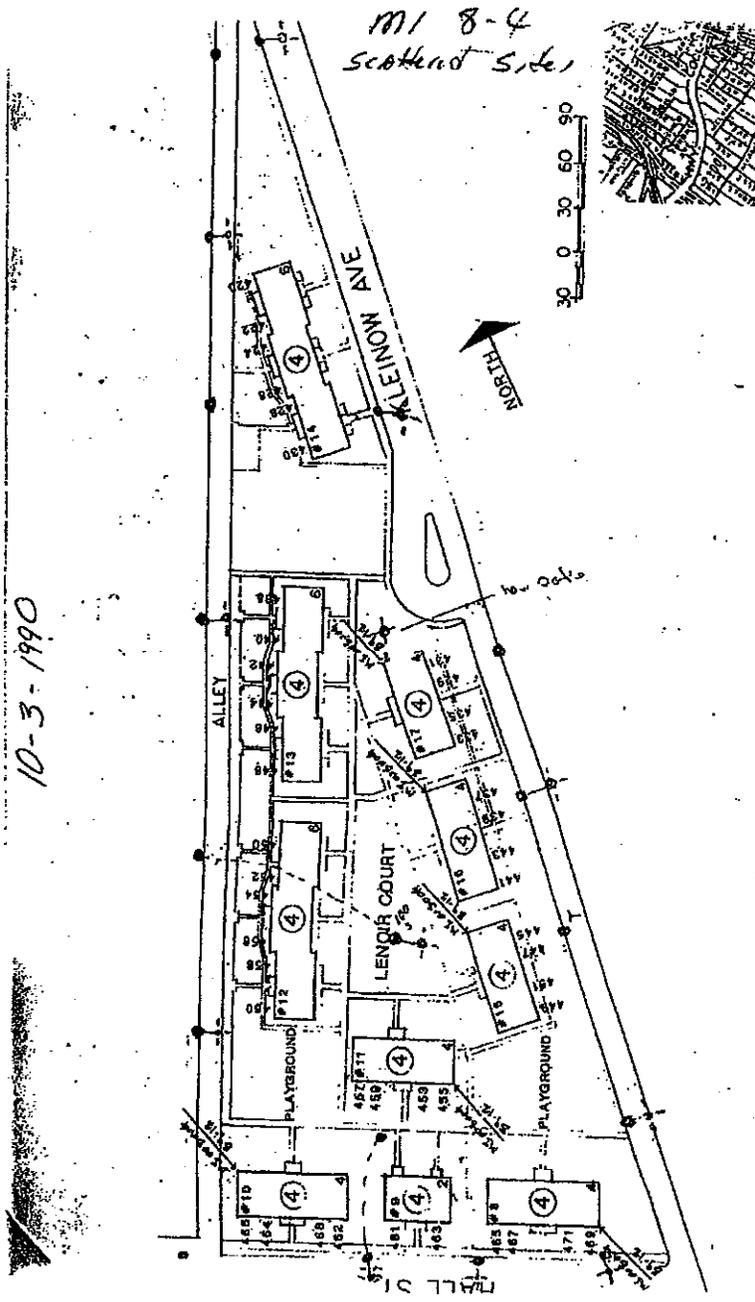
BUILDING COMPOSITION

Number Of Buildings	Building Type	Building Configuration
5	Rowhouse	1 /1 /1 /1 /1 /1
2	Quadruplex	1/1 1/1
7	Walk-up	3/3 3/3
7	Walk-up	4/4 4/4
3	Duplex	5/5

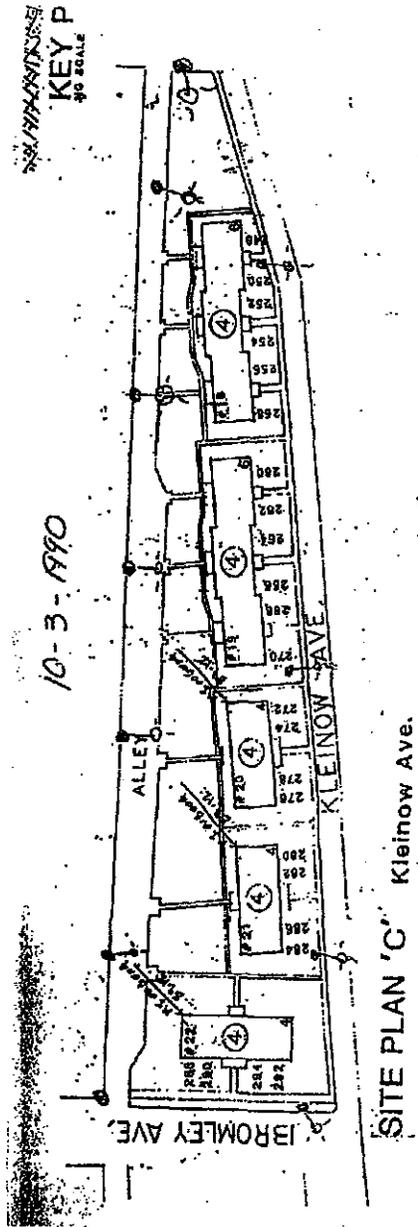
4MI 8-4, Scattered Sites



4MI 8-4, Scattered Sites



4MI 8-4, Scattered Sites



PROJECT NUMBER	NUM
PROJECT #1	10 BLU
PROJECT #2	10 BUC

JUL 18 1990

in 1 -
se-444,tee

Solid red dots are utility P's

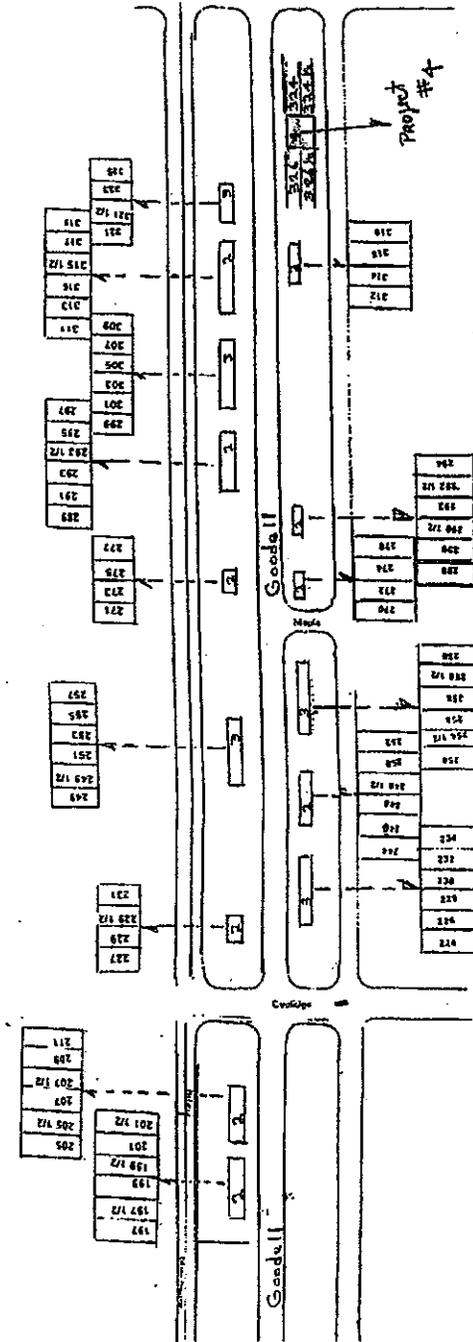
(3) LARGES CORBS

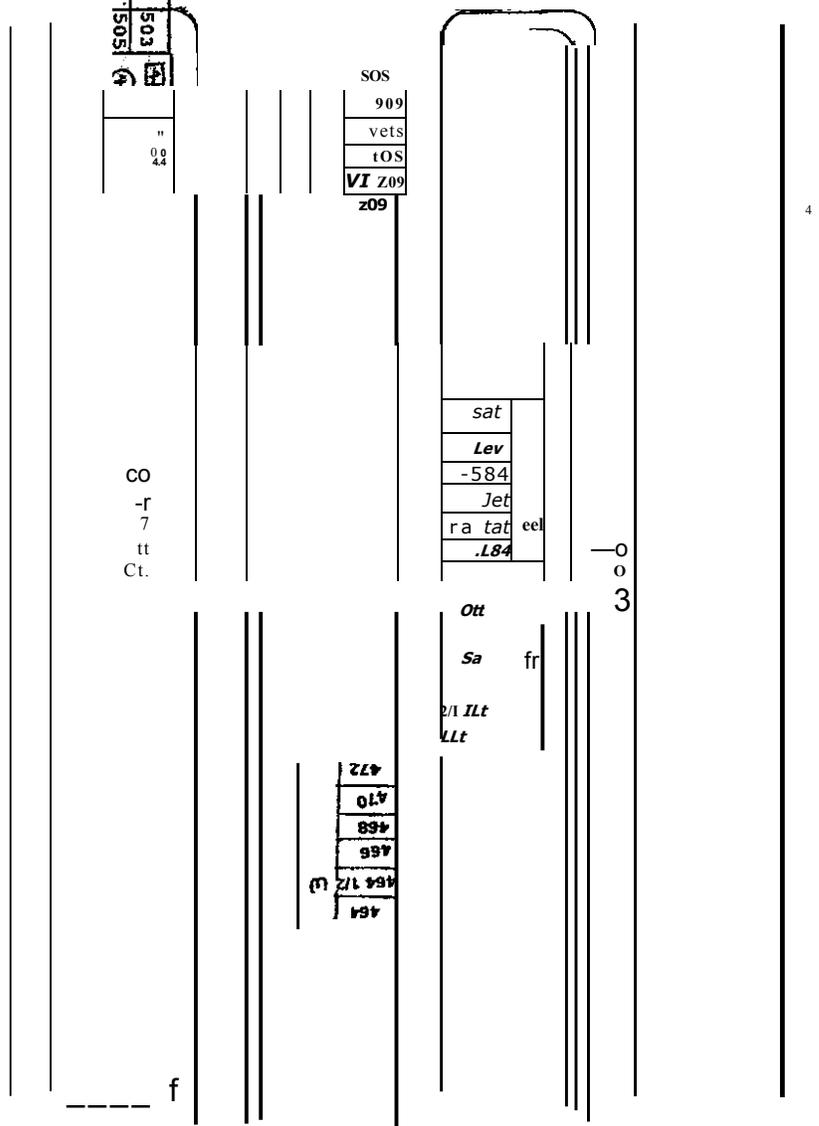
(32) REDUCED TO 1/4 SIZE

4MI 8-4, Scattered Sites

WOO talas./...

Site A Gode II





MEETING BARRIER FREE NEEDS

MEETING BARRIER FREE NEEDS

This study indicates that the River Rouge Housing Commission is currently more than adequately serving its existing mobility impaired residents. Long-term residents with physical disabilities generally prefer to remain in their familiar surroundings, near friends and family. People who are not disabled tend to resist living in apartments which have the fixed features needed by wheelchair bound residents, with the result that such units often remain vacant for long periods of time.

The solution to the dilemma is to design apartments to be adaptable. "Adaptable" means that elements such as countertops, base cabinets, and work surfaces are designed to be adjustable, so that disabled or non-disabled people can use them. Wide doorways and larger bathrooms are helpful to all people, not just people in wheelchairs. Items such as grab bars in the bathrooms need not be installed, but during the construction process, the walls should be reinforced in those areas, so that the grab bars can be installed later, if the resident needs them.

With proper planning, and with selection of units which do not require significant ramps and expensive handrails, we believe that "adaptability" can be built into The Commission's modernization plans without significant increases in cost over traditional fixed accessible designs. If new developments are to be contemplated, it would be cost effective to design for adaptability in the beginning, and to plan for accessible routes throughout the project.

HUD has recently indicated that whenever doors and doorframes are replaced, or when a project is otherwise undergoing substantial modernization, doors with at least 32" clear width shall be installed. The ruling applies to both interior and exterior doors in dwelling units. The effect, over the long run, will be to create a large stock of potentially adaptable units.

The same concept applies to the provision of features for the hearing and sight impaired. UFAS required minimal features in such units, such as flashing visual alarms in conjunction with audible alarms for the hearing impaired (UFAS 4.28.3), and decibel requirements for emergency alarms, for the visually impaired (UFAS 4.28.2). In typical dwelling units, the only emergency alarms are the fire and smoke detectors. In order to meet these requirements, the dwelling units only need to install a detector which has the capability of controlling secondary devices (lights or louder audible alarms). The secondary devices are also readily available and easy to install, particularly after the standard detectors are in place. HUD has recommended that The Commission purchase the required number of alarm system kits (2% of the total number of units being modernized), but not install them until the unit is being prepared for occupancy for a disabled person needing them. If additional items such as dome lights, flashing door signals, etc., are to be used, we suggest that wiring be installed in as many units as possible, so that the range of "accessibility" is increased.

Kitchen appliances, work surfaces with removable base cabinets, bathroom fixtures, etc., can all be made adaptable at the design level without seriously affecting costs. Countertops can then be raised or lowered as needed; electrical switches and thermostats can be mounted at heights which are usable by disabled and non-disabled people; side-by-side refrigerator/freezers can be kept in stock and used only when needed by a wheelchair bound person. Medicine cabinets and full-length mirrors can be mounted at a height to serve both groups. A small stock of lever-type door hardware can be kept on hand to be used exclusively in units occupied by the disabled. According to the HUD booklet entitled "Adaptable Housing," the added costs of adaptability in new construction is only 1/2 to 1%.

To the extent that units being modernized can be made "adaptable" in this manner The Commission, residents, and applicants obtain a number of advantages:

- Units can be any bedroom size.
- Locations of accessible units can be widely distributed.
- Accessible elements can be relocated to their units as needed.
- The need to relocate non-impaired persons from adaptable units is lessened.
- The adaptable elements, if permanently installed, might be subject to vandalism.
- The problems of non-disabled people trying to live in units designed specifically for wheelchair use are eliminated.
- Persons, who become disabled while living in the unit such as the elderly, can be easily accommodated.

When dealing with the accessibility needs of particular individuals with physical disabilities, it is often more appropriate to address their particular difficulties, as in the following definition from 24 CFR Part 8, Paragraph 8.3:

"Accessible" when used with respect to design, construction, or alteration of an individual dwelling unit, means that the units is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical disabilities. When a unit in an existing facility which is being made accessible as a result of alterations is intended for use by a specific qualified individual with physical disabilities... the unit will be deemed accessible if it meets the requirements of applicable standards that address the particular disability or impairment of such person."

Disabled needs should be met through attention to specific accommodations for individual disabled people wherever possible, and through other programs such as Section 8 Housing Vouchers. Fair Housing laws affecting the private sector require owners to permit alterations to accommodate disabled individuals, which will help meet the needs of the community for accessible units.

The Commission is meeting the needs of current residents regarding fully accessible units as well as accessibility in its non-dwelling structures. To enable The Commission to continue to respond to potential increased demands for accessible housing, we recommend that a 504 Self Evaluation be conducted annually to insure that there are adequate barrier free dwelling and non-dwelling facilities. To support the above observations and comments the following data is provided:

1. The current public housing wait list consists of 147 applicants and only 18 families or 12.4% of applicants are disabled. In addition, of the 18 applicant's only one family require a 504 accessible unit.
2. RRHC has 5 accessible units in its existing housing stock of which only 2 currently house a family with a barrier free apartment. Therefore, the agency has a surplus capability of 3 accessible units.
3. However to meet the spirit of 504 and accessibility to residents it is recommended that six (6) one-bedroom units in MI 8-3 be modified for 504 accessibility utilizing CFP funds.

TRANSITION PLAN

The Commission currently has an adequate number of accessible units, to meet existing needs. As stated earlier in the report the RRHC should pursue adding 504 accessible units in MI 8-3. There are 6 one-bedroom units that present good topography and acceptable architecture design to make the required modification at a reasonable cost (approximately 40,000/unit). These modifications can be accomplished with CFP funds over the next several years.

As described earlier in this report, many people with severe disabilities will not want to move to accessible units, if it means moving to a different development, or even to a different location within the same development. Consequently, we would expect many of the accessible units to be occupied by non-disabled individuals, or by people with less critical accessibility needs. People currently in wheelchairs should be offered the new units, but if they decline, the Commission should offer to make limited specific accommodations. Since this type of expenditure cannot be accurately determined in advance, we suggest that the Commission set aside "non-routine" funds in the operating budget, and maintain accurate records of such accommodations for future planning.

In the provision of accommodation for the hearing and visually impaired, the Commission has determined the type of auxiliary equipment to be provided. As discussed earlier in this report, in order to accommodate hearing impaired people, UFAS only requires additional visual signals, such as a strobe or other flashing light, to accompany any audible alarms normally provided. A relay and an auxiliary light source can be installed very inexpensively, in parallel with the alarm. The standards also specify a decibel level for the audible alarms, if the occupant is visually impaired. The standard smoke detector/fire alarms (which is the only alarm normally provided), already meets the required sound power level, without modification. For people with partial vision or hearing loss, for those who neither need nor want more extensive equipment, or for those who are not willing to move to get it, these simple accommodations should be considered adequate.

In the Facilities Review section of this document a summary of required modification and their associated cost to bring each development into full compliance of accessibility is presented.

REFERENCES

Directory of National Information Sources on Handicapping Conditions and Related Services

U.S. Department of Education
Office of Special Education and Rehabilitative Services
National Institute of Disabled Research
June 1986

Data on Disability from the National Health Interview Survey 1983-1985

U.S. Department of Education
National Institute of Disability and Rehabilitation Research
Mitchell P. LaPlante, Ph.D., 1988

FHEO Access for the Disabled: Complaint and Compliance Review Guidebook
Robert Wehrli, March 12, 1987

Adaptable Housing

HUD 1124-PDR
Barrier Free Environments, Inc., Raleigh, NC, Developed for the Department of Housing and Urban Development

Chartbook on Disability in the United States

U.S. Department of Education, Washington, D.C.
Lewis E. Kraus and Susan Stoddard, Ph.D. (1989)

Town Meetings References Manual

HUD Section 504
Department of Housing and Urban Development

Section 504 Guidebook

PHADA, Washington, D.C.

APPENDICES

A P P E N D I X A
ADMISSIONS AND CONTINUED OCCUPANCY POLICY



A P P E N D I X D
PUBLIC HOUSING APPLICATION



RIVER ROUGE HOUSING COMMISSION



180 Visger Road
River Rouge, Michigan 48218
(313) 382-1414

Dear Applicant:

All applicants seeking housing will be screened according to the criteria set forth by the **River Rouge Housing Commission**. These regulations are set forth by the guidelines of the U.S. Department of Housing and Urban Development.

Screening criteria for all applicants will be to assess or determine the following:

1. Past performance in meeting financial obligations, especially rent;
2. Record of disturbances of neighbors, destruction of property or living or housekeeping habits which affect the health, safety or welfare of residents;
3. Involvement in criminal activity on the part of any applicant or family member, which affect the health, safety or welfare of other residents;
4. Records of eviction from housing or any negative information from residential programs.
5. History regarding possession, sale or use of illegal substances;
6. Ability and willingness to comply with the terms of the lease agreement;
7. Accuracy of all information related to eligibility, family composition or rent;
8. Good credit rating, which also excludes recent evictions;
9. Police Clearance for all criminal activities;
10. Completed rental application;
11. Valid Michigan photo I.D. for each adult member of the household;
12. Must be a U.S. Citizen or have eligible U.S. Immigration status;
13. Income at or below the maximum HUD current income limits;
14. Social Security card for each member of the household;
15. Verification of all income for each member of the household;
16. Names and addresses of all agencies where medical expenses were incurred, if any;
17. Name and address of physician to verify disability/handicap if under the age of 62;

18. Verification of all assets (i.e. checking, savings accounts, money market accounts, annuities, stocks, bonds).

Applicants will be rejected for the following reasons:

1. Family composition does not conform to units available at the property;
2. Provision of false information necessary in the determination of eligibility;
3. Unable to meet the Screening/Eligibility Criteria;
4. Incomplete applications at the time of submission;
5. Credit not in good standing according to credit profile;
6. Eviction of any household member from federally assisted housing for drug related criminal activity for three years from the date of eviction. If the evicted household member who engaged in drug-related criminal activities has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exist, the Owner/Agent may, but is not required to admit the household;
7. Any household member is currently engaging in illegal drug use;
8. The Owner/Agent determines that there is reasonable cause to believe that a household member's illegal use or pattern of illegal use of a drug may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents; (Examples of evidence of illegal activities may include a conviction record or former landlord references, etc.);
9. Any member of the household is subject to a lifetime registration requirement under a state sex offender registration program. In accordance with Federal Law, Owners/Agent shall establish standards that prohibit admission to any federal assisted property to sex offenders subject to lifetime registration requirements under a state sex offender registration program. During the admissions screening process, the Owner/Agent must perform the necessary criminal history background checks in the state where the housing is located and in other states where the household member are known to have resided;
10. The Owner/Agent determines that there is reasonable cause to believe that a household member's abuse of alcohol interferes with the health, safety or right to peaceful enjoyment of the premises by other residents;
11. Drug related criminal activity;
12. Violent criminal activity;
13. Other criminal activity that would threaten the health, safety or right to peaceful enjoyment of the premises by other residents;

If your application has been denied, you have a right to request a meeting to discuss the reason(s) for rejection. To request a meeting you must notify the management office at 180 Visger Rd, River Rouge, MI 48218, in writing within fourteen (14) days of receipt of your rejection letter.

All rejection notices will be sent via U.S. mail;

Any meeting with the applicant to discuss the applicant's rejection must be conducted by a member of the owner's staff who was not involved in the initial decision to deny admission or assistance;

With 5 business days of the owner response or meeting, the owner must advise the applicant in writing of the final decision on eligibility.

If your application has been rejected and you feel it is the result of a disability of which Management is unaware, you may notify management at the address above, in writing within fourteen (14) days to request a meeting to discuss the possibility of how reasonable accommodations on nonessential policies or practices may enable you to enjoy equal opportunity in housing in this community.

In addition, should the reason for rejection cited above change at some future date, you may reapply for housing after one (1) year. You may also exercise other options available if you believe that you are being discriminated against on the basis of race, color, creed, religion, sex, national origin, age, handicap/disability or familial status.

When a unit becomes available you will receive notification via U.S. mail and that will begin the final stages of the application processing.

Thank you for your interest in residency in River Rouge Public Housing.

Yours for a better River Rouge Housing

Sincerely,

Daryl Rush, PHM
Interim Executive Director
River Rouge Housing Commission

CHECK LIST FOR ITEMS NEEDED
TO DETERMINE ELIGIBILITY
FOR PUBLIC HOUSING — **Return** with Completed Application

Name: _____

~~S#~~

Total Preference Points: _____

~~App~~

1. _____ COMPLETE, SIGNED AND DATED APPLIATION.
 - (Incomplete applications will not be processed.)
2. _____ BIRTH CERTIFICATES (*Entire family*) OR PROOF OF CITIZENSHIP
3. _____ PROOF OF INCOME FOR ALL FAMILY MEMBERS
 - If no income to report, all adults on application must perform 8 hrs/mth of Community Service as required without exemption reason.
4. _____ SOCIAL SECURITY CARDS FOR ENTIRE FAMILY
5. _____ DRIVER'S LICENSE OR STATE I.D.
6. _____ SIGNED RENT DETERIMINATION (*Income Based or Flat Rent*)
7. _____ 2 PERSONAL REFERENCES
8. PROOF OF PREFERENCE POINTS
 - EVICTION NOTICE FROM PRESENT LANDLORD (*If claiming displacement*)
 - SHELTER VERIFICATION (*If claiming displacement*)
 - PROOF OF DISABILITY (*Statement from Social Security Office*)

Notes:

Office Use Only

Prepared by: _____

Verified: _____

Date: _____

River Rouge Housing Commission

LOW Income Housing - Rental Application



Instructions for completing the application:

1. The River Rouge Housing Commission does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.
2. The person named below has been designated to coordinate con pliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988):

River Rouge Housing Commission
Daryl T. Rush, Interim Executive Director
180 Visger Rd., River Rouge, MI 48218
(313) 382-1414 (Telephone)
(313) 382-0228 (Fax)
rrha@riverrougehousing.com

3. Please complete all sections by printing neatly in ink. *Please do not leave any section blank, even sections which do not apply to you.* For instance, if a section asks for driver's license number and you do not have a driver's license, you may write "N ENE"/NA. If you need to make a correction, put one line through the incorrect information, write the correct information above and initial the change.
4. This application must be completed by the Head of Household. Each additional member 18 years of age and older who will reside in the unit must sign the Rental Application.
5. It is important that all information on this form be complete and correct. *False, incomplete or misleading information will cause your household's application to be declined*
6. As long as your application is on file with us, it is your responsibility to contact us (in writing) whenever you address, telephone number or income situation changes and whenever you need to add a person to your application or remove a person from your application.
7. After we accept your application, we will make a preliminary determination of eligibility. If your household appears to be eligible for housing, you will be notified at d your application will be placed on a Waiting List; but this does not mean that your household will be offered a unit. If later processing establishes that your household is not actually eligible or not actually qualified for housing, your application will be declined, We will process your application according to our standard procedures which are summarized in the App Mallon Evaluation and Screening Process posted in the management office.
8. Rental history must include all places where you/or any adult member lined in the past four years including places where your or their name did not appear o the leas and places where you or they used a different name.
9. The River Rouge Housing Commission manages its' Waiting List by z Preference Points system as described in Definition of Preference points in the management office. All requirements are to be met and documented to qualify for the points system. Preference points are as follows
 - a. Disabled (4 points) — As determined by SSA
 - b. Involuntarily Displaced (3 points) — Not due to your own doing

River Rouge Housing Commission — Low **Income Housing**

Date Received: _____ Time Received: _____ Staff Initials: _____
 reference Points Total: _____ Unit Bedroom Size Needed: _____

APPLICANT INFORMATION:

NAME: _____

CURRENT ADDRESS _____

TELEPHONE #: _____ Alternate Number: _____

SS#: _____ Date of Birth: _____ Birthplace: _____

List below, all information for each additional household member who will occupy the unit.

Name (First, MI, Last)	Relationship to Head of Household	M/F	Social Security Number	Date of Birth	Birthplace
		M F			
		M F			
		M ■ F			
		■ M F			
		M • F			
		• M • F			
		M ■ F			
		M ■ F			

- Do you need a handicapped accessible unit? Yes No
- Do you anticipate a change in household composition during the next 12 months? Yes No
- Will any of the above household members live anywhere except in the unit? Yes No
- Will any other persons live in the unit on a less than full-time basis? [7] Yes No

If you answered "Yes" to either question, please explain: _____

- Are you or any household member currently expecting a child? Yes No

If yes, what is the schedule due date: _____

Have you or any other adult members ever used any names(s) or Social Security Number(s) other than the one you are currently using? Yes No

yes, explain: _____

- Have you or any member of your household ever committed any fraud in a Federal assistance housing program or been request to repay money for knowingly misrepresenting information for such housing programs? Yes No

If yes, explain: _____

- Do you have any pets? Yes No If yes, what kind and size: _____

- Are you a current user of illegal drugs? Yes No

- Do you abuse alcohol to the extent that you are a danger to others health, safety, or right to peaceful enjoyment? Yes No

11. Has any household member ever been convicted of any drug offense? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain:	<input type="checkbox"/> No If yes, who:																																																				
1. Has any household member ever been convicted of a felony? • Yes <input type="checkbox"/> No <input type="checkbox"/> No Explain:	yes, who:																																																				
3. Has any household member ever been evicted from HUD or subsidized housing program for drug related or criminal activity? • Yes <input type="checkbox"/> No If yes, explain:																																																					
14. Are you listed on a state or federal sex offender registry? <input type="checkbox"/> Yes <input type="checkbox"/> No																																																					
15. For each household member 18 years or older, please list all states in which you have lived since 1996:																																																					
Name: States:																																																					
Name: States:																																																					
Name: States:																																																					
Name: States:																																																					
16. Does any household currently have any felony charges pending against them?	<input type="checkbox"/> Yes <input type="checkbox"/> No																																																				
<table border="1"> <tr> <td>Present Housing: Own</td> <td>Rent</td> <td>Other</td> <td>Monthly Amount \$</td> </tr> <tr> <td colspan="4">Landlord's Name:</td> </tr> <tr> <td colspan="4">Landlord's Address:</td> </tr> <tr> <td>Street</td> <td>City</td> <td>State</td> <td>Zip</td> </tr> <tr> <td colspan="2">Landlord's Telephone:</td> <td colspan="2">Dates of Residency:</td> </tr> <tr> <td colspan="2"></td> <td colspan="2">(mo/yr) TO (mo/yr)</td> </tr> <tr> <td>Previous Housing: Own</td> <td>Rent</td> <td>Other</td> <td>Monthly Amount \$</td> </tr> <tr> <td colspan="4">Previous Address:</td> </tr> <tr> <td colspan="4">Landlord's Name:</td> </tr> <tr> <td colspan="4">Landlord's Address:</td> </tr> <tr> <td>Street</td> <td>City</td> <td>State</td> <td>Zip</td> </tr> <tr> <td colspan="2">Landlord's Telephone:</td> <td colspan="2">Dates of Residency:</td> </tr> <tr> <td colspan="2"></td> <td colspan="2">(mo/yr) TO (mo/yr)</td> </tr> </table>		Present Housing: Own	Rent	Other	Monthly Amount \$	Landlord's Name:				Landlord's Address:				Street	City	State	Zip	Landlord's Telephone:		Dates of Residency:				(mo/yr) TO (mo/yr)		Previous Housing: Own	Rent	Other	Monthly Amount \$	Previous Address:				Landlord's Name:				Landlord's Address:				Street	City	State	Zip	Landlord's Telephone:		Dates of Residency:				(mo/yr) TO (mo/yr)	
Present Housing: Own	Rent	Other	Monthly Amount \$																																																		
Landlord's Name:																																																					
Landlord's Address:																																																					
Street	City	State	Zip																																																		
Landlord's Telephone:		Dates of Residency:																																																			
		(mo/yr) TO (mo/yr)																																																			
Previous Housing: Own	Rent	Other	Monthly Amount \$																																																		
Previous Address:																																																					
Landlord's Name:																																																					
Landlord's Address:																																																					
Street	City	State	Zip																																																		
Landlord's Telephone:		Dates of Residency:																																																			
		(mo/yr) TO (mo/yr)																																																			
Employment Information:																																																					
Present Employer:	Telephone #																																																				
Employer Address:																																																					
Street	City State Zip																																																				
Occupation:	Dates of Employment																																																				
Salary: \$ _____ per <input type="checkbox"/> hour <input type="checkbox"/> Week <input type="checkbox"/> month <input type="checkbox"/> year <input type="checkbox"/> other :																																																					
1.) Second Employer, or 1 Previous Employer:	Telephone #																																																				
Employer Address:																																																					
Street	City State Zip																																																				
Occupation:	Dates of Employment																																																				
Salary: \$ _____ per <input type="checkbox"/> hour <input type="checkbox"/> Week <input type="checkbox"/> month <input type="checkbox"/> year <input type="checkbox"/> other :																																																					
Spouse Employer:	Telephone #																																																				
Employer Address:																																																					
Street	City State Zip																																																				
Occupation:	Dates of Employment																																																				
Salary: \$ _____ per <input type="checkbox"/> hour <input type="checkbox"/> Week <input type="checkbox"/> month <input type="checkbox"/> year <input type="checkbox"/> other :																																																					

Please list the total annual employment income of all members of your household

L. Name of Recipient	Wages (Full Time)	Wages (Part Time)	Overtime Pay	Commissions or Fees	Tips or Bonuses

Please list the total benefit income of all member of the household. If a divorce decree or separation agreement exists but payments are not received, list the amount court ordered by the document.

Benefit Type		Amount Received	Per	Household Member Receiving Benefit
Social Security (Adult)	• Y • N			
Social Security (Child)	• Y • N			
SSI (Adult)	Y N			
SSI (Child)				
Disability or Death Benefits				
Public Assistance (TANF)	Y N			
Alimony	Y <input type="checkbox"/> N			
Child Support	<input type="checkbox"/> Y <input type="checkbox"/> N			

amount,

Does any member of the household have income from any of the following? If yes, select the

Income Type		Amount Received	Per	Household Member Receiving Benefit
Unemployment Benefits	• Y N			
severance Pay	Y N			
Payments from Insurance Policies				
Retirement Benefits	<input type="checkbox"/> Y N			
Educational Grants/Scholarships	Y N			
Veteran's Benefits	Y N			
Military Reserve/National Guard	Y N			
	LI			
Member of an Indian Tribe receiving gaming payments	U Y U N			
Any other Income	<input type="checkbox"/> Y <input type="checkbox"/> N			

17. Do you have any Rental Property or Business Property Income? Y N If

yes, give the name and address of the renter or the business owner:

Name: _____

Address: _____

Amount of rent/income per month: _____

18. Does anyone work for someone who pays him or her cash? Y N

19. Is any person on leave from work due to a lay-off? Y N

Does any member of the household own any of the following types of assets?

Type of Asset		Value or Current Balance	Name	a Financial Institution
Checking Account	<input type="checkbox"/> Y <input type="checkbox"/> N			
Savings Account	Y L j N			
Credit Union Shares	<input type="checkbox"/>			
Stocks/Bonds	<input type="checkbox"/> Y <input type="checkbox"/> N			
Treasury Bills	H Y <input type="checkbox"/> N			
Money Market Funds	<input type="checkbox"/> Y S N			
Certificate of Deposit	• Y • N			
Rental Property	H Y M N			
Real Estate/Mortgages/Land Contracts	<input type="checkbox"/> Y (J N			
Safe Deposit Box	• Y <input type="checkbox"/> N			
Deeds or Trust	<input type="checkbox"/> Y N			
Annuities	<input type="checkbox"/> Y N			
Own a Mobile Home	Y <input type="checkbox"/> N			
IRA or Keogh Account	Y <input type="checkbox"/> N			
Mutual Funds	Y <input type="checkbox"/> N			
Personal Property held for investment purposes	Y <input type="checkbox"/> N			

Has any household member disposed of any assets at less than fair market value during the past two years? Y N If yes, explain:

MEDICAL AND UNUSUAL EXPENSES:

Please provide the following information for ALL household members.

		Amount	Payee
Do you pay babysitting and/or dependent care while a family member is employed?	<input type="checkbox"/> y <input type="checkbox"/> N		
Are you receiving Medicare Benefits?	Y N		
Are you receiving Medical Assistance through ^{FM?}	Y N		
Do you pay any medical insurance/hospitalization	y <input type="checkbox"/> N		
Do you take prescription drugs on a regular basis?	<input type="checkbox"/> y N		
Do you anticipate any health care related expenses for the next 12 month which are not covered by health insurance?	<input type="checkbox"/> Y <input type="checkbox"/> N		
Do you pay someone to transport you to and from medical appointments?	<input type="checkbox"/> Y N		

EMERGENCY INFORMATION:

Please provide the following information for two emergency contacts.....

Name of Primary Contact:

address:

Daytime Phone Number: Evening Number:

RELATIONSHIP:

Name of Secondary Contact: -

Address:

Daytime Phone Number: Evening Number

RELATIONSHIP:



DRIVER'S LICENSE NUMBER/STATE ID# Late Issued:

Spouse's Driver's License Number/State ID # Late Issued:

Vehicle #1: Year Make Model Color

License # State:

Vehicle #2: Year Make Model Color

License # State:



I/We understand that the above information is being collected to determine my/our eligibility

I/We authorize the owner/management to verify all information provided on this appll signature is our consent to obtain such verification. I/We certify that all information . questions are true and complete to the best of my knowledge. I consent to the release information to determine my eligibility.

I/We authorize any person or credit checking agency having any information on me/u

such information to the owner/management or their agents or credit checking agents. credit report (rental history, arrest and/or conviction records and retail credit history) third-party verification contracted with the River Rouge Housing Commission. I undo

be made of the sex offender registry in states in which I have resided.

WARNING: "Title 18, Section 1001 of the U.S. Code states that a person is guilty o and willingly making false or fraudulent statements to any department of the United HUD, the PHA and any owner (or any employee of HUD, the PHA or the owner) ma for unauthorized disclosures or improper uses of information collected based on the c information collected based on the verification forms is restricted to the purposes cite who knowingly or willfully request, obtains or discloses any information under false pretenses

applicant or participant may be subject to misdemeanor and fined not more than \$5,010.

participant affected by negligent disclosure of information may bring civil action for 'angers, relief, as may be appropriate, against the officer or employee of HUD, the PHA or

for residency. and my/our d answers to the above f the necessary to release any and all understand that the ill be done through rstand that a check will a felony for knowingly ates government. be subject to penalties nsent form. Use of the thereon. Any person concerning an Any applicant or and seek other owner responsible for security number are provisions are cited as

PERSONAL Reference Questionnaire

Applicant's Name: _____

1. Reference Name: _____ Date: _____

2. What is (or was) your connection with the applicant? *Please check one or more*

His/Her employer _____ Supervisor _____ Family Member _____ Co-Worker _____
Counselor _____ Friend _____ Business/Professional acquaintance _____ Other _____
If other, please describe: _____

3. How long have you known this applicant? _____ months/years

4. History of applicant's life style? Please describe: _____

5. Is his/her general behavior and conduct satisfactory as it pertains to their community? Please explain: _____

6. Do you know of any specific reason(s) why he/she would not be suitable for Public Housing?

Remarks: _____

Signature of Personal Reference _____

Address, City, State, Zip _____

Contact Number _____

PLEASE RETURN WITH APPLICATION OR MAIL.

(Note: All information provided kept confidential)

PERSONAL Reference Questionnaire

Applicant's Name: _____

1. Reference Name: _____ Date: _____

3. What is (or was) your connection with the applicant? *Please check one or more*

His/Her employer _____ Supervisor _____ Family Member _____ Co-Worker _____

Counselor _____ Friend _____ Business/Professional acquaintance _____ Other _____

If other, please describe: _____

3. How long have you known this applicant? _____ months/years

4. History of applicant's life style? Please describe: _____

7. Is his/her general behavior and conduct satisfactory as it pertains to their community? Please explain:

8. Do you know of any specific reason(s) why he/she would not be suitable for Public Housing?

Remarks: _____

Signature of Personal Reference _____

_____ Address, City, State, Zip & Contact Number _____

PLEASE RETURN WITH APPLICATION OR MAIL

(Note: All information provided kept confidential).

A P P E N D I X E
SECTION 8 HOUSING APPLICATION

APPENDIX F
RRHC EMPLOYMENT APPLICATION



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

HA Name: RIVER ROUGE HOUSING COMM.	Grant Type and Number Capital Fund Program Grant No.: MI28 P008 501 06 Replacement Housing Factor Grant No.:	Federal FY of Grant 2006
--	--	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number **TWO**
 Final Performance and Evaluation Report
 Performance & Evaluation Report for Program Year Ending **12/31/06**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$145,565	\$148,070	\$0	\$0
3	1408 Management Improvements Soft Costs	\$66,840	\$71,626	\$0	\$0
	Management Improvements Hard Costs				
4	1410 Administration	\$76,720	\$69,639	\$0	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	\$25,000	\$17,000	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$102,695	\$0	\$0
10	1460 Dwelling Structure	\$386,007	\$286,460	\$0	\$0
11	1465.1 Dwelling Equipment-Nonexpendable	\$20,000	\$27,700	\$0	\$0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$20,220	\$17,162	\$0	\$0
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)	\$740,352	\$740,352	\$0	\$0
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 - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
24	Amount of Line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date X Daryl Rush, Interim Director	Signature of Public Housing director/Office of Native American Programs Administrator and Date X
--	--

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: RIVER ROUGE HOUSING COMM.		Grant Type and Number Capital Fund Program Grant No.: MI28 P008 501 06 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006 Rev. #2; as of 12/31/06		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	<u>OPERATIONS</u>							
	A. Operations			<u>145,565</u>	<u>148,070</u>			
	SUB TOTAL	1406		145,565	148,070	0	0	
PHA Wide	<u>MANAGEMENT IMPROVEMENTS</u>							
	A. Administrative Clerk			21,840	22,506			
	B. Portion of Executive Director's salary			0	5,000			
	C. Fringe Benefits for all positions			5,000	9,120			
	D. Computer System maintenance & upgrades			<u>40,000</u>	<u>35,000</u>			
	SUB TOTAL	1408		66,840	71,626	0	0	
PHA Wide	<u>ADMINISTRATION</u>							
	A. CFP Co-ordinator			38,480	39,645			
	B. CFP Secretary			29,120	29,994			
	C. Portion of Executive Director's salary			5,000	0	reclassified to 1408		
	D. Fringe Benefits for above positions			<u>4,120</u>	<u>0</u>	reclassified to 1408		
	SUB TOTAL	1410		76,720	69,639	0	0	
PHA Wide	<u>FEES AND COSTS</u>							
	A. A & E Fees and related costs			25,000	12,000			
	B. Consultant Fees			<u>0</u>	<u>5,000</u>			
	SUB TOTAL	1430		25,000	17,000	0	0	
PHA Wide	<u>NON-DWELLING EQUIPMENT</u>							
	A. Upgrade fire & burglar alarm system (office)			10,110	8,162			
	B. Install fire suppression system (Comm. Ctr.)			<u>10,110</u>	<u>9,000</u>			
	SUB TOTAL	1475		20,220	17,162	0	0	

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

PHA Name: RIVER ROUGE HOUSING COMM.		Grant Type and Number Capital Fund Program Grant No.: MI28 P008 501 06 Replacement Housing Factor Grant No.:				Federal FY of Grant: 2006 Rev. #2;as of 12/31/06		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	<u>DWELLING EQUIPMENT</u> A. Stoves & refrigerators B. Hot water tanks SUB TOTAL	1465		10,000 <u>10,000</u> 20,000	25,000 <u>2,700</u> 27,700	0	0	
PHA WIDE	<u>SITE IMPROVEMENT</u> A. Upgrade main sewers B. Complete parking lot work begun under 2005 CFP SUB TOTAL	1450		0 <u>0</u> 0	100,000 <u>2,695</u> 102,695	0	0	
PHA Wide	<u>DWELLING STRUCTURES</u> A. Install new screen doors B. Upgrade main sewers C. Replace interior doors D. Replace tile in Kitchen & Living Room E. Vacant Unit rehab F. Complete roof replacements begun under 2005 CFP SUB TOTAL	1460		100,000 100,000 131,745 54,262 0 <u>0</u> 386,007	100,000 0 0 0 164,003 <u>22,457</u> 286,460	0	0	reclass to appropriate BLI
GRAND TOTAL				740,352	740,352	0	0	

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

PHA Name: RIVER ROUGE HOUSING COMM.		Grant Type and Number Capital Fund Program Grant No.: MI28 P008 501 06 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2006 Rev. #2; as of 12/31/06	
Development Number/Name HA - Wide Activities	All Funds Obligated (QE Date)			All Funds Expended (QE Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
	7/17/08			7/17/10				