

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 2008

**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: (01/2008)

PHA Programs Administered:

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

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 2008 - 2012
[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) 81
 - Improve voucher management: (SEMAP score) 76
 - 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:
 - Provide replacement public housing:
 - 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
 - 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: Addressed in the 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

- PHAGoa 1: 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: Continual outreach efforts 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:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[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 improved its marketing strategy to attract new applicants seeking public housing in the surrounding areas and utilized forced account laborers to renovate the apartments.

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	4
ii. Table of Contents	4
1. Housing Needs	8
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	41
9. Designation of Housing	42
10. Conversions of Public Housing	43
11. Homeownership	45
12. Community Service Programs	47
13. Crime and Safety	51
14. Pets (Inactive for January 1 PHAs)	53
15. Civil Rights Certifications (included with PHA Plan Certifications)	54
16. Audit	55
17. Asset Management	56
18. Other Information	57

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 2008 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 2008 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)
 - P & E Report CFP FY 2003 (mi027b02)
 - P & E Report CFP FY 2004 (mi027b03)
 - P & E Report CFP FY 2005 (mi027b04)
 - P & E Report CFP FY 2006 (mi027b05)
 - P & E Report Addtl. CFP FY 2006 (mi027b06)
 - P & E Report CFP FY 2007 (mi027b07)
 - P & E Report RHF FY 2006 (mi027b08)
 - P & E Report Addtl. RHF FY 2006 (mi027b9)
 - P & E Report RHF FY 2007 (mi027b10)
 - Follow-up Plan (mi027b11)

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
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
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	3207	5	5	5	5	5	5
Income >30% but <=50% of AMI	2238	5	5	5	5	5	5
Income >50% but <80% of AMI	2953	3	3	4	4	4	3
Elderly	3192	5	5	5	5	5	5
**Families with Disabilities	6563	3	4	3	3	4	3
Race/Ethnicity White	7571	4	5	4	4	4	4
Race/Ethnicity Black	20,330	5	5	5	5	5	5
Race/Ethnicity American Indian	124	5	5	5	5	5	5
Race/Ethnicity Asian	1031	3	3	4	3	3	5
Race/Ethnicity Pacific Islander	3	5	5	5	5	5	5
Race/Ethnicity Other Race	224	4	5	5	5	5	5
Race/Ethnicity Multi-Racial	832	4	5	5	5	5	5

** (Population 5 years and Over)

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
- Other sources: (list and indicate year of information)
SEMCOG 2000 Census
DATA PLACE 2000 Census

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	221		
Extremely low income <=30% AMI	200	92%	
Very low income (>30% but <=50% AMI)	19	8%	
Low income (>50% but <80% AMI)	2	0%	
Families with children	115	52%	

Housing Needs of Families on the Waiting List			
Elderly families	2	0%	
Families with Disabilities	22	9%	
White	12	6%	
Black	192	87%	
Others	17	7%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	106	48%	
2 BR	70	32%	
3 BR	27	13%	
4 BR	15	6%	
5 BR	3	1%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input 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	1090		125
Extremely low income <=30% AMI	818	75%	
Very low income (>30% but <=50% AMI)	229	21%	
Low income (>50% but <80%	43	4%	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	868	80%	
Elderly families	62	6%	
Families with Disabilities	67	6%	
White	89	8%	
Black	972	89%	
Others	31	3%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 24 Months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p>			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Continue partnership with Senior Aging Commission to provide supportive services to elderly families.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	3,573,216	
b) Public Housing Capital Fund	1,352,297	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,977,998	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2006 CFP	890,791	
MI28 R02750106	60,538	
MI28 R02750306	1,789	
MI28 R02750107	62,004	
3. Public Housing Dwelling Rental Income	759,000	
4. Other income (list below)		
5. Non-federal sources (list below)		
Non-Dwelling Rental	85,000	
Investment Interest	75,000	
Other	101,000	
Total resources	11,945,234	

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? N/A
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 and information from the police officer.

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)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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, if information is provide in applicant's files.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below) **29150 Carlyse Street**

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published Public 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 family experience a 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) As often as published by HUD.

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)]

Implementation of the Violence Against Women and Justice Department Reauthorization Act 2005. Inkster Housing Commission informed residents of Public Housing, Housing Choice Voucher Programs and owners participating in the Housing Choice Voucher Program of the HUD's requirements. Newsletters were mailed to both public housing and section 8 participants identifying the existing regulations. Newsletters were placed in the checks of owners participating in the Housing Choice Voucher Program. During orientations public housing and section 8 participants receives information in their packages.

IHC supports and assists victims of domestic violence, dating violence, sexual assault, or stalking as well as members of the victim's immediate families from losing rental assistance

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	777	10/month
Section 8 Vouchers	751	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

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

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.

The Capital Needs Assessment identified capital improvement needs that are addressed in the Capital Fund Financing Program.

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.

NARRATIVE

Dwelling Units with Approval Vacancies

Undergoing Capital Fund Financing Program Process

(250) Units are identified as units undergoing modernization these units are vacant and being completed by force account work while preparing to close loan with Fannie Mae.

Vacant Unit Report: Inkster Housing Commission
Scheduled Mod

Street Address

29920 PINE STREET 2
29944 PINE STREET 4
29954 PINE STREET 5
29970 PINE STREET 6
29980 PINE STREET 7
29990 PINE STREET 8
4165 LOVETT STREET 9
29971 PIERCE STREET 13
4144 BURTON STREET 22
4176 BURTON STREET 24
29908 PIERCE STREET 25
29916 PIERCE STREET 26
29924 PIERCE STREET 27
29932 PIERCE STREET 28
30000 PIERCE STREET 33
30006 PIERCE STREET 34
30032 PIERCE STREET 39
30050 PIERCE STREET 42
30054 PIERCE STREET 43
30064 PIERCE STREET 45
30076 PIERCE STREET 47
30084 PIERCE STREET 48
30090 PIERCE STREET 49
4085 KENWOOD AVENUE 50
30071 PIERCE STREET 53
30065 PIERCE STREET 54

Street Address

27923 PINE STREET 365
27919 PINE STREET 366
4336 HENRY 372
4344 HENRY 373
4348 HENRY 374
4333 HENRY 376
4321 HENRY 378
27707 LEHIGH 381
27629 LEHIGH 387
4373 HICKORY 314
4341 HICKORY 319
4448 SPRUCE 346
4367 SPRUCE 356
27741 PINE STREET 380
4368 SPRUCE 336
27915 PINE STREET 367
2000 INKSTER ROAD 601
2000 INKSTER ROAD 602
2000 INKSTER ROAD 603
2000 INKSTER ROAD 604
2000 INKSTER ROAD 605
2000 INKSTER ROAD 606
2000 INKSTER ROAD 607
2000 INKSTER ROAD 608
2000 INKSTER ROAD 609
2000 INKSTER ROAD 610

30051 PIERCE STREET 56	2000 INKSTER ROAD 611
30043 PIERCE STREET 57	2000 INKSTER ROAD 612
30035 PIERCE STREET 58	2000 INKSTER ROAD 613
30027 PIERCE STREET 59	2000 INKSTER ROAD 614
4150 LOVETT STREET 64	2000 INKSTER ROAD 615
30044 PINE COURT 72	2000 INKSTER ROAD 616
30052 PINE COURT 74	2000 INKSTER ROAD 617
30056 PINE COURT 75	2000 INKSTER ROAD 618
30072 PINE COURT 79	2000 INKSTER ROAD 619
30080 PINE COURT 81	2000 INKSTER ROAD 620
30091 PINE STREET 82	2000 INKSTER ROAD 621
30019 PINE STREET 88	2000 INKSTER ROAD 622
4175 KENWOOD AVENUE 96	2000 INKSTER ROAD 623
4141 KENWOOD AVENUE 101	2000 INKSTER ROAD 624
4184 KENWOOD AVENUE 102	2000 INKSTER ROAD 625
4160 KENWOOD AVENUE 104	2000 INKSTER ROAD 626
4130 KENWOOD AVENUE 107	2000 INKSTER ROAD 627
4110 KENWOOD AVENUE 109	2000 INKSTER ROAD 628
4096 KENWOOD AVENUE 111	2000 INKSTER ROAD 629
4086 KENWOOD AVENUE 112	2000 INKSTER ROAD 630
4155 KLINK AVENUE 119	2000 INKSTER ROAD 631
4181 KLINK AVENUE 120	2000 INKSTER ROAD 632
4187 KLINK AVENUE 121	2000 INKSTER ROAD 633
4195 KLINK AVENUE 122	2000 INKSTER ROAD 634
4215 KLINK AVENUE 123	2000 INKSTER ROAD 635
4225 KLINK AVENUE 124	2000 INKSTER ROAD 636
30095 PINE STREET 127	2000 INKSTER ROAD 637
30111 PINE STREET 131	2000 INKSTER ROAD 638
30131 PINE STREET 133	2000 INKSTER ROAD 639
30141 PINE STREET 134	2000 INKSTER ROAD 640
30161 PINE STREET 136	2000 INKSTER ROAD 641
30171 PINE STREET 137	2000 INKSTER ROAD 642
4200 KLINK AVENUE 139	2000 INKSTER ROAD 643
4165 HENRY RUFF 157	2000 INKSTER ROAD 644
4159 HENRY RUFF 158	2000 INKSTER ROAD 645
4153 HENRY RUFF 159	2000 INKSTER ROAD 646
4129 HENRY RUFF 163	2000 INKSTER ROAD 647
30110 PIERCE STREET 167	2000 INKSTER ROAD 648
30120 PIERCE STREET 168	2000 INKSTER ROAD 649
30150 PIERCE STREET 171	2000 INKSTER ROAD 650
30170 PIERCE STREET 173	2000 INKSTER ROAD 651
30200 PIERCE STREET 174	2000 INKSTER ROAD 652
30210 PIERCE STREET 175	2000 INKSTER ROAD 653
30241 ANDOVER 183	2000 INKSTER ROAD 654
30201 ANDOVER 187	2000 INKSTER ROAD 655
30165 ANDOVER 189	2000 INKSTER ROAD 656
4039 KENWOOD AVENUE 195	2000 INKSTER ROAD 657
4045 KENWOOD AVENUE 196	2000 INKSTER ROAD 658
4433 MEADOW CIRCLE 216	2000 INKSTER ROAD 659
4518 MEADOW CIRCLE 217	2000 INKSTER ROAD 660

4563 BURTON STREET 223
4543 BURTON STREET 225
29948 LIBERTY AVENUE 235
30010 LIBERTY COURT 244
30090 LIBERTY COURT 262
4325 HENRY RUFF 284
4319 HENRY RUFF 285
4364 KLINK AVENUE 291
4352 KLINK AVENUE 292
4340 KLINK AVENUE 294
4334 KLINK AVENUE 295
4308 KLINK AVENUE 297
4254 KLINK AVENUE 299
4240 KLINK AVENUE 300
4530 INKSTER ROAD 457
27423 LEHIGH 468
27519 LEHIGH 471
27523 LEHIGH 472
27527 LEHIGH 473
27531 LEHIGH 474
27438 MOORE CIRCLE 497
27434 MOORE CIRCLE 498
27430 MOORE CIRCLE 499
27426 MOORE CIRCLE 500
4549 MOORE AVENUE 441
4545 MOORE AVENUE 442
27456 MOORE CIRCLE 493
27649 LEHIGH 383
27645 LEHIGH 384
27641 LEHIGH 385
27637 LEHIGH 386
4416 MOORE AVENUE 391
4420 MOORE AVENUE 392
4551 MOORE COURT 415
4531 MOORE COURT 419
4523 MOORE COURT 421
4546 MOORE AVENUE 428
27468 MOORE CIRCLE 491
4383 HICKORY 312
4379 HICKORY 313
4356 SPRUCE 334
4360 SPRUCE 335
4384 SPRUCE 338
4428 SPRUCE 343
4417 SPRUCE 351
4385 SPRUCE 354
4359 SPRUCE 357
4355 SPRUCE 358
4319 SPRUCE 363

2000 INKSTER ROAD 661
2000 INKSTER ROAD 662
2000 INKSTER ROAD 663
2000 INKSTER ROAD 664
2000 INKSTER ROAD 665
2000 INKSTER ROAD 666
2000 INKSTER ROAD 667
2000 INKSTER ROAD 668
2000 INKSTER ROAD 669
2000 INKSTER ROAD 670
2000 INKSTER ROAD 671
2000 INKSTER ROAD 672
2000 INKSTER ROAD 673
2000 INKSTER ROAD 674
2000 INKSTER ROAD 675
2000 INKSTER ROAD 676
2000 INKSTER ROAD 677
2000 INKSTER ROAD 678
2000 INKSTER ROAD 679
2000 INKSTER ROAD 680
2000 INKSTER ROAD 681
2000 INKSTER ROAD 682
2000 INKSTER ROAD 683
2000 INKSTER ROAD 684
2000 INKSTER ROAD 685
2000 INKSTER ROAD 686
2000 INKSTER ROAD 687
2000 INKSTER ROAD 688
2000 INKSTER ROAD 689
2000 INKSTER ROAD 690
2000 INKSTER ROAD 691
2000 INKSTER ROAD 692
2000 INKSTER ROAD 693
2000 INKSTER ROAD 694
2000 INKSTER ROAD 695
2000 INKSTER ROAD 696
2000 INKSTER ROAD 697
2000 INKSTER ROAD 698
2000 INKSTER ROAD 699
2000 INKSTER ROAD 700
30165 CARLYSLE 744
30182 CARLYSLE 751
30206 CARLYSLE 760
30223 CARLYSLE 767
30303 CARLYSLE 794
30311 CARLYSLE 796
30312 CARLYSLE 797
30354 CARLYSLE 809
3965 HENRY RUFF 856

(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 2008

-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)

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	96	51%
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	2009
Management Improvement (Security Services)		222,000	2008
Door lock cores conversion		75,000	2011
Pruning /removal of trees		10,000	2011
Management Improvement Staff Training		3,000	2008
Replace Exterior /storm doors		10,000	2011
Install Attic Insulation		100,000	2012
Security light replacements		50,000	2012
Upgrade electrical infrastructure		100,000	2012
Sanitation vehicle		100,000	2012
Renovate Community Buildings		100,000	2010
Replacement of flooring with shoe moldings		434,503	2008
Total estimated cost over next 5 years		\$1,304,503	
PHA WIDE:			
Capital Fund Securitization		387,794	2008
Kitchen Appliances		50,000	2008
Install Street Curb Cuts		150,000	2010
Test & install GFI Plugs as needed		25,000	2009
Replace distressed pavement lots		250,000	2009
Clean duct work systems		350,000	2010
Replace Pushomatic Circuit Breaker Panel		25,000	2009
Over head door replacement		10,000	2010
Over Head Door Operator		2,000	2010
Roof Repairs		25,000	2010
Heater Unit Replacement		5,000	2009
Exterior Painting & Caulking (mini-police center)		5,000	2009
Renovate wall & Ceilings (mini-police center)		2,500	2009
Replacement of electrical outlets, GFI outlets & light switches		25,000	2011
Sidewalk replacements		90,000	2011
Power washer for appliances cleaning		2,500	2009
Management Improvement (computer hardware/software upgrade)		175,000	2012
Purchase Boom Lift Truck		60,000	2009
Total estimated cost over next 5 years		\$1,639,794	

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	21	23%
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	2010
Total estimated cost over next 5 years		\$100,000	
PHA WIDE:			
Capital Fund Securitization		385,000	2009
Kitchen Appliances		200,000	2011
Clean duct work systems		350,000	2009
Replace Pushomatic Circuit Breaker Panel		25,000	2009
Sidewalk replacements		25,000	2009
Management Improvement (Security Services)		250,000	2009
Total estimated cost over next 5 years		\$1,235,000	

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	68	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	2011
504 Conversions (4brs)		40,000	2012
Demby Center Floor Replacement		2,500	2010
Exterior Caulking (Lehigh Center)		1,000	2010
Management Improvement (Security Services)		250,000	2010
Total estimated cost over next 5 years		\$393,500	
PHA WIDE:			
Capital Fund Securitization		385,000	2010
Sidewalk replacements		25,000	2010
Total estimated cost over next 5 years		\$410,000	

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	103	64%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Resurface parking lot & repair drain catch basins		76,000	2009
Remove underground storage tank		5,000	2010
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	2009
Install Landscaping		20,000	2010
Replace tiles in common areas & rest rooms		10,000	2009
Total estimated cost over next 5 years		\$246,000	
PHA Wide:			
Kitchen Appliances		200,000	2009
Install Street Curb Cuts		150,000	2009
Replace Pushomatic Circuit Breaker Panel		25,000	2011
Sidewalk replacements		20,000	2011
Management Improvement (Security Services)		275,000	2011
Total estimated cost over next 5 years		\$670,000	

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	4%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom renovations		75,000	2009
Replace Carpet Flooring		30,000	2009
Total estimated cost over next 5 years		\$105,000	
PHA Wide:			
Capital Fund Securitization		385,000	2011
Kitchen Appliances		200,000	2011
Management Improvement (Security Services)		275,000	2011
Total estimated cost over next 5 years		\$860,000	

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	27	20%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Install trash bin landings		20,000	2009
Bathroom renovations		75,000	2011
Replace wooden porches		275,000	2009
Exterior steps & railing replacements		125,000	2010
Install A/C sleeves within apartments		275,000	2009
Total estimated cost over next 5 years		\$770,000	
PHA WIDE:			
Capital Fund Securitization		385,000	2012
Replace distressed pavement lots		250,000	2010
Management Improvement (Security Services)		275,000	2012
Management Improvement (Computers)		150,000	2012
Total estimated cost over next 5 years		\$1,060,000	

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:
The Inkster Group Inc. will solicit Legal Services for technical assistance.

- 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?
Accumulate Replacement Housing Factor Funds for future Homeownership opportunities for public housing families

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 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 type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (12/06/06)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 160 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA developments are subject to the Required Initial Assessments? Five
- b. How many of the PHA 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 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) All public housing units will be renovated using the Capital Fund Financing Program during, 2008. In-addition 2000 Census indicated that the Median Contract Rent was \$449.00 with (18) % of households in poverty. The majority of the families would not be able to afford tenant-based assistance.
- 2) 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.
- 3) 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.
- 4) Many of the local homes developer provides low-interest loans to first time homebuyers if they purchase newly built homes in 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>
Wayne County Community College	Open	Resident Workshops	Resident Council Office	Public Housing

(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:08 /01/07)
Public Housing		
Section 8	24	2

- 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 care 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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan City of Inkster police Department
- 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) Weed and Seed (at-risk youth Programs).

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 2008 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? 2
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:

**Aaron Parker
Bobbie Wallace
James Orr Jr.
Rosita Payne
Samuel Payne
Tamar Wilkins
Velma Hairston
Andrea Parker-Ejimadu**

August 6, 2007

RE: 2008 Agency Plan
Capital Fund Program: Improvements IHC should consider for fiscal year 2008

Attendances: **Inkster Housing Commission:**
Tony L. Love (Executive Director)
Ernestine Carter (Public Housing Manager)
Mable Pittman-Stroman (Housing Commissioners)

Inkster Housing Resident Advisory Board:
Bobbie Wallace, (President of the Resident Council) James Orr, (Public Housing Resident Participant) Aaron Parker, (Public Housing Resident Participant) Rosita Payne, (Vice-President of the Resident Council) Samuel Payne (Public Housing Resident Participant) Tamar Wilkins (Public Housing Resident Participant), Velma Hairston, (Public Housing Residents Participant and Andrea Parker-Ejimadu, (Public Housing Resident Participant).

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

PHA-Wide
Capital Fund program Securitization (Debt Service)
Replacement of flooring and shoe moldings
Appliances
Management Improvements (security Services)
Management Improvements (staff training)

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
Security Fencings

MI 27-2

MI 27-3

MI 27-4
Resurface parking lot & repair drain catch basins
Install Landscaping/Land erosion control
Renovate chapel & game room
Install Lawn Furniture
Replace tiles in common areas & rest rooms

MI 27-5
Bathroom Renovations
Replace carpet flooring

MI 27-6

Install Trash Bin Landings

Replace wooden porches

Install A/C sleeves within apartments

PHA-WIDE

Install GFI Plugs

Replace Distressed Pavement Lots

Heater Units Replacement

Exterior Painting (mini-police center)

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

Power Washer for Appliances

Purchase Boom Lift Truck

Capital Fund program Securitization

Clean ductwork systems

Replace Pushomatic Circuit Breaker Panels

Sidewalk Replacement

Management Improvement (Security Services)

Kitchen Appliances

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

Renovate Community Building

MI 27-2

Security fencing

MI 27-3

Demby Center flooring replacement

Exterior Caulking (Lehigh Center)

Management Improvement (Security Services)

MI 27-4

Remove underground tank & install secondary container

Repair air handle make-up return

Install Landscaping

MI 27-5

MI 27-6

Exterior Steps & railing replacements

PHA-WIDE

Install Street Curb Cuts

Clean Duct Work systems

Over head door replacement

Install over head door operator

Roof Repairs

Sidewalk Replacements

Replace Distressed Pavement Lots

Capital Fund program Securitization

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
Upgrade electrical Panel Boxes
Door lock cores conversion
Pruning/removal of trees
Replace Exterior /Strom doors

MI 27-2
Upgrade electrical Panel Boxes

MI 27-3
Upgrade electrical Panel Boxes
Security fencing

MI 27-4

MI 27-5

MI 27-6
Bathroom renovations

PHA-WIDE
Install GFI Plugs
Sidewalks repairs
Capital Fund program Securitization
Appliances
Replace Pushomatic Circuit Breaker Panels
Sidewalk Replacement
Management Improvements (Security Services)

Work Activities: Inkster Housing Commission Capital Fund Program for **fiscal Year 2012** contains the following work items as capital improvements throughout the public housing developments:

MI 27-1

Install Attic Insulation
Security light replacements
Upgrade electrical infrastructure
Sanitation Vehicle

MI 27-2

MI 27-3

504 Conversions (4hrs)

MI 27-4

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

MI 27-5

MI 27-6

PHA-WIDE

Capital Fund program Securitization
Management Improvements (Security Services)
Management Improvements (Computers)

Residents Questions (08/6/07)

1. Question: When Inkster Housing Commission use its Capital Fund Program to renovate the apartments with a loan from Fannie Mae will residents have to be moved?

Answer: Yes, Inkster Housing Commission will relocate families under the Uniform Relocation Act (URA) and all expenses related to the relocation will be paid by IHC.

2. Question: Will the renovation to the apartments include Range Hoods to take the smoke from the apartments due to cooking?

Answer: Yes, we plan to install hard-wired smoke detectors as well as exhaust range hoods. .

3. Question: When will Canterbury Apartments be provided with new windows?

Answer: Staff are currently evaluating the condition of the windows, the current windows are Thermo pane Windows that are functioning as designed and may not be replaced in the next year.

4. Question: What can be done about the poor condition of the streets in the public housing developments?

Answer I'm currently discussing this issue with the City of Inkster and I'm told that street repairs will occur as planned in the City of Inkster's Master Plan and only a pre-determined number of streets will be repaired each year.

5. Question: Will Inkster housing Commission continue to provide lawn services for the residents?

Answer: Yes, as long as IHC can budgetary afford to hire staff to maintain the grounds.

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 MI28 P02750108 FFY of Grant Approval: (01/01/2008)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	100,000
3	1408 Management Improvements	225,000
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	
10	1460 Dwelling Structures	434,503
11	1465.1 Dwelling Equipment-Nonexpendable	50,000
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	9000 Debt Service	387,794
20	Amount of Annual Grant (Sum of lines 2-19)	1,352,297
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-WIDE	OPERATION	1406	100,000
	MANAGEMENT IMPROVEMENT (Security) (Staff Training)		222,000 3,000
	ADMINISTRATION	1410	35,000
	FEES AND COSTS	1430	120,000
	DWELLING STRUCTURES	1460	434,503
	CAPITAL FUND/DEBT SERVICE	9000	387,794
	DWELLING EQUIPMENT- NONEXPENDABLE (Appliances)	1465.1	50,000
	GRAND TOTAL		1,352,297

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
<p><u>PHA-WIDE</u></p> <p>OPERATION</p> <p>MANAGEMENT IMPROVEMENT</p> <p>ADMINISTRATION</p> <p>FEEES AND COSTS</p> <p>DWELLING STRUCTURES</p> <p>CAPITAL FUND/DEBT SERVICE</p> <p>DWELLING EQUIPMENT- NONEXPENDABLE</p>	<p>7/18/09</p> <p>7/18/09</p> <p>7/18/09</p> <p>7/18/09</p> <p>7/18/09</p> <p>7/18/09</p> <p>7/18/09</p> <p>7/18/09</p>	<p>7/18/11</p> <p>7/18/11</p> <p>7/18/11</p> <p>7/18/11</p> <p>7/18/11</p> <p>7/18/11</p> <p>7/18/11</p> <p>7/18/11</p>

Annual Statement/Performance and Evaluation Report

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

HA Name: <b style="text-align: center;">INKSTER HOUSING COMMISSION	Grant Type and Number Capital Fund Program Grant No.: MI28 P02750108 Replacement Housing Factor Grant No.:	Federal FY of Grant <b style="text-align: center;">2008
---	---	--

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	100,000			
3	1408 Management Improvements Soft Costs	222,000			
	Management Improvements Hard Costs	3,000			
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				
10	1460 Dwelling Structure	434,503			
11	1465.1 Dwelling Equipment-Nonexpendable	50,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	9000 Collateralization or Debt Service	387,794			
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,352,297			
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				

Signature of Executive Director and Date	Signature of Public Housing Director and Date
--	---

**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 50108 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2008	
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			100,000				
	SUB TOTAL			100,000				
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>	1408						
	A. Management Improvement (Security)			222,000				
	(Staff Training Project-based Management)			3,000				
	SUB TOTAL			225,000				
PHA-WIDE	<u>Administration</u>	1410						
	A. Modernization Coordinator & Fringe Benefits			35,000				
	SUB TOTAL			35,000				
PHA-WIDE	<u>FEES AND COSTS</u>	1430						
	A. A&E fees and related costs			120,000				
	SUB TOTAL			120,000				
PHA-WIDE	<u>DWELING STRUCTURES</u>	1460						
	Replacement of flooring with shoe molding			434,503				
	SUB TOTAL			434,503				

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 03	Federal FY of Grant 2003
---	--	-------------------------	------------------------------------

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 **06/30/07**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	115,894		115,894	115,894
3	1408 Management Improvements Soft Costs	100,000		100,000	100,000
	Management Improvements Hard Costs				
4	1410 Administration	100,000		100,000	100,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	102,435		102,435	102,435
8	1440 Site Acquisition				
9	1450 Site Improvement	52,900		52,900	52,900
10	1460 Dwelling Structure	893,242		893,242	893,242
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	26,533		26,533	26,533
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	1,391,004		1,391,004	1,391,004
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
--	---

-

|

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.:				MI 28 PO27 501 03		Federal FY of Grant: 2003
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
PHA WIDE	<u>OPERATIONS</u>							
	A. Operations			115,894		115,894	115,894	
	SUB TOTAL	1406		115,894		115,894	115,894	
PHA WIDE	<u>MANAGEMENT IMPROVEMENTS</u>							
	A. Security/Police services			100,000		100,000	100,000	
	SUBTOTAL	1408		100,000		100,000	100,000	
PHA WIDE	<u>ADMINISTRATION</u>							
	A. Portion of Salaries & benefits			100,000		100,000	100,000	
	SUB TOTAL	1410		100,000		100,000	100,000	
PHA WIDE	<u>FEES & COSTS</u>							
	A. A&E fees and related costs			102,435		102,435	102,435	
	SUB TOTAL	1430		102,435		102,435	102,435	
PHA WIDE	<u>NON-DWELLING EQUIPMENT</u>							
	A. Copy machines			26,533		26,533	26,533	
	SUB TOTAL	1475		26,533		26,533	26,533	

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 03 Replacement Housing Factor Grant No.:					Federal FY of Grant: 2003	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	<u>SITE IMPROVEMENTS</u>							
	A. Pruning/removal of trees			52,900		52,900	52,900	
	SUB TOTAL	1450		52,900		52,900	52,900	
	<u>DWELLING STRUCTURES</u>							
PHA WIDE	A. Install replacement windows/screens/storm doors			22,225		22,225	22,225	
PHA WIDE	B. Remodel kitchens			0		0	0	
PHA WIDE	C. Occupancy improvement plan/Mod. Units			142,102		142,102	142,102	
MI27-3	A. Upgrade electrical roof raisers			0		0	0	
	B. Repair roofing			76,795		76,795	76,795	
	C. Repair gutters and downspouts			52,500		52,500	52,500	
MI27-4	A. Major renovations and unit reconfiguration to meet elderly family needs and improve marketability			220,552		220,552	220,552	
	B. Fire suppression System			143,500		143,500	143,500	
	C. Fire Alarm System			118,000		118,000	118,000	
MI27-5	A. Insall vinyl siding			56,334		56,334	56,334	
MI27-6	A. Replace porch handrails			61,234		61,234	61,234	
	SUB TOTAL	1460		893,242		893,242	893,242	
	GRAND TOTALS			1,391,004		1,391,004	1,391,004	

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
---	---	-------------------------	------------------------------------

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 **06/30/07**

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	285,118	285,118	285,118	285,118
	Management Improvements Hard Costs				
4	1410 Administration	0	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	156,005	157,456	157,456	157,456
8	1440 Site Acquisition				
9	1450 Site Improvement	82,320	82,320	82,320	82,320
10	1460 Dwelling Structure	808,369	806,689	806,689	805,689
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	60,229	60,229	16,133
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	1,550,592	1,505,496
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
--	---

-

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		Total Actual Cost		Status of Work
HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	
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	58,180	58,180	58,180	
	North Tower Renovation			110,000	110,000	110,000	109,000	
	SUB TOTAL			169,860	168,180	168,180	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	21,000	
	Tree Removal			56,870	61,320	61,320	61,320	
	SUB TOTAL			77,870	82,320	82,320	82,320	
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	61,755	
PHA WIDE	Occupancy Improvement Plan/Mod. Units	1460		170,000	302,313	302,313	302,313	
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	302,313	

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	60,229	60,229	16,133	
	Relocation Activities due to renovation of occupancy improvement units. To include transfer of utilities, cable television services and telephone lines.							
	SUB TOTAL			60,000	60,229	60,229	16,133	
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	157,456	157,456	157,456	
	GRAND TOTAL			1,550,592	1,550,592	1,550,592	1,505,496	

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
---	--	-----------------------	------------------------------------

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 06/30/07

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	69,560	135,779	135,779	0
3	1408 Management Improvements Soft Costs	225,000	286,460	286,460	215,658
	Management Improvements Hard Costs				
4	1410 Administration	39,000	105,218	105,218	39,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost	104,836	104,836	104,896	102,336
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structure	665,009	665,009	352,145	337,416
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	75,000	75,000	75,000	0
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	1501 Collaterization or Debt Service	193,897	0	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,432,302	1,432,302	1,059,498	694,410
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				

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		0	0	0	0	
	SUB TOTAL			0	0	0	0	
MI 27-2	Install Parking Lots	1450		0	0	0	0	
	SUB TOTAL			0	0	0	0	
MI 27-3	Install Parking Lots	1450		0	0	0	0	
	SUB TOTAL			0	0	0	0	
MI 27-1&2	Replacement of existing roof system	1460		300,646	300,646	294,590	279,861	
	SUB TOTAL			300,646	300,646	294,590	279,861	
MI 27-4	Upgrade AC/HAV System (Common Areas)	1460		45,000	45,000	45,000	45,000	
	Accumulation/renovation cost (South Tower)	1460		248,118	248,118	0	0	
	Installation of vertical blinds (North Tower)	1460		12,555	12,555	12,555	12,555	
	SUB TOTAL			305,673	305,673	57,555	57,555	
MI 27-5	Resurface Parking Lot & repair drain catch basins	1450		0	0	0	0	
	SUB TOTAL			0	0	0	0	
PHA-WIDE	Capital Funds Securitization	1501		193,897	0	0	0	
	SUB-TOTAL			193,897	0	0	0	
PHA-WIDE	DWELLING STRUCTURES	1460		58,690	58,690	0	0	
	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)							

**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	repair plumbing as needed, install furnace as needed, install furnaces as needed & replacement of bath tub liners).							
	SUB TOTAL			58,690	58,690	0	0	
PHA-WIDE	Relocation Costs							
	Relocation of residents for unit renovations	1495.1		60,000	60,000	0	0	
				60,000	60,000	0	0	
PHA-WIDE	Operations	1406		69,560	135,779	135,779	0	
	SUB TOTAL			69,560	135,779	135,779	0	
	A. Management Improvement (Security)	1408		225,000	286,460	286,460	215,658	
	B. Management Improvement	1408		0	0	0	0	
	SUB TOTAL			225,000	286,460	286,460	215,658	
	Administration	1410						
	Modernization Coordinator & Fringe Benefits			39,000	105,218	105,218	39,000	
	SUB TOTAL			39,000	105,218	105,218	39,000	
	Fees and Costs (Architect)	1430		104,836	104,836	104,896	102,336	
	SUB TOTAL			104,836	104,836	104,896	102,336	
	Nondwelling Equipment (Computer Hard & Software)	1475		75,000	75,000	75,000	0	
	SUB-TOTAL			75,000	75,000	75,000	0	
	GRAND TOTAL			1,432,302	1,432,302	1,059,498	694,410	

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 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			

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
---	--	-----------------------	------------------------------------

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 06/30/07**

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	100,000	0
3	1408 Management Improvements Soft Costs	225,000	0	225,000	0
	Management Improvements Hard Costs	0			
4	1410 Administration	40,000	0	40,000	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	53,280	45,928
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	418,280	45,928
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				

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: 2006
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			100,000	0	100,000	0	
	SUB TOTAL			100,000	0	100,000	0	
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>	1408						
	A. Management Improvement (Security)			225,000	0	225,000	0	
	B. Management Improvement (Computer Hard & Software			0	0	0	0	Moved FY 2005
	SUB TOTAL			225,000	0	225,000	0	
PHA-WIDE	<u>Administration</u>	1410						
	A. Modernization Coordinator & Fringe Benefits			40,000	0	40,000	0	
	SUB TOTAL			40,000	0	40,000	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:		Grant Type and Number					Federal FY of Grant:	
INKSTER HOUSING COMMISSION		Capital Fund Program Grant No.:			MI28 PO 27 50106		2006	
Replacement Housing Factor Grant No.:								
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	DWELLING EQUIPMENT-NONEXPENDABLE	1465.1						
	A. Appliances			100,000	0	53,280	45,928	
	SUB TOTAL			100,000	0	53,280	45,928	
	NON-DWELLING EQUIPMENT	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	418,280	45,928	

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 Securitization/	7/18/08			7/18/10			
Occupancy Improvement Plan Units	7/18/08			7/18/10			
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			

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
---	--	-----------------------	------------------------------------

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 06/30/07**

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structure	38,675	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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	38,675	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				
	Signature of Executive Director and Date	Signature of Public Housing Director and Date			

Tony L. Love, Executive Director

Signature of Public Housing Director and Date

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
---	--	-----------------------	------------------------------------

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 06-30-07

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	66,485	0	0	0
3	1408 Management Improvements Soft Costs	225,000	0	0	0
	Management Improvements Hard Costs				
4	1410 Administration	35,000	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				
10	1460 Dwelling Structure	508,018	0	0	0
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000	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	9000 Collateralization or Debt Service	387,794	0	0	0
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	1,352,297	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				

Signature of Executive Director and Date	Signature of Public Housing Director and Date

**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 50107					2007	
		Replacement Housing Factor Grant No.:						
Development Number/Name	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Activities								
PHA-WIDE	<u>OPERATIONS</u>	1406						
	A. Operations			66,485	0	0	0	
	SUB TOTAL			66,485	0	0	0	
PHA-WIDE	<u>MANAGEMENT IMPROVEMENTS</u>	1408						
	A. Management Improvement (Security) (Staff Training Project-based Management)			225,000	0	0	0	
	SUB TOTAL			225,000	0	0	0	
PHA-WIDE	<u>Administration</u>	1410						
	A. Modernization Coordinator & Fringe Benefits			35,000	0	0	0	
	SUB TOTAL			35,000	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>NON-DWELLING EQUIPMENT</u>	1475						
MI 27-4	Hi-Lo Device for Compactor Dumpster			10,000	0	0	0	
	SUB TOTAL			10,000	0	0	0	
	<u>DWELLING STRUCTURES</u>	1460						
MI 27-4	A. Renovate South Tower (Accumulation)			508,018	0	0	0	
	SUB TOTAL			508,018	0	0	0	

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

PHA Name: 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			

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.: MI28R02750106	Federal FY of Grant 2006
---	---	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report
 Performance & Evaluation Report for Program Year Ending 06/30/07

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structure				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	60,538	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	60,538	0	0	0
21	Amount of Line 20 related to LBP Activities				
22	Amount of Line 20 related to Section 504 Compliance				
23	Amount of Line 20 related to Security - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
24	Amount of Line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date Tony L. Love, Executive Director	Signature of Public Housing Director and Date
--	---

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 P027 501 Replacement Housing Factor Grant No.:					Federal FY of Grant: AS OF
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	

**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.: MI28R02750106	Federal FY of Grant 2006
---	---	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report
 Performance & Evaluation Report for Program Year Ending 06-30-07

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structure				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,789	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	1,789	0	0	0
21	Amount of Line 20 related to LBP Activities				
22	Amount of Line 20 related to Section 504 Compliance				
23	Amount of Line 20 related to Security - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
24	Amount of Line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date Tony L. Love, Executive Director	Signature of Public Housing Director and Date
--	---

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 P027 501 Replacement Housing Factor Grant No.:					Federal FY of Grant: AS OF
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	

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.: MI28R02750107	Federal FY of Grant 2007
---	---	------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report
 Performance & Evaluation Report for Program Year Ending 06/30/07

Line #	Summary by Development Accounts	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Cost				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structure				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	62,004	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod used for Development				
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2-19)	62,004	0	0	0
21	Amount of Line 20 related to LBP Activities				
22	Amount of Line 20 related to Section 504 Compliance				
23	Amount of Line 20 related to Security - Soft Costs				
	Amount of Line 20 related to Security - Hard Costs				
24	Amount of Line 20 Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Signature of Executive Director and Date Tony L. Love, Executive Director	Signature of Public Housing Director and Date
--	---

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 P027 501 Replacement Housing Factor Grant No.:					Federal FY of Grant: AS OF
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	

Follow-up Plan 2007
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.