

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2007

**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: Inkster Housing Commission

PHA Number: MI027

PHA Fiscal Year Beginning: (01/2007)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units:781
 Number of S8 units:751
 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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

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) 82
 - Improve voucher management: (SEMAP score) 105
 - Increase customer satisfaction: Provide Staff Training
 - 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: unfeasible to rehab.
 - Provide replacement public housing: Replacement Housing Factor Funds
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
- Objectives:
 - Provide voucher mobility counseling: Provide group briefing sessions & case-by-case management
 - Conduct outreach efforts to potential voucher landlords Insert recruitment information in Hap check envelope.
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Addressed in the IHC ACOP
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: IHC ACOP
 - Implement public housing security improvements: Selectively install wireless security devices in vacant /renovated units, provide security services for Twin Towers Residents during non-operational hours, provide two police officers to serve the public housing community and install surveillance cameras in common areas in developments and elevators in the elderly development building.
 - 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: Section 3 requirements through CFP. Working Preference offered to applicants.
 - Provide or attract supportive services to improve assistance recipients' employability Job Corp. outreach through the Resident Council. :
 - 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: Addressed in the IHC ACOP.
 - 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: Addressed in the IHC ACOP
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Plans are underway to convert four efficiencies units into a single detached four bedrooms unit to meet 504 accessible requirements through the CFP.
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 20
[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.

Inkster Housing Commission has entered into an Energy Performing Contract with Honeywell Inc. Inkster Housing Commission developed a marketing strategy to attract new applicants seeking public Housing. IHC plan to leverage its CFP funds to secure a loan with Fannie Mae.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	6
ii. Table of Contents	6
1. Housing Needs	10-16
2. Financial Resources	16-17
3. Policies on Eligibility, Selection and Admissions	17-25
4. Rent Determination Policies	26-29
5. Operations and Management Policies	29-31
6. Grievance Procedures	31-32
7. Capital Improvement Needs	32-41
8. Demolition and Disposition	41-42
9. Designation of Housing	42-43
10. Conversions of Public Housing	43-45
11. Homeownership	45-47
12. Community Service Programs	47-51
13. Crime and Safety	51-53
14. Pets (Inactive for January 1 PHAs)	53
15. Civil Rights Certifications (included with PHA Plan Certifications)	53

16. Audit	54
17. Asset Management	54
18. Other Information	54-64

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2007 Capital Fund Program Annual Statement (mi027b01)
- 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)
 - Certificate-Drug-free Workplace (mi027b02)
 - Certificate-Influence Federal Transactions (mi027b03)
 - Certificate-Plan Consistency W/Consolidated Plan (mi027b04)
 - Certificate-PHA Certifications of Compliance (mi027b05 & 06)
 - Certificate-Disclosure of Lobbying Activities (mi027b07)
 - Organization Chart (mi027b08)
 - P & E Report CFP FY 2004 (mi027b09)
 - P & E Report CFP FY 2005 (mi027b10)
 - P & E Report CFP FY 2006 (mi027b11)
 - Follow Up Plan (mi027b12)

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
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
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
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
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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	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	1450	4	4	5	5	4	5
Income >30% but <=50% of AMI	1780	5	5	5	5	5	5
Income >50% but <80% of AMI	1365	3	3	5	5	5	5
Elderly	3265	5	5	5	5	4	5
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	20,350	5	5	5	5	5	5
Race/Ethnicity	7605	5	5	5	5	5	5
Race/Ethnicity	475	5	5	5	5	5	5
Race/Ethnicity	225	5	5	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 2000 (updated)
- Other sources: City of Inkster Community Development & Planning Department and Southeast Michigan Council of Governments.

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	163		150
Extremely low income <=30% AMI	151	93%	
Very low income (>30% but <=50% AMI)	12	7%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	146	89%	
Elderly families	0	0%	
Families with Disabilities	9	1%	
White	18	11%	
Black	133	82%	
Other	12	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	69	44%	

Housing Needs of Families on the Waiting List			
2 BR	55	33%	
3 BR	28	17%	
4 BR	7	4%	
5 BR	4	2%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input 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			
Waiting list type: (select one)			
<input checked="" 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	231		105
Extremely low income <=30% AMI	227	98%	
Very low income (>30% but <=50% AMI)	4	2%	
Single applicants Not disabled or elderly	50	22%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	167	72%	
Elderly families	1	0%	
Families with Disabilities	13	6%	
White	18	8%	
Black	202	87%	
Other	11	5%	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	69	44%	
2 BR	55	33%	
3 BR	28	17%	
4 BR	7	4%	
5 BR	4	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)? 12 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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)
Continue to provide supportive services through Senior Aging Commission.

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)
Continue to provide supportive services through Senior Aging Commission.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants)		
a) Public Housing Operating Fund	2,225,917	
b) Public Housing Capital Fund	1,309,071	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,543,886	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	54,595	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2004 CFP	43,000	Capital Improvements
2005 CFP	561,762	Capital Improvements
2006 CFP	1,309,071	Capital Improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	608,252	
4. Other income (list below)		
4. Non-federal sources (list below)		
Non-dwelling Rental	50,000	
Investment Interest	60,000	
Other	80,000	
Total resources	7,845,554	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Outstanding utilities balances & the ability to secure utilities in the head-of-household name, previous State and /or Federal Incarceration and Consumer Debts.

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)

Life Endangerment verified by written police request.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection

(5) Occupancy

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

Former Federal preferences:

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

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 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
- 2 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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)
Previous rental history, consumer debts and the ability to secure utilities in the head-of-household name.

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)

Previous address of applicants.

(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)

29150 Carlisle

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) **29150 Carlisle**

(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: **Once The Request For Tenancy form is submitted the 60-day period is frozen.**

(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) Due to the number of vacant units in public housing, applicants currently receiving assistance in public housing will be housed after those applicants not currently receiving any rental assistance.

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

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

Other preferences (select all that apply)

- 2 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
- 2 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
- 2 Other preference(s) (list below)
 Due to the number of vacant units in public housing applicants currently receiving assistance in public housing will be housed after those applicants not currently receiving any rental assistance.

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: **See ACOP Section (A) (6-2, 6-3, 6-4 & 6-5)**

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) When a family experiences an income or family composition change.

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) Computer based data of unassisted housing complexes in the surrounding areas.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

Implementation of the Violence Against Women and Justice Department Reauthorization Act 2005.

Inkster Housing Commission will inform residents of public housing, Housing Voucher program and owners participating in the housing voucher program of the requirements. Newsletters will be mailed to both public housing and section 8 participants identifying the existing regulations. Newsletters will be placed in the checks of owners participating in the section 8 program. During orientations public housing and section 8 participants will receive information in their packages. IHC will support and assist victims of domestic violence, dating violence, sexual assault, or stalking as well as members of the victim’s immediate families from losing rental assistance as a consequence of the abuse of which they were the victim.

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	821	12/month
Section 8 Vouchers	521	60/year
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

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) **Financial Policies, (Disposition, Investment, Capitalization, Inventory and Check signing) Procurement Procedures/Procurement policy, public Housing Maintenance Plan, Public Housing Admission Policy, Admission & Continued Occupancy Policy(Grievance Procedures), Section 8 Administrative Plan, Personnel Policy Handbook, Public Housing Occupancy Guidebook and Administrative Order #s: 1,2,6,12,14,18,22,26,28,30,36 and 41**

Section 8 Management: (list below) **Administrative Plan and CFR 24 Section 903, HUD Handbook 7420 and Housing Quality Standards Inspection Manual.**

(2)

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) 29150 Carlisle (Section 8 Office).

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Capital Fund Tables FY 2007

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

Narrative
Dwelling units with Approval Vacancies

(265) Units are identified as units undergoing modernization these units are vacant and will completed through contract/force account work. (See attached unit addresses)

Vacant Unit Report: Inkster Housing Commission
Scheduled Mod

Street Address

Street Address

4181 KLINK AVENUE 120
4187 KLINK AVENUE 121
4129 HENRY RUFF 163
30165 ANDOVER 189
4039 KENWOOD AVENUE 195
30131 PINE STREET 133
30171 PINE STREET 137
4027 KENWOOD AVENUE 193
30090 PIERCE STREET 49
4096 KENWOOD AVENUE 111
30110 PIERCE STREET 167
30170 PIERCE STREET 173
4045 KENWOOD AVENUE 196
4141 KENWOOD AVENUE 101
29908 PIERCE STREET 25
30035 PIERCE STREET 58
30241 ANDOVER 183
30141 PINE STREET 134
4115 KLINK AVENUE 115
4085 KENWOOD AVENUE 50
30032 PIERCE STREET 39
4086 KENWOOD AVENUE 112
4153 HENRY RUFF 159
4159 HENRY RUFF 158
30200 PIERCE STREET 174
30071 PIERCE STREET 53
30043 PIERCE STREET 57
29916 PIERCE STREET 26
30064 PIERCE STREET 45
29980 PINE STREET 7
30201 ANDOVER 187
4125 KLINK AVENUE 116
30095 PINE STREET 127
30091 PINE STREET 82
29944 PINE STREET 4
30072 PINE COURT 79
30111 PINE STREET 131
29970 PINE STREET 6

4368 SPRUCE 336
27923 PINE STREET 365
4383 HICKORY 312
4379 HICKORY 313
4448 SPRUCE 346
27707 LEHIGH 381
4531 MOORE COURT 419
4321 HENRY 378
4534 INKSTER ROAD 456
4549 MOORE AVENUE 441
4341 HICKORY 319
4373 HICKORY 314
4551 MOORE COURT 415
4546 MOORE AVENUE 428
27741 PINE STREET 380
4530 INKSTER ROAD 457
4523 MOORE COURT 421
28037 PINE STREET 323
4510 INKSTER ROAD 461
4342 SPRUCE 332
27915 PINE STREET 367
4526 MOORE AVENUE 424
2000 INKSTER ROAD 622
2000 INKSTER ROAD 690
2000 INKSTER ROAD 669
2000 INKSTER ROAD 626
2000 INKSTER ROAD 660
2000 INKSTER ROAD 614
2000 INKSTER ROAD 687
2000 INKSTER ROAD 650
2000 INKSTER ROAD 656
2000 INKSTER ROAD 689
2000 INKSTER ROAD 611
2000 INKSTER ROAD 638
2000 INKSTER ROAD 641
2000 INKSTER ROAD 649
2000 INKSTER ROAD 678
2000 INKSTER ROAD 676

30051 PIERCE STREET 56
30076 PIERCE STREET 47
30080 PINE COURT 81
29954 PINE STREET 5
4130 KENWOOD AVENUE 107
30000 PIERCE STREET 33
30052 PINE COURT 74
30056 PINE COURT 75
30210 PIERCE STREET 175
4155 KLINK AVENUE 119
4215 KLINK AVENUE 123
4180 KLINK AVENUE 142
4165 HENRY RUFF 157
4160 KENWOOD AVENUE 104
30150 PIERCE STREET 171
4200 KLINK AVENUE 139
30044 PINE COURT 72
29920 PINE STREET 2
4195 KLINK AVENUE 122
4175 KENWOOD AVENUE 96
30006 PIERCE STREET 34
29924 PIERCE STREET 27
4176 BURTON STREET 24
4184 KENWOOD AVENUE 102
29990 PINE STREET 8
4165 LOVETT STREET 9
30120 PIERCE STREET 168
4110 KENWOOD AVENUE 109
4123 KENWOOD AVENUE 51
30050 PIERCE STREET 42
30027 PIERCE STREET 59
4150 LOVETT STREET 64
30019 PINE STREET 88
4154 KLINK AVENUE 145
30151 PINE STREET 135
29932 PIERCE STREET 28
4225 KLINK AVENUE 124
4210 KLINK AVENUE 138
30084 PIERCE STREET 48
30161 PINE STREET 136
29971 PIERCE STREET 13
4144 BURTON STREET 22
30065 PIERCE STREET 54
30054 PIERCE STREET 43
30090 LIBERTY COURT 262
4352 KLINK AVENUE 292
4433 MEADOW CIRCLE 216
30010 LIBERTY COURT 244
29948 LIBERTY AVENUE 235
4325 HENRY RUFF 284

2000 INKSTER ROAD 659
2000 INKSTER ROAD 620
2000 INKSTER ROAD 621
2000 INKSTER ROAD 629
2000 INKSTER ROAD 624
2000 INKSTER ROAD 675
2000 INKSTER ROAD 692
2000 INKSTER ROAD 695
2000 INKSTER ROAD 627
2000 INKSTER ROAD 698
2000 INKSTER ROAD 697
2000 INKSTER ROAD 651
2000 INKSTER ROAD 686
2000 INKSTER ROAD 619
2000 INKSTER ROAD 688
2000 INKSTER ROAD 679
2000 INKSTER ROAD 696
2000 INKSTER ROAD 700
2000 INKSTER ROAD 640
2000 INKSTER ROAD 661
2000 INKSTER ROAD 672
2000 INKSTER ROAD 699
2000 INKSTER ROAD 693
2000 INKSTER ROAD 668
2000 INKSTER ROAD 682
2000 INKSTER ROAD 605
2000 INKSTER ROAD 648
2000 INKSTER ROAD 694
2000 INKSTER ROAD 691
2000 INKSTER ROAD 606
2000 INKSTER ROAD 644
2000 INKSTER ROAD 604
2000 INKSTER ROAD 632
2000 INKSTER ROAD 666
2000 INKSTER ROAD 647
2000 INKSTER ROAD 680
2000 INKSTER ROAD 637
2000 INKSTER ROAD 613
2000 INKSTER ROAD 618
2000 INKSTER ROAD 635
2000 INKSTER ROAD 674
2000 INKSTER ROAD 609
2000 INKSTER ROAD 645
2000 INKSTER ROAD 625
2000 INKSTER ROAD 673
2000 INKSTER ROAD 607
2000 INKSTER ROAD 677
2000 INKSTER ROAD 631
2000 INKSTER ROAD 601
2000 INKSTER ROAD 602

4319 HENRY RUFF 285
4518 MEADOW CIRCLE 217
4334 KLINK AVENUE 295
4340 KLINK AVENUE 294
4254 KLINK AVENUE 299
4563 BURTON STREET 223
4364 KLINK AVENUE 291
4308 KLINK AVENUE 297
4240 KLINK AVENUE 300
4543 BURTON STREET 225
4545 MOORE AVENUE 442
27456 MOORE CIRCLE 493
4420 MOORE AVENUE 392
27438 MOORE CIRCLE 497
27434 MOORE CIRCLE 498
4385 SPRUCE 354
4360 SPRUCE 335
27527 LEHIGH 473
4336 HENRY 372
4367 SPRUCE 356
4348 HENRY 374
27641 LEHIGH 385
27531 LEHIGH 474
4416 MOORE AVENUE 391
27523 LEHIGH 472
27430 MOORE CIRCLE 499
4344 HENRY 373
4355 SPRUCE 358
4428 SPRUCE 343
4333 HENRY 376
27919 PINE STREET 366
27426 MOORE CIRCLE 500
4356 SPRUCE 334
27637 LEHIGH 386
27519 LEHIGH 471
27649 LEHIGH 383
27423 LEHIGH 468
27629 LEHIGH 387
4359 SPRUCE 357
27645 LEHIGH 384
4384 SPRUCE 338
27468 MOORE CIRCLE 491
4417 SPRUCE 351
4319 SPRUCE 363

2000 INKSTER ROAD 603
2000 INKSTER ROAD 608
2000 INKSTER ROAD 610
2000 INKSTER ROAD 612
2000 INKSTER ROAD 615
2000 INKSTER ROAD 616
2000 INKSTER ROAD 617
2000 INKSTER ROAD 628
2000 INKSTER ROAD 630
2000 INKSTER ROAD 633
2000 INKSTER ROAD 634
2000 INKSTER ROAD 636
2000 INKSTER ROAD 639
2000 INKSTER ROAD 642
2000 INKSTER ROAD 643
2000 INKSTER ROAD 646
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30311 CARLYSLE 796
30303 CARLYSLE 794
30206 CARLYSLE 760
30324 CARLYSLE 800
30312 CARLYSLE 797
30223 CARLYSLE 767
30165 CARLYSLE 744
30182 CARLYSLE 751
30354 CARLYSLE 809
3965 HENRY RUFF 856
30258 CARLYSLE 780

TOTAL SCHEDULE MOD UNITS 265

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
MI 27-1	Lemoine Gardens	109	57%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade electrical panel Boxes		25,000	2011
Security fencings		75,000	2007
Replacement of electrical outlets, GFI outlets & light switches		25,000	2011
Management Improvement (Security Services)		225,000	2007
Door lock cores conversion		75,000	2011
Pruning /removal of trees		10,000	2011
Power washer for appliances cleaning		2,500	2011
Management Improvement Staff Training		36,813	2007
Renovate Exterior doors/storm doors		10,000	2011
Install Attic Insulation		100,000	2008
Security light replacements		50,000	2008
Upgrade electrical infrastructure		100,000	2008
Install insulation for water pipes in exterior walls		10,000	2008
Replace units interior lighting		2,500	2011
Management Improvement (computer hardware/software upgrade)		175,000	2007
New Appliances		100,000	2007
Maintenance equipments		25,000	2008
Sanitation vehicle		100,000	2008
Renovate Community Buildings		100,000	2010
Purchase Boom Lift Truck		60,000	2009
Total estimated cost over next 5 years		\$1,306,813	
PHA WIDE:		385,000	2007
Capital Fund Securitization		200,000	2010
Kitchen Appliances		150,000	2010
Install Street Curb Cuts		25,000	2009
Test & install GFI Plugs as needed		250,000	2009
Replace distressed pavement lots		350,000	2010
Clean duct work systems		25,000	2009
Replace Pushomatic Circuit Breaker Panel		10,000	2010
Over head door replacement		2,000	2010
Over Head Door Operator		25,000	2010
Roof Repairs		5,000	2009
Heater Unit Replacement		5,000	2008
Exterior Painting & Caulking (mini-police center)		2,500	2008
Replace damage wall & Ceilings (mini-police center)		90,000	2009
Sidewalk replacements			
Total estimated cost over next 5 years		\$1,524,500	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (Or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
MI 27-2	Lemoyne Gardens	23	25%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade electrical panel boxes		25,000	2011
Security fencing		75,000	2007
Replacement of electrical outlets, GFI outlets and light switches		25,000	2011
Management Improvement (Security Services)		250,000	2008
Total estimated cost over next 5 years		\$375,000	
PHA WIDE:			
Capital Fund Securitization		385,000	2008
Kitchen Appliances		200,000	2011
Install Street Curb Cuts		150,000	2010
Test & install GFI Plugs as needed		25,000	2009
Replace distressed pavement lots		250,000	2011
Clean duct work systems		350,000	2009
Replace Pushomatic Circuit Breaker Panel		25,000	2009
Roof Repair		25,000	2010
Sidewalk replacements		25,000	2009
Total estimated cost over next 5 years		\$1,435,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
MI 27-3	Demby Terraces	69	37%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade electrical panel boxes		25,000	2011
Security fencing		75,000	2007
Replacement of electrical outlets, GFI outlets & light switches		25,000	2011
504 Conversions (4brs)		40,000	2008
Demby Center Floor Replacement		2,500	2010
Exterior Caulking (Lehigh Center)		1,000	2010
Management Improvement (Security Services)		250,000	2009
Total estimated cost over next 5 years		\$418,500	
PHA WIDE:			
Capital Fund Securitization		385,000	2009
Install Street Curb Cuts		150,000	2010
Test & install GFI Plugs as needed		25,000	2009
Clean duct work systems		350,000	2008
Replace Pushomatic Circuit Breaker Panel		25,000	2009
Roof Repairs		25,000	2009
Sidewalk replacements		25,000	2008
Total estimated cost over next 5 years		\$985,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
MI 27-4	Twin Towers	2	0.9%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovate (South) Tower, resurface parking lot & repair drain catch basins		206,277	2007
Replacement of trash compactors		30,000	2008
Replacement of Transformers		5,000	2011
Remove underground storage tank		5,000	2010
Purchase Hi-Lo machine		10,000	2007
Land erosion control/trees removal		20,000	2009
Air make-up renovation due to air condition		20,000	2010
Renovate Chapel & Game Rooms		75,000	2009
Install Lawn Furniture in Picnic area & Gas Grills		20,000	2008
Install Landscaping		20,000	2008
Replace tiles in common areas & rest rooms		10,000	2009
Management Improvement (Security Services)		275,000	2010
Total estimated cost over next 5 years		\$696,277	
PHA Wide:			
Capital Fund Securitization		385,000	2010
Kitchen Appliances		200,000	2009
Install Street Curb Cuts		150,000	2009
Test & install GFI Plugs as needed		25,000	2009
Replace distressed pavement lots		250,000	2009
Replace Pushomatic Circuit Breaker Panel		25,000	2009
Sidewalk replacements		20,000	2009
Total estimated cost over next 5 years		\$1,055,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
MI 27-5	Canterbury Woods	1	0.9%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom renovations		75,000	2008
Management Improvement (Security Services)		275,000	2010
Replace Carpet Flooring		30,000	2009
Total estimated cost over next 5 years		\$380,000	
PHA Wide:			
Capital Fund Securitization		385,000	2011
Kitchen Appliances		200,000	2008
Install Street Curb Cuts		150,000	2010
Test & install GFI Plugs as needed		25,000	2009
Replace distressed pavement lots		250,000	2008
Replace Pushomatic Circuit Breaker Panel		25,000	2009
Sidewalk replacements		40,000	2009
Total estimated cost over next 5 years		\$1,075,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
MI 27-6	Parkside Estates	17	12%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install trash bin landings		20,000	2008
Bathroom renovations		75,000	2008
Replace wooden porches		275,000	2009
Exterior steps & railing replacements		125,000	2010
Total estimated cost over next 5 years		\$495,000	
PHA WIDE:			
Install Street Curb Cuts		150,000	2010
Test & install GFI Plugs as needed		25,000	2009
Replace distressed pavement lots		250,000	2010
Roof Replacement		25,000	2009
Sidewalk replacements		30,000	
Total estimated cost over next 5 years		\$480,000	

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:

Inkster Housing Commission will establish a non-profit or re-establish an existing non-profit to apply for tax credits through Michigan State Housing Development Authority. In-addition IHC will solicit Legal Services and a Program Manager technical assistance for planning renovation.

- 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:

Accumulate Replacement Housing Factor Funds for future Homeownership opportunities for public housing families. LeMoyne Gardens Development will be the site of activities.

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: LeMoyne Gardens 1b. Development (project) number: MI027-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> De Minimis Exception
4. Date application approved, submitted, or planned for submission: <u>(01/08/2007)</u>
5. Number of units affected: 4

6. Coverage of action (select one)	
<input checked="" type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity: 01/08/2007	
b. Projected end date of activity:01/10/2007	

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: Twin Towers Development	
1b. Development (project) number: MI28P27-04	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input checked="" type="checkbox"/>
Extension Requested	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>11/30/06</u>
5. If approved, will this designation constitute a (select one)	
New Designation Plan	<input type="checkbox"/>
Revision of a previously-approved Designation Plan?	<input checked="" type="checkbox"/>
6. Number of units affected:	160
7. Coverage of action (select one)	
Part of the development	<input type="checkbox"/>
Total development	<input checked="" type="checkbox"/>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Five
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? One
- c. How many Assessments were conducted for the PHA's covered developments? Five
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None of the developments are appropriate for Converting public housing to tenant-based assistance.

B. The initial assessment of converting the public housing stock to tenant-based assistance is inappropriate for Inkster Housing Commission for the following reasons: After a review of each development's operation as public housing units, while considering converting the housing stock to tenant-based assistance. IHC have concluded that such a conversion is inappropriate for the following reasons:

- 1) There are housing units that are in need of renovation before executing a lease agreement with a family and repairs would be more costly than maintaining public housing stock, currently. The majority of the residents remain in public housing to receive subsidized rents and utilities allowances due to limited monthly incomes. Tenant-based rent would require public housing residents to pay a larger portion of their income for rent and utility bills, which further reduce residents' ability to afford basis household necessities. There are no benefits for low-income families to receive tenant-based assistance at this time.
- 2) Secondly, Tenant-based Assistance, if provided to public housing residents, would most likely be ported to surrounding cities that offer larger supply of rental properties that meet their needs.
- 3) The city of Inkster Community Development Department currently provides low-interest loans to first time homebuyers if they purchase newly built homes from the city of Inkster, many of the public housing residents have expressed interest in becoming homeowners through the low-interest homeownership program.

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? 10/14/03

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Employment & Training Designs Inc.</i>	<i>Open</i>	<i>Referrals</i>	<i>EDT</i>	<i>Both</i>

(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: 10/01/06)
Public Housing		
Section 8	24	12

- 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

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult's residents (18 or older) contribute Eight (8) hours per month of community service (volunteer work) or practice in Eight (8) hours of training, counseling, classes or other activities to assist an individual toward self-sufficiency and/or economic independence. Residents are required to participate in Community Service or Self Sufficiency programs to continue as residents of public housing.

B. Definitions

Community Service- volunteer work which includes, but is not limited to:

- Work at a local institutions such as: school child car center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHC residents or their children such as Boy Scouts, Girl Scouts, Boys and Girls Clubs, 4-H program, PAL, garden clubs, community clean-up programs, beautification programs, other youth/senior organizations;
- Helping neighborhood groups with special projects;
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

Note: Political activity is excluded.

Self Sufficiency Activities- activities that include, but are not limited to:

- Job readiness programs:
 - Job training programs:
 - GED classes:
 - Substance abuse or mental health counseling:
 - English proficiency or literacy (reading) classes:
 - Apprenticeships:
 - Budgeting and credit counseling:
 - Any kind of class that helps a person toward economic independence; and
 - Full time student status at any school, college or vocational school.
 - Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who can otherwise be gainfully employed is not necessarily exempt from the Community Service requirement): and
 - Provide in-house opportunities for volunteer work or self sufficiency programs.
2. The IHC will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
 3. The IHC will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the IHC Grievance Procedure if they disagree with the IHC determination.
 4. Noncompliance of family member:
 - At lease thirty (30) days prior to annual re-examination and /or lease exemption, the IHC will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If the IHC finds a family member to be noncompliant, the IHC will enter into an agreement with the noncompliant member and the Head of household to make up the deficient hours over the next twelve (12) month period;
 - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
 - The family may use the IHC's Grievance Procedure to protest the lease termination.

AGENCY AGREEMENT

Name Agency: _____

The above agency agrees to participate in the U.S. Department of Housing and Urban Development's (HUD) Quality Housing and Work Responsibility Act of 1998. This Act requires that all non-exempt public housing adult resident 18 or older that do not contribute to their monthly rental payments must participate in the Community Service or Self-Sufficiency Requirements. The requirement is that every adult resident contribute eight (8) hours of community service each month or Self-sufficiency Activities.

We thank you for your agency's partnership with the Inkster Housing Commission in providing a site for the residents to participate in obtaining their 8 hours of service to the community.

Signature	Title	Phone Number	Date
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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) **LeMoyne Gardens, Canterbury West, Demby Terraces and Parkside Estates Development.**

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 **City of Inkster Police Department**
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) **Weed and Seed (at-risk youth programs).**

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

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) **Assist staff in the screening of new applicants.**

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

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)]

SUMMARY OF PET POLICY

The Pet Ownership Policy was adopted in relationship to the agency's intent to provide a decent, safe and sanitary living environment for all tenants to protect and preserve the physical condition of the property.

If the IHC refuse to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice Requirements. The Notice of refusal may be combined with a Notice of a Pet Violation.

Pet rules applied to animals that assist persons with disabilities. To be eligible for the reduced pet deposit for disabled resident owners must certify: That the animal actually assists the person with the disability.

Tenants are not permitted to have more than one type of pet. If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one.

Residents shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (Wayne County, Michigan)

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

 - Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

Resident member of the Board of Commissioners:

Ms. Angeline MaGee
4443 Hickory
Inkster, Mi 48141

Resident Advisory Board Members:

Lorene Robinson
LaTonya Scott
Shanese Wyatt
James Orr Jr.
Angeline MaGee
Bobbie Wallace
Courtney Allen
Abiana Mabika
Helen Knott
Lois Jeffrey
Deborah Tuner
Joseph Moton, Jr.

Advisory Board Meeting
July 13, 2006

RE: 2007 Agency Plan
Capital Fund Program: Improvements IHC should consider for fiscal year 2007

Attendances: **Inkster Housing Commission:**
Tony L. Love (Executive Director)
Ernestine Carter (Public Housing Manager)

Inkster Housing Resident Advisory Board:
Ms. Bobbie Wallace, (President of the Resident Council) James Orr, (Public Housing Resident Participant) Deborah Turner, (Public Housing Resident Participant) and Joseph Moton (Public Housing Resident Participant)

Work Activities: Inkster Housing Commission Capital Fund Program for fiscal Year 2007 contains the following work items as capital improvements throughout the public housing developments:

MI27-4
Renovate South Tower
Hi Lo for Compactor Dumpster

MI27-1
Security Fencings

MI27-2
Security Fencings

MI27-3
Security Fencings

PHA-Wide

Capital Fund program Securitization
Paint/repair walls/ceilings, replace lighting, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpet as needed, replace doors as needed, install closet doors w/ headers, remodel kitchen as needed, repair plumbing as needed, install furnaces as needed and replace bath tub liners as needed.
Residents will be relocation due to renovation of occupancy improvement units. Transfer of utilities, cable televisions and telephones.

Contingency
Appliances
Operations
Management Improvements
Administration
Fees and Costs

Work Activities:
MI027-1 Inkster Housing Commission Capital Fund Program for fiscal Year 2008 contains the following work items as capital improvements throughout the public housing developments:

MI 27-1
Install Attic Insulation
Security Lighting Replacement
Upgrade Electrical infrastructure
Install insulation for water pipes

MI 27-2

Management Improvement (Security Services)

MI 27-3

504 Conversions (4brs)
Sidewalk Replacement
Clean ductwork systems

MI 27-4

Replacement of trash compactors
Install Lawn Furniture
Install Landscaping

MI 27-5

Bathroom Renovations

MI 27-6

Bathroom Renovations
Install Trash Bin Landings

PHA-WIDE

Capital Fund program Securitization
Paint/repair walls/ceilings, replace lighting, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpet as needed, replace doors as needed, install closet doors w/ headers, remodel kitchen as needed, repair plumbing as needed, install furnaces as needed and replace bath tub liners as needed.

Sanitation Vehicle

Management Improvements (soft & hard costs)

Maintenance Equipments

Exterior Painting (mini-police center)

Replace damage on wall & ceiling (mini-police office)

Sidewalk Replacement

Kitchen Appliances

Replace Distressed Pavement Lots

Administration

Fees and Costs

Work Activities: Inkster Housing Commission Capital Fund Program for fiscal Year 2009 contains the following work items as capital improvements throughout the public housing developments:

MI 27-1

Purchase Boom Lift Truck
Replace Distressed Pavement Lots
Replace Pushomatic Circuit Breaker Panels

MI 27-2

Clean Duck work system
Replace Pushomatic Circuit Breaker Panels

MI 27-3

Roof Repairs
Replace Pushomatic Circuit Breaker Panels

MI 27-4

Land Erosion Control/Trees Removal
Renovate Chapel & Game Rooms
Replace Tiles in common areas & rest rooms
Replace transformers/Service switches gear

Remove underground tank & install secondary container
Repair air handle make-up return
Paint/office/common areas & halls

MI 27-6

Install trash bin landings

MI 27-5

Bathroom renovations

MI 27-6

Replace Wooden Porches

PHA-WIDE

Capital Fund program Securitization

Paint/repair walls/ceilings, replace lighting, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpet as needed, replace doors as needed, install closet doors w/ headers, remodel kitchen as needed, repair plumbing as needed, install furnaces as needed and replace bath tub liners as needed.

Kitchen Appliances

Install Street Curb Cuts

Replace Distressed Pavement Lots

Replace Pushomatic Circuit Breaker Panels

Sidewalk replacement

Test & Install GFI Plugs as needed

Roof Repairs

Operations

Management Improvements (soft & hard costs)

Administration

Fees and Costs

Work Activities: Inkster Housing Commission Capital Fund Program for fiscal Year 2010 contains the following work items as capital improvements throughout the public housing developments:

MI 27-1

Repair Wall & Ceilings (Mini-Police Center)

Exterior Caulking (Mini-Police Center)

Exterior steps & railing replacements

Renovate Community Buildings

MI 27-3

Replace flooring (Demby Center)

Exterior caulking (Lehigh Center)

MI 27-4

Remove underground Storage tank

Air make-up renovation due to air condition

MI 27-6

Roof Repairs

PHA-WIDE

Capital Fund program Securitization

Paint/repair walls/ceilings, replace lighting, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpet as needed, replace doors as needed, install closet doors w/ headers, remodel kitchen as needed, repair plumbing as needed, install furnaces as needed and replace bath tub liners as needed.

Appliances

Sidewalks repairs

Install street curb cuts

Clean ductwork systems

Replace circuit breaker
Install GFI as needed

Operations
Management Improvements (soft & hard costs)
Administration
Fees and Costs

Work Activities: Inkster Housing Commission Capital Fund Program for fiscal Year 2011 contains the following work items as capital improvements throughout the public housing developments:

MI 27-1

Repair Wall & Ceilings (Mini-Police Center)
Exterior Caulking (Mini-Police Center)
Exterior steps & railing replacements
Renovate Community Buildings

MI 27-3

Replace flooring (Demby Center)
Exterior caulking (Lehigh Center)

MI 27-4

Remove underground Storage tank
Air make-up renovation due to air condition

MI 27-6

Roof Repairs

PHA-WIDE

Capital Fund program Securitization
Paint/repair walls/ceilings, replace lighting, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpet as needed, replace doors as needed, install closet doors w/ headers, remodel kitchen as needed, repair plumbing as needed, install furnaces as needed and replace bath tub liners as needed.

Appliances
Sidewalks repairs
Install street curb cuts
Clean ductwork systems
Replace circuit breaker
Install GFI as needed

Operations
Management Improvements (soft & hard costs)
Administration
Fees and Costs

Residents Questions (07/13/06)

1. Question: Can Canterbury Residents be provided with large trash containers?

Answer: The local vendor that provides weekly trash services is not equipped with the front-end loader required to lift such containers. Inkster Housing Commission has requested that vendor explore the possibility of investing into a truck to offer services of that nature.

2. Question: Can sidewalks be made free of grass and weeds?

Answer: The ground maintenance crew will begin to apply weed killer throughout the developments next week to eliminate grass and weeds for the remainder of the summer.

3. Question: What can I do about pests and insects in my apartment?

Answer: IHC provides pest and insect control to residents on a bi-monthly basis. Report the problem to maintenance and request that you be placed on the list for extermination

4. Question: Can cable boxes be secured such that Pigeons will not be able to built nests?

Answer Yes, we are working with the Comcast Cable Company to have all cable boxes closed and secured.

5. Why does the Comcast Cable Company wiring look “sloppy” on the exterior of the buildings.

Question: On previous occasions management have required the cable company to re-wire buildings when poor workmanship of wirings has been discovered. Call Maintenance to report poor workmanship of wiring.

Meeting Adjourned

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 MI28P02750107 FFY of Grant Approval: (01/01/2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	123,187
3	1408 Management Improvements	261,813
4	1410 Administration	35,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	120,000
8	1440 Site Acquisition	
9	1450 Site Improvement	65,000
10	1460 Dwelling Structures	206,277
11	1465.1 Dwelling Equipment-Nonexpendable	100,000
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	10,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	

17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	387,794
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	1,309,071
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	225,000
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
MI 27-1	Security Fencings	1450	25,000
MI 27-2	Security Fencings	1450	20,000
MI 27-3	Security Fencings	1450	20,000
MI 27-4	Hi-Lo Lift Machine	1475	10,000
MI 27-4	Renovation (Accumulation)	1460	206,277
PHA-WIDE	Operation	1406	100,000
	Management Improvements	1408	225,000
	Administration	1410	40,000
	Fees And Costs	1430	120,000
	Capital Funds Securitization/ Occupancy Improvement Plan	1501/ 1460	387,794
	Dwelling Equipment-Nonexpendable	1465	100,000
	Contingency	1502	55,000
	Grand Total		1,309,071

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No MI28 PO27 50107 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2007	
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		
MI 27-1								
Security Fencings	7/18/09			7/18/10				
MI 27-2								
Security Fencings	7/18/09			7/18/11				
MI 27-3								
Security Fencings	7/18/09			7/18/11				
MI 27-4								
Hi-Lo Lifter	7/18/09			7/18/11				
Accumulation	7/18/09			7/18/11				
Renovation Cost								
PHA-WIDE								
Capital Fund	7/18/09			7/18/11				
Securitization/	7/18/09			7/18/11				
Occupancy Improvement	7/18/09			7/18/11				
Plan Units	7/18/09			7/18/11				
Operations	7/18/09			7/18/11				
Management Improvements	7/18/09			7/18/11				
Administration	7/18/09			7/18/11				
Fees And Costs	7/18/09			7/18/11				
Signature of Executive Director and Date			Signature of Public Housing Director and Date					
Tony L. Love, Executive Director								

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

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 50106 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2007	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	<u>OPERATIONS</u>	1406						
	A. Operations			<u>123,187</u>				
	SUB TOTAL			<u>123,187</u>				
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>	1408						
	A. Management Improvement (Security) (Staff Training Project-based Management)			<u>261,813</u>				
	SUB TOTAL			<u>261,813</u>				
PHA-WIDE	<u>Administration</u>	1410						
	A. Modernization Coordinator & Fringe Benefits			<u>35,000</u>				
	SUB TOTAL			<u>35,000</u>				
PHA-WIDE	<u>FEES AND COSTS</u>	1430						
	A. A&E fees and related costs			<u>120,000</u>				
	SUB TOTAL			<u>120,000</u>				
	<u>NON-DWELLING EQUIPMENT</u>	1475						
MI 27-4	Hi-Lo Device for Compactor Dumpster			<u>10,000</u>				
	SUB TOTAL			<u>10,000</u>				
	<u>DWELLING STRUCTURES</u>	1460						
MI 27-4	A. Renovate South Tower (Accumulation)			<u>206,277</u>				
	SUB TOTAL			<u>206,277</u>				

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

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 PO 27 50107 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2007	
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	Capital Funds Securitization/Debt Services	1501		<u>387,794</u>				
	SUB-TOTAL			387,794				
	Occupancy Improvement Plan	1460		<u>0</u>				To be used if 1501
	For Scheduled Renovations							
Development	Description				(PNA) Preliminary Estimate Hard costs			
27-1	Remove & Replace broken or raised concrete walks/paving				12,250.00			
	Repair exterior brick veneer, place sealant in control/construction joints				22,654.00			
	Replace exterior entry/exit doors & hardware				3,600.00			
	Replace storm doors				3,000.00			
	Replace interior swing doors & hardware				40,500.00			
	Install closet doors with typical 6'-8" header height				302,000.00			
	Repair/paint walls and ceilings				149,259.00			
	Replace flooring				1,112,573.00			
	Replace kitchen cabinets, counter tops, sink & faucet				321,880.00			
	Replace rangehood				15,000.00			
	Replace kitchen exhaust fan system				78,982.00			
	Replace medicine cabinet and accessories				520.00			
	Replace hot water tanks				4,450.00			
	Replace lighting, outlets and light switches				15,863.00			
	Install fire alarm/detection system				161,816.00			
	Replace roofing sytem, including fascia, rake and soffit components				754,537.00			
	Replace exterior light fixtures				5,700.00			
27-2	Remove & replace broken or raised concrete walks/paving				300.00			
	Repair exterior brick veneer, place sealant in control/construction joints				1,000.00			

	Replace exterior entry/exit doors & hardware			7,955.00		
	Replace storm doors			5,680.00		
	Replace interior swing doors & hardware			22,600.00		
	Install closet doors with typical 6'-8" header height			129,500.00		
	Repair/paint walls and ceilings			74,500.00		
	Replace flooring			450,202.00		
	Replace kitchen cabinets, counter tops, sink & faucet			129,650.00		
	Replace rangehood			7,500.00		
	Replace kitchen exhaust fan system			37,253.00		
	Replace medicine cabinet and accessories			225.00		
	Replace hot water tanks			650.00		
	Replace lighting, outlets and light switches			7,500.00		
	Install fire alarm/detection system and soffit components			64,082.00		
	Replace exterior light fixtures			305,324.00		
				300.00		
27-3	walks/paving			6,664.00		
	control/construction joints			3,000.00		
	Replace exterior entry/exit doors & hardware			3,000.00		
	Replace storm doors			1,500.00		
	Replace interior swing doors & hardware			50,500.00		
	height			245,000.00		
	Repair/paint walls and ceilings			119,113.00		
	Replace flooring			848,651.00		
	faucet			257,273.00		
	Replace rangehood			14,000.00		
	Replace kitchen exhaust fan system			77,496.00		
	Replace medicine cabinet and accessories			1,800.00		
	Replace hot water tanks			24,780.00		
	Replace lighting, outlets and light switches			15,443.00		
	Install fire alarm/detection system			128,164.00		
	Replace exterior light fixtures			5,700.00		
27-4	South Tower Renovations					
	A/C sleeve installation - thru wall type			65,000.00		
	New wall framing			67,500.00		
	Electrical			132,750.00		
	Plumbing			110,000.00		
	Gypsum board and wall repair			90,000.00		
	Wall openings			50,000.00		
	Cabinets			125,000.00		
	Painting			125,000.00		

	Doors and hardware				65,000.00		
	Mechanical				65,000.00		
	Fin Tube Heating System				150,000.00		
	Wall finish				185,000.00		
	Flooring				125,000.00		
	Corridor wall finish				65,000.00		
	Corridor handrails				35,000.00		
	Common area painting				35,000.00		
	Corridor ceiling				27,500.00		
	Corridor flooring				27,500.00		
	Laundry room improvements				12,500.00		
	Stair well improvements				22,500.00		
	Demolition				100,000.00		
	Fire alarm system				150,000.00		
	Fire sprinkler system				150,000.00		
	Electrical Service upgrade				200,000.00		
	General Contractor's General Conditions				250,000.00		
	General Contractor's Overhead & Profit				250,000.00		
	Other				10,000.00		
27-5	walks/paving				5,000.00		
	control/construction joints				500.00		
	Replace exterior entry/exit doors & hardware				500.00		
	Replace storm doors				4,500.00		
	Replace interior swing doors & hardware				8,400.00		
	Replace bi-fold closet doors				18,000.00		
	Repair/paint walls and ceilings				36,000.00		
	Replace flooring				87,828.00		
	faucet				46,080.00		
	Replace rangehood				1,800.00		
	Replace kitchen exhaust fan system				10,134.00		
	Replace medicine cabinet and accessories				150.00		
	Replace lighting, outlets and light switches				2,014.00		
	Install fire alarm/detection system				17,184.00		
	Replace exterior light fixtures				150.00		
27-6	walks/paving				18,000.00		
	control/construction joints				7,500.00		
	Replace exterior entry/exit doors & hardware				7,250.00		
	Replace storm doors				20,100.00		
	Replace interior swing doors & hardware				36,900.00		
	Replace bi-fold closet doors				179,000.00		
	Repair/paint walls and ceilings				52,800.00		

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

HA Name: INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:	MI28 P02750107	Federal FY of Grant 2007
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X Original Annual Statement Reserve for Disasters/Emergencies _____ Revised Annual Statement/Revision Number _____
 _____ Final Performance and Evaluation Report _____ **Performance & Evaluation Report for Program Year Ending**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	123,187			
3	1408 Management Improvements Soft Costs	261,813			
	Management Improvements Hard Costs				
4	1410 Administration	35,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	120,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	65,000			
10	1460 Dwelling Structure	206,277			
11	1465.1 Dwelling Equipment-Nonexpendable	100,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000			
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	1501 Collaterization or Debt Service	387,794			
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,309,071			
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				

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Inkster Housing Commission

Applicant Name

Public Housing Agency Plan fy 2007

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
Tony L. Love

Title
Executive Director

Signature

Date

10/23/06

**Certification of Payments
to Influence Federal Transactions**

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

Inkster Housing Commission

Applicant Name

Public Housing

Program/Activity Receiving Federal Grant Funding

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

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

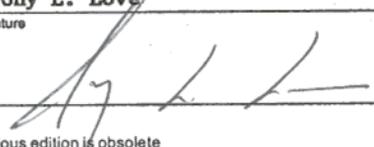
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this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

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

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

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

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

Name of Authorized Official	Title
Tony L. Love	Executive Director
Signature	Date (mm/dd/yyyy)
	10/18/05

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Continental Group, Inc. and Subsidiaries
Certificate of Incorporation

I, _____ Secretary, do hereby certify that
this is the correct copy of the Certificate of Incorporation
of Continental Group, Inc. as filed with the
Secretary of State of the State of _____

11


Secretary

**Standard PHA Plan
PHA Certifications of Compliance**

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2008, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCIS in an accurate, complete and timely manner (as specified in PHH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

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

Inkster Housing Commission
PHA Name

MT027
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2006
 Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__
 Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Tony L. Love	Executive Director
Signature	Date
X 	10/23/06

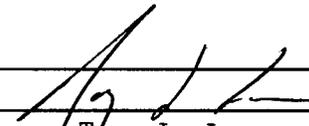
DISCLOSURE OF LOBBYING ACTIVITIES

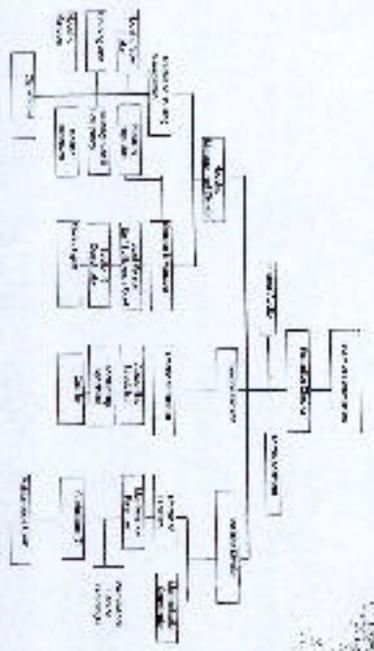
Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Inkster Housing Commission 4500 Inkster Rd. Inkster, MI. 48141 Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u> Tony L. Love </u> Title: <u> Executive Director </u> Telephone No.: <u> 313-561-2600 </u> Date: <u> 10/23/06 </u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



Handwritten notes or a signature in the bottom right corner of the page.

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 501 04 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2004	
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work
MI 27-1	<u>SITE IMPROVEMENTS</u>	1450						
	Install Parking Lots		5 Lots	0				moved fy 2005
	SUB TOTAL			0				
MI 27-2	<u>SITE IMPROVEMENTS</u>	1450						
	Install Parking Lots		2 Lots	0				moved fy 2005
	SUB TOTAL			0				
MI 27-3	<u>SITE IMPROVEMENTS</u>	1450		0				
	Install Parking Lots		4 Lots	0				moved fy 2005
	SUB TOTAL			0				
MI 27-3	<u>DWELLING STRUCTURES</u>	1460						
	Upgrade Electrical Roof Raisers		16 Blgs.	41,520	45,926	45,926	45,926	
	SUB TOTAL			41,520	45,926	45,926	45,926	
MI 27-4	<u>DWELLING STRUCTURES</u>	1460						
	Exterior Building Recondition			47,253	59,860	58,180	58,180	
	North Tower Renovation			0	110,000	110,000	0	
	SUB TOTAL			47,253	169,860	168,180	58,180	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 501 04 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2004
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	
MI 27-5	<u>DWELLING STRUCTURES</u>	1460						
	Install Individual Unit Boilers			110,000	0	0	0	
	Construct A/C Unit Holders			24,442	24,442	24,442	24,442	
	SUB TOTAL			134,442	24,442	24,442	24,442	
MI 27-6	<u>DWELLING STRUCTURES</u>							
	Install Vinyl Siding & Down Spouts System	1460		200,000	204,073	204,073	174,482	
	SUB TOTAL			200,000	204,073	204,073	174,482	
PHA WIDE	<u>SITE IMPROVEMENTS</u>	1450						
	Concrete Paving and Sidewalk Replacement			50,000	21,000	21,000	18,900	
	Tree Removal			0	56,870	0	0	
	SUB TOTAL			50,000	77,870	21,000	18,900	
PHA WIDE	Repair Concrete Masonry, Reconstruct Columns and Repair Structural Cracks	1460		25,000	27,685	27,685	24,917	
	Repair Roofs, Shingles & Vent Flashings			35,000	34,070	34,070	27,065	
	Replace Kitchen Cabinets & Range Hoods			25,000	0	0	0	
	SUB TOTAL			85,000	61,755	61,755	51,982	
PHA WIDE	Occupancy Improvement Plan/Mod. Units	1460		100,000	170,000	170,000	138,350	
PHA WIDE	<u>DWELLING STRUCTURES</u>	1460		318,425	64,718	0	0	
	Capital Funds Securitization/ Occupancy Improvement Plan Units (paint/ repair -walls/ceilings, replace roofs, replace lightings, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpets, replace doors, install closet doors w/ headers, remodel kitchens as needed repair plumbing as needed. Install furnace as need, install furnaces as needed & replacement of bath tub liners).							
	SUB TOTAL			418,425	234,718	170,000	138,350	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 501 04 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2004
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	RELOCATION COSTS	1495 .1		60,000	60,000	0	0	
	Relocation Activities due to renovation of occupancy improvement units. To include transfer of utilities, cable television services and telephone lines.							
	SUB TOTAL			60,000	60,000	0	0	
PHA WIDE	Operations	1406		107,498	158,780	158,780	0	
	Energy Audit	1408		25,000	25,000	0	0	
	Management Improvement (Security)	1408		<u>225,000</u>	<u>285,118</u>	<u>285,118</u>	<u>199,657</u>	
	SUB TOTAL			250,000	310,118	285,118	199,657	
	Administration	1410						
	Executive Director			0	0	0	0	
	Director of Finance			0	0	0	0	
	Modernization Coordinator			41,818	34,848	34,848	0	
	Director of Facilities			0	0	0	0	
	Accountant			0	0	0	0	
	Fringe Benefits			<u>14,636</u>	<u>12,197</u>	<u>12,197</u>	0	
	SUB TOTAL			56,454	47,045	47,045	0	
	Fees and Costs (Architect)	1430		100,000	156,005	106,211	97,606	
	GRAND TOTAL			1,550,592	1,550,592	1,292,530	809,525	
Signature of Executive Director and Date		Signature of Public Housing Director and Date						
X Tony L. Love, Executive Director		X						

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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:	MI28 P027 501 04	Federal FY of Grant 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number One
 Final Performance and Evaluation Report
 As Per Budget Revision #2
 Performance & Evaluation Report for Program Year Ending **06/30/05**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	107,498	158,780	158,780	0
3	1408 Management Improvements Soft Costs	250,000	310,118	285,118	199,657
	Management Improvements Hard Costs				
4	1410 Administration	56,454	47,045	47,045	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	100,000	156,005	106,211	97,606
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	77,870	21,000	18,900
10	1460 Dwelling Structure	926,640	740,774	674,376	493,362
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000	60,000	0	0
18	1498 Mod used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	1,550,592	1,550,592	1,292,530	809,525
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 Tony L. Love, Executive Director	Signature of Public Housing Director and Date X
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Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:	MI28 P027 501 04	Federal FY of Grant 2004
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number One
 Final Performance and Evaluation Report
 Performance & Evaluation Report for Program Year Ending **06/30/06**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	158,780	158,780	158,780	158,780
3	1408 Management Improvements Soft Costs	310,118	285,118	285,118	285,118
	Management Improvements Hard Costs				
4	1410 Administration	47,045	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	156,005	156,005	156,005	131,706
8	1440 Site Acquisition				
9	1450 Site Improvement	77,870	82,320	82,320	80,220
10	1460 Dwelling Structure	740,774	808,369	808,369	798,557
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000	60,000	18,114	15,772
18	1498 Mod used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	1,550,592	1,550,592	1,508,706	1,470,153
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 Tony L. Love, Executive Director	Signature of Public Housing Director and Date X
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Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:					MI28 P027 501 04		Federal FY of Grant: 2004
Development Number/Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Funds Funds Obligated Expended		Status of Work	
MI 27-1	<u>SITE IMPROVEMENTS</u>	1450							
	Install Parking Lots		5 Lots	0	0	0	0	moved fy 2005	
	SUB TOTAL			0	0	0	0		
MI 27-2	<u>SITE IMPROVEMENTS</u>	1450							
	Install Parking Lots		2 Lots	0	0	0	0	moved fy 2005	
	SUB TOTAL			0	0	0	0		
MI 27-3	<u>SITE IMPROVEMENTS</u>	1450							
	Install Parking Lots		4 Lots	0	0	0	0	moved fy 2005	
	SUB TOTAL			0	0	0	0		
MI 27-3	<u>DWELLING STRUCTURES</u>	1460							
	Upgrade Electrical Roof Raisers		16 Blgs.	45,926	45,926	45,926	45,926		
	SUB TOTAL			45,926	45,926	45,926	45,926		
MI 27-4	<u>DWELLING STRUCTURES</u>	1460							
	Exterior Building Recondition			59,860	59,860	59,860	58,180		
	North Tower Renovation			110,000	110,000	110,000	109,000		
	SUB TOTAL			169,860	169,860	169,860	167,180		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 501 04 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2004
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	
MI 27-5	<u>DWELLING STRUCTURES</u>	1460						
	Install Individual Unit Boilers			0	0	0	0	
	Construct A/C Unit Holders			24,442	24,442	24,442	24,442	
	SUB TOTAL			24,442	24,442	24,442	24,442	
MI 27-6	<u>DWELLING STRUCTURES</u>							
	Install Vinyl Siding & Down Spouts System	1460		204,073	204,073	204,073	204,073	
	SUB TOTAL			204,073	204,073	204,073	204,073	
PHA WIDE	<u>SITE IMPROVEMENTS</u>	1450						
	Concrete Paving and Sidewalk Replacement			21,000	21,000	21,000	18,900	
	Tree Removal			56,870	61,320	61,320	61,320	
	SUB TOTAL			77,870	82,320	82,320	80,220	
PHA WIDE	Repair Concrete Masonry, Reconstruct Columns and Repair Structural Cracks	1460		27,685	27,685	27,685	24,916	
	Repair Roofs, Shingles & Vent Flashings			34,070	34,070	34,070	34,070	
	Replace Kitchen Cabinets & Range Hoods			0	0	0	0	
	SUB TOTAL			61,755	61,755	61,755	58,986	
PHA WIDE	Occupancy Improvement Plan/Mod. Units	1460		170,000	302,313	302,313	297,950	
PHA WIDE	<u>DWELLING STRUCTURES</u>	1460		64,718	0	0	0	
	Capital Funds Securitization/ Occupancy Improvement Plan Units (paint/ repair -walls/ceilings, replace roofs, replace lightings, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpets, replace doors, install closet doors w/ headers, remodel kitchens as needed repair plumbing as needed. Install furnace as need, install furnaces as needed & replacement of bath tub liners).							
	SUB TOTAL			234,718	302,313	302,313	297,950	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 501 04 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2004
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	RELOCATION COSTS	1495 .1		60,000	60,000	18,114	15,772	
	Relocation Activities due to renovation of occupancy improvement units. To include transfer of utilities, cable television services and telephone lines.							
	SUB TOTAL			60,000	60,000	18,114	15,772	
PHA WIDE	Operations	1406		158,780	158,780	158,780	158,780	
	Energy Audit	1408		25,000	0	0	0	
	Management Improvement (Security)	1408		285,118	285,118	285,118	285,118	
	SUB TOTAL			310,118	285,118	285,118	285,118	
	Administration	1410						
	Executive Director			0	0	0	0	
	Director of Finance			0	0	0	0	
	Modernization Coordinator			34,848	0	0	0	
	Director of Facilities			0	0	0	0	
	Accountant			0	0	0	0	
	Fringe Benefits			12,197	0	0	0	
	SUB TOTAL			47,045	0	0	0	
	Fees and Costs (Architect)	1430		156,005	156,005	156,005	131,706	
	GRAND TOTAL			1,550,592	1,550,592	1,508,706	1,470,153	
Signature of Executive Director and Date		Signature of Public Housing Director and Date						
X Tony L. Love, Executive Director		X						

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

Part III: Implementation Schedule

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 50105 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2005
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	
MI 27-1							
Install Parking Lot	8/18/07			8/18/09			
MI 27-2							
Install Parking Lot	8/18/07			8/18/09			
MI 27-3							
Install Parking Lot	8/18/07			8/18/09			
MI 27-4							
Upgrade AC/HAV	8/18/07			8/18/09			
Accumulation	8/18/07			8/18/09			
Renovation Cost							
MI 27-5							
Resurface Parking lot/ Repair Catch basins	8/18/07			8/18/09			
PHA-WIDE							
Capital Fund	8/18/07			8/18/09			
Securitization/							
Occupancy Improvement Plan Units	8/18/07			8/18/09			
Operations	8/18/07			8/18/09			
Management Improvements	8/18/07			8/18/09			
Administration	8/18/07			8/18/09			
Fees And Costs	8/18/07			8/18/09			
Signature of Executive Director and Date			Signature of Public Housing Director and Date				
Tony L. Love, Executive Director							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 50105 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2005
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI 27-1	Install Parking Lots	1450		<u>100,141</u>		<u>0</u>	<u>0</u>	
	SUB TOTAL			100,141		0	0	
MI 27-2	Install Parking Lots	1450		<u>100,000</u>		<u>0</u>	<u>0</u>	
	SUB TOTAL			100,000		0	0	
MI 27-3	Install Parking Lots	1450		<u>100,505</u>		<u>0</u>	<u>0</u>	
	SUB TOTAL			100,505		0	0	
MI 27-4	Upgrade AC/HAV System (Common Areas)	1460		65,000		0	0	
	Accumulation/renovation cost (South Tower)	1460		72,888		<u>0</u>	<u>0</u>	
	SUB TOTAL			137,888		0	0	
MI 27-5	Resurface Parking Lot & repair drain	1450		<u>75,000</u>		<u>0</u>	<u>0</u>	
	catch basins							
	SUB TOTAL			75,000		0	0	
PHA-WIDE	DWELLING STRUCTURES	1501		<u>404,768</u>		<u>0</u>	<u>0</u>	
	Capital Funds Securitization/							
	Occupancy Improvement Plan Units (paint/							
	repair-walls/ceilings, replace roofs, replace							
	lightings, replace wall switches as needed,							
	install hard wired smoke detectors, replace							
	floorings/carpets, replace doors, install closet							
	doors w/headers, remodel kitchens as needed							
	repair plumbing as needed, install furnace as							

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

HA Name: INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:	MI28 P02750105	Federal FY of Grant 2005
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___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement/Revision Number___
 ___ Final Performance and Evaluation Report **X Performance & Evaluation Report for Program Year Ending 06/30/05**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	135,000	0	0	0
3	1408 Management Improvements Soft Costs	225,000	0	0	0
	Management Improvements Hard Costs				
4	1410 Administration	54,000	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	100,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	375,646	0	0	0
10	1460 Dwelling Structure	137,888	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1501 Collateralization or Debt Service	404,768	0	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,432,302	0	0	0
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				

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

HA Name: INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:	MI28 P02750105	Federal FY of Grant 2005
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___ Original Annual Statement ___ Reserve for Disasters/Emergencies ___ Revised Annual Statement/Revision Number___
 ___ Final Performance and Evaluation Report **X Performance & Evaluation Report for Program Year Ending 06/30/06**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	135,000	135,000	135,000	0
3	1408 Management Improvements Soft Costs	225,000	285,000	225,000	0
	Management Improvements Hard Costs				
4	1410 Administration	54,000	54,000	54,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	100,000	100,000	101,550	51,550
8	1440 Site Acquisition				
9	1450 Site Improvement	375,646	75,000	0	0
10	1460 Dwelling Structure	137,888	378,534	57,555	57,555
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1501 Collateralization or Debt Service	404,768	404,768	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,432,302	1,432,302	573,105	109,105
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				

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

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 50105 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2005
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI 27-1	Install Parking Lots	1450		<u>100,141</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	SUB TOTAL			100,141	0	0	0	
MI 27-2	Install Parking Lots	1450		<u>100,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	SUB TOTAL			100,000	0	0	0	
MI 27-3	Install Parking Lots	1450		<u>100,505</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	SUB TOTAL			100,505	0	0	0	
MI 27-1&2	Replacement of existing roof system	1460		<u>0</u>	<u>300,646</u>	<u>0</u>	<u>0</u>	
	SUB TOTAL			0	300,646	0	0	
MI 27-4	Upgrade AC/HAV System (Common Areas)	1460		65,000	65,333	45,000	45,000	
	Accumulation/renovation cost (South Tower)	1460		72,888	0	<u>0</u>	<u>0</u>	
	Installation of vertical blinds (North Tower)	1460		0	12,555	<u>12,555</u>	<u>12,555</u>	
	SUB TOTAL			137,888	77,888	57,555	57,555	
MI 27-5	Resurface Parking Lot & repair drain catch basins	1450		<u>75,000</u>	<u>75,000</u>	<u>0</u>	<u>0</u>	
	SUB TOTAL			75,000	75,000	0	0	
PHA-WIDE	DWELLING STRUCTURES	1501		<u>404,768</u>	<u>404,768</u>	<u>0</u>	<u>0</u>	
	Capital Funds Securitization/ Occupancy Improvement Plan Units (paint/ repair-walls/ceilings, replace roofs, replace lightings, replace wall switches as needed, install hard wired smoke detectors, replace floorings/carpets, replace doors, install closet doors w/headers, remodel kitchens as needed repair plumbing as needed, install furnace as							

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

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 501 05 Replacement Housing Factor Grant No.:						Federal FY of Grant: 2005
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	needed, install furnaces as needed & replacement of bath tub liners).							
	SUB TOTAL			404,768	404,768	0	0	
PHA-WIDE								
	Operations	1406		135,000	135,000	135,000	0	
	SUB TOTAL			135,000	135,000	135,000	0	
	A. Management Improvement (Security)	1408		225,000	225,000	225,000	0	
	B. Management Improvement (Computer Hard & Software)	1408		0	60,000	0		
	SUB TOTAL			225,000	285,000	225,000	0	
	Administration	1410						
	Modernization Coordinator & Fringe Benefits			54,000	54,000	54,000	0	
	SUB TOTAL			54,000	54,000	54,000	0	
	Fees and Costs (Architect)	1430		100,000	100,000	101,550	51,550	
	SUB TOTAL			100,000	100,000	101,550	51,550	
	GRAND TOTAL			1,432,302	1,432,302	573,105	109,105	

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

Part III: Implementation Schedule

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 P027 50105 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2005	
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		
MI 27-1								
Install Parking Lot	8/18/07			8/18/09				
MI 27-2								
Install Parking Lot	8/18/07			8/18/09				
MI 27-3								
Install Parking Lot	8/18/07			8/18/09				
MI 27-4								
Upgrade AC/HAV	8/18/07			8/18/09				
Accumulation	8/18/07			8/18/09				
Renovation Cost								
MI 27-5								
Resurface Parking lot/ Repair Catch basins	8/18/07			8/18/09				
PHA-WIDE								
Capital Fund	8/18/07			8/18/09				
Securitization/								
Occupancy Improvement Plan Units	8/18/07			8/18/09				
Operations	8/18/07			8/18/09				
Management Improvements	8/18/07			8/18/09				
Administration	8/18/07			8/18/09				
Fees And Costs	8/18/07			8/18/09				
Signature of Executive Director and Date			Signature of Public Housing Director and Date					
Tony L. Love, Executive Director								

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No MI28 PO27 50106 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2006	
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		
MI 27-1								
Install Parking Lot	7/18/08			7/18/10				
MI 27-2								
Install Parking Lot	7/18/08			7/18/10				
MI 27-3								
Install Parking Lot	7/18/08			7/18/10				
MI 27-4								
Upgrade AC/HAV	7/18/08			7/18/10				
Accumulation	7/18/08			7/18/10				
Renovation Cost								
MI 27-5								
Resurface Parking lot/ Repair Catch basins	7/18/08			7/18/10				
PHA-WIDE								
Capital Fund	7/18/08			7/18/10				
Securitization/								
Occupancy Improvement	7/18/08			7/18/10				
Plan Units								
Operations	7/18/08			7/18/10				
Management Improvements	7/18/08			7/18/10				
Administration	7/18/08			7/18/10				
Fees And Costs	7/18/08			7/18/10				
Signature of Executive Director and Date			Signature of Public Housing Director and Date					
Tony L. Love, Executive Director								

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

PHA Name:		Grant Type and Number						Federal FY of Grant:		
INKSTER HOUSING COMMISSION		Capital Fund Program Grant No.:				MI28 P027 50106		2006		
Development Number/Name		General Description of Major Work Categories		Development Account		Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Activities				Quantity		Original		Revised		
						Funds Obligated		Funds Expended		
PHA-WIDE	<u>OPERATIONS</u>	1406								
	A. Operations					100,000	0	0	0	
	SUB TOTAL					100,000	0	0	0	
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>	1408								
	A. Management Improvement (Security)					225,000	0	0	0	
	B. Management Improvement (Computer Hard & Software					0	0	0	0	Moved FY 2005
	SUB TOTAL					225,000	0	0	0	
PHA-WIDE	<u>Administration</u>	1410								
	A. Modernization Coordinator & Fringe Benefits					40,000	0	0	0	
	SUB TOTAL					40,000	0	0	0	
PHA-WIDE	<u>FEES AND COSTS</u>	1430								
	A. A&E fees and related costs					120,000	0	0	0	
	SUB TOTAL					120,000	0	0	0	
	<u>SITE IMPROVEMENTS</u>	1450								
MI 27-4	Resurface parking Lot & Repair Catch Basins					75,000	0	0	0	
	SUB TOTAL					75,000	0	0	0	
	<u>DWELLING STRUCTURES</u>	1460								
MI 27-4	A. Renovate South Tower (Accumulation)					206,277	0	0	0	
	SUB TOTAL					206,277	0	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: INKSTER HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No.: MI28 PO 27 50106 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2006	
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	Capital Funds Securitization/ Occupancy Improvement Plan Units (paint/ repair walls/ceilings, replace roofs, replace lightings, replace wall switches as needed, install hard wired smoke detectors, replace flooring/carpets, replace doors, install closet doors w/headers, remodel kitchens as needed need, install water tanks as needed & replacement of bath tub liners).	1501		387,794	0	0	0	
	SUB TOTAL			387,794	0	0	0	
PHA-WIDE	<u>DWELLING EQUIPMENT-NONEXPENDABLE</u>	1465.1						
	A. Appliances			100,000	0	0	0	
	SUB TOTAL			100,000	0	0	0	
	<u>NON-DWELLING EQUIPMENT</u>	1475						
PHA-WIDE	A. Maintenance Equipments			0	0	0	0	
	B. Agency/Maintenance Vehicles			55,000	0	0	0	
	SUB TOTAL			55,000	0	0	0	
	GRAND TOTAL			1,309,071	0	0	0	

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

HA Name: INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.:	MI28 P02750106	Federal FY of Grant 2006
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Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement/Revision Number _____
 Final Performance and Evaluation Report _____ **X Performance & Evaluation Report for Program Year Ending 06/30/06**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	100,000	0	0	0
3	1408 Management Improvements Soft Costs	225,000	0	0	0
	Management Improvements Hard Costs	0			
4	1410 Administration	40,000	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	120,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000	0	0	0
10	1460 Dwelling Structure	206,277	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	100,000	0	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000	0	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	1501 Collateralization or Debt Service	387,794	0	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,309,071	0	0	0
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				

Follow Up Plan 2005
MI027 - Inkster Housing Commission

Communication

Inkster Housing Commission provides a quarterly newsletter to all public housing residents. Management notify residents by written communication when humanly possible to ensure that the residents are well informed of any changes and updates that they may be affected by. Many residents have offered positive feed back regarding the Inkster Housing Newsletter and look forward to receiving a copy of the newsletter each quarter. Newsletters are mailed and hand delivered to residents of public housing.

Safety

Inkster Housing Commission reimburses the City of Inkster for the salaries of two Police Officers that serves as Housing Police Officers on a full-time basis. In-addition the housing commission employs a Security Company to provide services at its senior citizen development. Through the effort to provide security and improve lighting the crime rate has decreased in all developments. Plans are underway to install an outdoor surveillance security system within the developments and in the elevators at Twin Towers.

Neighborhood Appearance

Inkster Housing Commission is very concern about its property appearance. To improve the property appearance we have hired Ground Maintenance Workers. The Ground Maintenance Workers are solely responsible for the removale of paper, debris and items that creates and unsafe environment. The Housing Police Officers are empowered to remove abandoned or inoperable automobiles from the sites. In-additon Inkster Housing Commission employs workers to cut the grass and remove snow throughout the year.