

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: Ann Arbor Housing Commission **PHA Number:** MI064

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 360 Number of S8 units: Number of public housing units:
 Number of S8 units: 1333

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 – 406 N.Ashley Street Office
- 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 offices of the PHA- Miller Ave Office & Ashley Office
- PHA development management offices – Baker Commons & Miller Manor
- 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 – 406 N. Ashley Street, Ann Arbor, MI 48103
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The Ann Arbor Housing Commission (AAHC) seeks to provide desirable housing and related supportive services for low-income individuals and families on a transitional and/or permanent basis. AAHC will partner with housing service providers to build healthy residential communities and promote an atmosphere of pride and responsibility

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: *expand vouchers as funding permits And seek "opt-out" opportunities as they arise.*
 - Reduce public housing vacancies: *reduce annualized vacancies to 3% with target of 10 or fewer vacancies at any one time.*
 - Leverage private or other public funds to create additional housing opportunities: *participate in at least one new partnership development project*
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score) *Continue achievement toward high performer status.*
 - Improve voucher management: (SEMAP score) *Continue achievement toward high performer status*
 - Increase customer satisfaction: *improve communications via new phone tree; issuance of maintenance manual for residents; continuation of newsletters; and on-going staff development.*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - 1) *reduction in unit-turn time in PH;*
 - 2) *Quality Assurance file reviews in both PH & S8*
 - 3) *Streamline financial processes*
 - Renovate or modernize public housing units:
 - 1) *continue modernization through CFP funding*
 - 2) *complete capital needs assessment for longer term planning*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
 - 1) *work with HUD to improve e-technology and reduce frustration and down time associated with e-systems;*
 - 2) *utilize pooled capital fund bonding option*
 - 3) *transition to Asset Management model of PH operations*
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - 1) *develop landlord advisory board*
 - 2) *include landlords at voucher issuance/briefing sessions*
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - 1) *continue partnership with CHA for counseling*
 - 2) *link program to FSS participation*
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
 - 1) *maintain strong partnership with AAPD, including community policing*
 - 2) *continue police in residence program at high-rises*
 - 3) *improve intercom/camera equipment at high-rises*
 - 4) *Work with residents to implement "neighborhood watch" programs at family sites.*
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - 1) *enhance site appearances and trash management*
 - 2) *review site safety aspects, particularly parking lot lighting; exit doors*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - 1) *continue "resource coordination" through partnership with Washtenaw Cty Community Support and Treatment Services (CSTS);*
 - 2) *utilize student interns in social work, occupational/physical therapy, and nursing as available.*
 - 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:
Coordinate with Center for Independent Living (IL) when accessible units become available, for appropriate occupancy;
- Other: (list below)
Work with local Fair Housing office to address any concerns that arise.

HUD Strategic Goal: To serve needs of child/adult victims of domestic violence, dating violence, sexual assault, or stalking (VAWA) (added in 2007)

- PHA Goal:: To ensure access to services/information
Objectives:
 - Post Public Notice of rights under VAWA for PH & S8 participants
 - Ensure that existing on-site Supportive-Service providers have necessary information about VAWA to assist residents as requested
 - Brief all incoming new participants and landlords of VAWA

Other PHA Goals and Objectives: (list below)

The Board of the Housing Commission approved the following Goals and Objectives :

Operational Excellence, in

- Customer Service
- Process Improvements
 - Streamlined reporting
 - Clarification of key metrics (max – 10)
 - All functional areas
- Employee Growth & Opportunities
 - Training tied to goals and guiding principles
 - Performance reviews tied to outcomes and metrics

Increase Affordable Housing in Washtenaw County

- Create 501c3 non-profit
- Partner with other For-profit or Non-profit organizations
- Utilize local, State and Federal funding sources
- Full utilization of S8 HCVouchers, including exploration of project-basing
- Asset evaluation of existing PH

Address Non-Housing Needs of Customers

- Self-sufficiency/economic development

Section 3- promote employment training opportunities with contracts; utilize resident owned business to extent possible; re-activate FSS

Identify unique customer groups and their requirements/gaps and partner with entities who provide the needed services.

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 (PH-Standard; S8-Troubled as of 6/30/2007)**

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.

We hope after a transitional year with new staff, new software, and new organizational structure that the Commission will be a stable, standard performer in both S8 and PH, and will be able to re-launch its FSS and Homeownership programs.

A new initiative for the coming year will be to partner with Avalon Housing and project-base some S8 HCV at a new development site. We also hope to complete a capital needs assessment to create a realistic capital improvement plan for the future.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2009-2013 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) **PENDING REVIEW**
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	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	5 Year and Annual Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CFP Budget/Progress Report (HUD 52825) for any active CFP grant	Annual Plan: Capital Needs
	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	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
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7197	5	5	3	NA	NA	NA
Income >30% but <=50% of AMI	4444	4	5	1			
Income >50% but <80% of AMI	4649	4	3	1			
Elderly	1386	3	2	1			
Families with Disabilities	287						
Race/White	10,514						
Race/Black	1,876						
Race/Asian	2,476						
Ethnicity/Hispanic	647						

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
Indicate year: FY2007 for (7/1/07 through 6/30/08)
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset *for Ann Arbor, MI as of 2000*
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
AAHC S8 & PH waitlists as of 1/2008
City of Ann Arbor Affordable Housing Study – Fall 2007: Appendix 10

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			
As of 1/7/2008			
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	437		60-70
Extremely low income <=30% AMI	392	90%	
Very low income (>30% but <=50% AMI)	45	10%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	245	55%	
Elderly families	4	1%	
Families with Disabilities	108	24%	
Race/Black	267	61%	
Race/White	150	34%	
Race/Asian	9	2%	
Race/Am Ind/Haw	2	<1%	
Race/not indicated	9	2%	
Ethnicity/NonHispanic	420	96%	
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
As of 1/7/2008			
(Public Housing Only)			
1BR	172	40%	35
2 BR	132	30%	15
3 BR	96	22%	15
4 BR	35	8%	1
5 BR	2	<1%	1
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8-10 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (IHN homeless family referrals)			

Housing Needs of Families on the Waiting List			
As of 1/15/2008			
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	1105		120
Extremely low income <=30% AMI	927	84%	
Very low income (>30% but <=50% AMI)	159	14%	
Low income (>50% but <80% AMI)	19	2%	
Families with children	763	69%	
Elderly families	18	2%	
Families with Disabilities	131	12%	
Other-not identified	193	17%	
Race/white	207	18.7%	
Race/black	865	78.3%	
Race/Asian	11	1.0%	
Race/Am Ind & other	22	2.0%	
Ethnicity/Hispanic	19	1.7%	
Ethnicity/Non-Hispanic	1061	96.0%	

Housing Needs of Families on the Waiting List			
As of 1/15/2008			
Ethnicity/unknown	25	2.3%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 18 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Medicaid Waiver households)			

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)
Partnerships with other housing providers as opportunities arise (S8 project basing – Pear St Development Project).

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 – *currently running at 89% of new admissions at or below 30% of AMI, as of 12/31/07, due to income demographics of waitlist.*
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance - *currently running at 82% at or below 30% of AMI as of 12/31/07.*
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work: *Working preference and earned income disallowance*
- 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: *EID*
- Other: (list below): *Will income target families between 30-50% of AMI, with A 10% target admission rate in PH.*

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): *Will participate in Housing Bureau for Seniors annual "Senior Housing Awareness Week" with exhibit and open houses at Miller and Baker.*

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: *Work closely with non-profits serving this population: CIL, ACA, CSTS.*
- Other: (list below): *Preference for disabled families over non-disabled families exist in both PH and S8 programs.*

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) *HUD compliance reviews requiring focus on basics rather than elective or expansive options.*

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 (FFY 2008 grants)		
a) Public Housing Operating Fund	\$1,005,640 (1)	(1) based on first 2 months obligation in CY2007
b) Public Housing Capital Fund	\$ 560,000 (2)	(2) based on CFP501-7 award.
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$9,759,200 (3)	(3) based on first 2 months obligation in CY2007
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Cranbrook Twrs (S8NC)	\$1,430,300	HAP & admin expenses
Shelter Plus Care	\$ 759,600	HAP for homeless
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP501-07	\$556,574	Cap & Mgmt Imprvmt-PH
CFP501-06	\$ 20,000	Appliances, Equipmt-PH
3. Public Housing Dwelling Rental Income	\$712,200	PH Operations
4. Other income (list below)		
S8 Fraud Recovery	\$ 28,000	Repay HUD/OIG finding
4. Non-federal sources (list below)		
City of Ann Arbor General Fund	\$ 60,000	Salaries & Resource Coordination in PH
Total resources	\$14,891,510	

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): *Applications pulled for verification at a rate of 5 times the number of vacancies for any given bedroom size.*

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, *as supplied on landlord reference*
- Other (describe), *INSS ave; & employment history when needed as alternative to missing landlord or rental history.*

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
This is not due to targeting, but rather, due to the income composition of households on the waitlist.
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused

- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) –when vacancies in any given bedroom size drop below 3%.

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 (*Federally declared disaster*)
- Victims of domestic violence
- Substandard housing
- Homelessness : *limited under a memorandum of agreement to 3/year with related support services for one year.*
- 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, work or go to school in the jurisdiction (*Washtenaw Cty*)
- 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.

3 Date and Time

Former Federal preferences:

- 1 Involuntary *Displacement* (*Disaster*, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 - Victims of domestic violence
 - Substandard housing
 - Homelessness (*limited to 3 referrals a year*)
 - 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
- 2 Residents who live, school and/or work in the jurisdiction
- 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. 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: *quarterly newsletters; site meetings*
- Other source (list): *web page; info brochure board in Admin office lobby*

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: *Our 3-BR duplexes (17 units only) fall outside the 85-115% EIR range for the Agency as a whole, at 80%. The entire PH-West Amp is at 90% of the Agency EIR. Within the West-Amp, properties range between 89%-106% of the West-Amp EIR. Given limited vacancies and the current policy of offering applicants a choice of two units, mixing incomes by site becomes fairly difficult. Each Amp has less than 70 family units total; and no one physical site has more than 29 available units. Waitlists are community wide, not Amp based.*

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: *Two properties within the East-Amp exceed the 115% EIR Agency threshold: Hikone at 119% and Green Baxter Court at 129%. Looking at the PH-East Amp as a whole, it falls just above the Agency EIR at 116%. Within the East-Amp all properties fall within 87%-112% of the East Amp EIR. It is very evident that there is a significant income disparity between the East and West Amps, but not within either AMP.*

B. Section 8

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

(1) Eligibility

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

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

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below) :

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below: *If applicant's record demonstrates a diligent search effort, but lack of leasing success; or is seeking housing outside of poverty/minority concentrated areas; or extenuating circumstances, including illness or death of immediate family member; or as a reasonable accommodation.*

(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 – *Washtenaw; W.Wayne or Monroe Counties*
- 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) – *Elderly or disabled over non-elderly, non-disabled.*

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.

3 Date and Time

Former Federal preferences

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

High rent burden

Other preferences (select all that apply)

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

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 – *which establishes an Artificial date and time.*

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 – *via Annual Plan submittal in 2005*
- The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: *policy language mimics that published in the federal register for minimum rent hardship cases, involving loss or reduction in benefits, loss of family members to death, and subsequent expenses or medical problems resulting in increased expense.*

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: *This will occur only when the flat rate rent established is more beneficial to the household than the 30% income-based rent.*

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): *All changes to income or family composition are to be reported.*

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Published FMR; review of PH amenities, locality, aesthetics to surrounding market-rate rental communities. Examination of “affordable rents” at 30% of income in the 30-50% AMI income range.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) – *HAP funding from HUD*

(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) – *currenrtly use HUD criteria.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. –*See Appendix J, reflecting revised organizational structure put in place beginning July 2007.*
- 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	345	60-70
Section 8 Vouchers	1250	100-120
Section 8 Certificates	0	
Section 8 Mod Rehab	0	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
Sec 8 NC-Cranbrook	200	25
Shelter Plus Care	100	10

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)

Administration

Admission & Continued Occupancy Policy
Code of Ethics/Standards of Conduct
Community Facility Use Policy
Deconcentration Policy
Drug Free Work Place Policy
Fraud and Theft Policy
Lease
Housekeeping Policy
Grievance Procedure/policy
Criminal Records Management
Equal Housing Opportunities Policy
EIV security and User Manual
Parking Policy
Pet Policy

Financial:

Check signing policy
Capitalization policy

Disposition Policy
Funds Transfer Policy
Investment Policy
Procurement Policy
Rent Collection Policy
Travel Policy

Maintenance Operations:

Blood Borne Disease Policy
Hazardous Materials Policy
Maintenance policy
Pest control policy
Vehicle Use policy

(2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *file: CFP501-08.xls*

-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: *file CFP509 5 YEAR PLAN.xls*

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

- | |
|--|
| <input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development |
|--|

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 2052 Garden Circle	
1b. Development (project) number: MI064-004	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" 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) <i>Dates from early 1970’s</i>	
5. Number of units affected: 1	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development – <i>last remaining unsold home from original development</i> <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: *Initiated in 2001, this program is currently inactive in terms of intake. Affordable housing purchase options have historically been extremely limited in the greater Ann Arbor area. Only 3 purchases have been made since the onset of the program, of which only 1 has been fully successful. Staff will entertain reactivating this program, once S8 fundamentals are operating well. The commission has undergone a reorganization with new staff; we are still operating under corrective action plan to improve consistency of SEMAP scoring. Housing market with decline in MI economy is offering a more affordable and greater housing market opportunity.*

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>CAN Family Supportive Services at Hikone & Green Baxter Ct</i>	<i>52 households</i>	<i>Open to residents of those sites</i>	<i>Through CAN program staff at Hikone & Green Baxter</i>	<i>PH residents</i>
<i>PNC Family Supportive Services at North & South Maple</i>	<i>52</i>	<i>Open to any resident at</i>	<i>Through PNC program staff of PNC</i>	<i>PH residents</i>

		<i>those sites</i>		
<i>Resource Coordination at Miller Manor & Baker Commons (+ other I-BR communities)</i>	220 households	<i>Resident choice</i>	<i>Via phone, appointment, walk-in consultation</i>	<i>PH residents</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 12/31/2007)
Public Housing	0	0
Section 8	30 per HUD waiver	??

- 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:
Once SEMAP scores remain stable in the "standard" category, staff will again promote the FFS program and seek FSS funding to hire staff for coordination. Until additional funding to cover the demands of the program is available, we will not be expanding the program. However, it will be mentioned at all incoming briefings as a program option available.

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)

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

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 residents (age 18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours per month of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease (Section 16).

B. Definitions

Community Service – volunteer work that includes, but is not limited to:

- Work at a local institution including but not limited to: 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 Ann Arbor Housing Commission (AAHC) residents or their children such as: Boy Scouts, Girl Scouts, boys or girls clubs, community clean-up programs, beautification programs, other youth or senior organizations;
- Work on an AAHC property performing various clean-up or landscaping functions;
- Work at an AAHC site to help with children’s programs;
- Helping neighborhood groups with special projects;
- Working through your 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 program;
- 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
- Part time student at any school, college or vocational school.

Exempt Adult – an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 30 hours per week;
- Is a full time student at any school, college or vocational school;
- Is doing a combination of work and school that adds up to at least 30 hours per week;
or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. Residents who are in one of the exempt categories listed above do not need to perform community service or participate in a self-sufficiency program activity.

2. Residents who do not fall into one of the exemption categories must complete eight (8) hours per month, which may be either volunteer work or participation in a self-sufficiency program activity, or a combination of the two.

3. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. AAHC will make the determination of whether to allow or disallow a deviation from the schedule.

4. Activities must be performed within the City of Ann Arbor.

5. Family obligations:

- At lease execution or recertifications after November 1, 2003, all adult members (18 or older) of a public housing resident family must:
 - a. provide documentation that they are exempt from the Community Service requirement if they qualify for an exemption, and
 - b. sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewal of their lease.

- Each month, non-exempt family members must present to AAHC a completed documentation form (to be provided by AAHC) of activities performed that month. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at the time of recertification, and completed documentation has not been submitted for the previous twelve (12) month period, he/she and the Head of Household will sign an agreement with AAHC to make up the deficient hours over the next twelve (12) month period.
6. Change in exempt status:
- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to AAHC and provide documentation of such.
 - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to AAHC. AAHC will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Ann Arbor Housing Commission's Obligations

1. To the greatest extent possible and practicable, AAHC will 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*).
2. AAHC will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at lease execution and recertification.
3. AAHC will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the AAHC's Grievance Procedure if they disagree with its determination.
4. Noncompliance of family member:
 - At least thirty (30) days prior to annual recertification AAHC will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If AAHC finds a family member to be noncompliant, AAHC 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 recertification, 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 AAHC’s Grievance Procedure to protest the lease termination.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

South Maple (Maple Meadows) complex: is the community most affected by historical reputation for drug-dealing, plus it seems to be a gathering spot for local teens, giving rise to safety concerns. We successfully did 2 drug evictions from this site in 2007, with one pending in 2008.

Miller Manor: this high-rise is sometimes perceived as “unsafe”; currently drug activity is not supported by police reports or LAWNET busts;

however, concern centers around a few disabled residents with high frequency of visitors.

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)
 - a) continue "police-in residence" at two elderly/disabled high-rise complexes, Miller Manor and Baker Commons*
 - b) continue to collaborate with AAPD and LAWNET*

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

Miller Manor
Maple Meadows

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

NOT APPLICABLE- PROGRAM ELIMINATED

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy/Assistive Animals

15.1. Scope

A resident of a dwelling unit in public housing may own one common household pet subject to the requirements contained in the following sections, if the resident maintains the pet:

- Responsibly;
- In accordance with reasonable State and local public health, animal control and animal anti-cruelty laws and regulations; and
- In accordance with the policies established by the Ann Arbor Housing Commission.

1. Definitions

- A *common household pet* means a domesticated animal.
- A domesticated animal may be a dog, cat, some species of caged birds, tanked fish, caged rabbit, mice or guinea pigs that are traditionally kept in the home for pleasure rather than for commercial purposes.
- A *common household pet* does not include reptiles, ferrets, birds of prey, or any other exotic animal.
- Waiver – the Ann Arbor Housing Commission Executive Director may waive restrictions in this policy for disabled or elderly applicants whom at the time of admission own a pet (s) that does not comply with this policy. All other requirements for registration, inoculation, deposit, fee, and pet handling still apply.

2. Non-discrimination

Applicants or residents whose head-of-household or other household member is disabled may own a service animal to assist the disabled member. The Ann Arbor Housing Commission may require verification of the disability and that the animal has been trained to perform a service required by the disabled individual. Those households who qualify for a service animal will have the non-refundable fee waived.

15.2 Non-Applicability of Pet Policies for Assistive Animals

Assistive animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to Ann Arbor Housing Commission pet policies.

1. Definition

Assistive animals are animals that work, provide Assistive, or perform tasks for the benefit of a person with a disability, or animals that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistive animals – often referred to as “service animals”, “assistive animals”, “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision;
- Alerting individuals who are deaf or hearing impaired;
- Providing minimal protection or rescue assistance;
- Pulling a wheelchair;
- Fetching items;
- Alerting persons to impending seizures; or
- Providing emotional support to persons with disabilities who have a disability related need for such support.

2. Assistive Animal Refusal

The Ann Arbor Housing Commission may refuse to permit a person with a disability to use and live with an Assistive animal if:

- There is reliable, objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation;
- There is reliable, objective evidence that the animal would cause substantial physical damage to the property of others;
- The presence of the Assistive animal would pose an undue financial and administrative burden to the provider; or
- The presence of the Assistive animal would fundamentally alter the nature of the provider's service.

3. Reasonable Accommodation

Assistive animals are a means to provide a reasonable accommodation for an individual with a disability, but a person with a disability is not automatically entitled to have an Assistive animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal. The Ann Arbor Housing Commission will verify that the individual requesting the Assistive animal is a person with a disability and that the animal is needed to assist with the disability.

15.3 Procedures

1. New residents will be provided a copy of the pet policy along with the lease, tenant handbook and other relevant policies during move-in orientation.
2. Residents with pets must complete a registration form and provide all required information including the payment of a refundable security deposit.
3. The non-refundable pet fee will be charged to the owner's tenant account on a monthly basis.
4. At annual recertification, along with providing household and income verification, the pet owner must renew registration information, providing evidence of inoculation and renewal of licensure (as applicable).
5. If the Ann Arbor Housing Commission becomes aware that a resident's pet is permitted to run loose on the premises (outside or within common areas of a multi-family building), the Ann Arbor Housing Commission will notify the resident in writing of the pet policy/lease violation. Three violations within a twelve-month period that can be substantiated by Commission staff or witnesses will result in lease termination.
6. Noise disturbances will be handled in the manner as above.
7. The Ann Arbor Housing Commission may also contact the Animal Control Officer of the Ann Arbor Police Department for Code enforcement action.
8. If a hazard is created either by the animal or by the owner related to the animal, the Ann Arbor Housing Commission may chose to request an agency to confiscate the animal, require the owner to remove the animal within twenty-four hours, and/or issue a notice of lease termination.

15.4 Pet Fee

1. Non- Elderly/Disabled: A refundable pet fee of \$150.00 must be paid at initial registration for all cats and dogs.
2. Elderly/Disabled: A refundable pet fee of \$50.00 must be paid at initial registration for all cats and dogs.

15.5 Monthly Assessment

1. Non-Elderly/Disabled: For pets other than fish, small birds, rabbits/mice, an additional monthly fee of \$10.00 will be charged.
2. Elderly/Disabled: For pets other than fish, small birds, rabbits/mice, an additional monthly fee of \$5.00 will be charged.

15.6 Restrictions

In the event the animal is a puppy at registration, a determination of “full growth” will be made based upon the breed’s anticipated weight/height. The Ann Arbor Housing Commission may consult with the local Human Society for verification.

- Dogs must not exceed 30 pounds in weight at full growth.

Dogs who exhibit aggressive tendencies including Doberman Pinchers, Rotweilers, Pitt Bulls, Chows and other large and or aggressive behaving dogs are prohibited.

Aquarium tanks are not to exceed 20 gallons in capacity.

15.7 Rules and Requirements

1. Registration

All pets must be registered with the Ann Arbor Housing Commission.

The Ann Arbor Housing Commission reserves the right to refuse to register an animal if the animal does not meet the requirements set forth within this policy.

Owners of a cat or a dog must provide:

- a. A certificate signed by a licensed veterinarian or state or local authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable state and local laws;
- b. A photograph of the pet, no smaller than 3 x 5;
- c. The name, address and telephone number of one or more responsible parties who will care for the pet if the owner becomes unable to care for it;
- d. Proof of spaying or neutering;
- e. Evidence of an identification tag and animal license (dog); and
- f. A refundable pet deposit.

All information with the exception of “f” above must be renewed annually during tenant’s recertification.

2. Inoculations

The animal must receive all inoculations required by applicable state and local laws.

3. Sanitation Standards

Dogs and cats shall not be permitted to excrete anywhere in the building, except where cats use an approved litter box in a resident’s apartment.

- a. Pet owners shall be responsible for removing feces dropped anywhere in the building or on the grounds (City Code, Chapter 117, and Section 9.47), except owners of leader dogs for the blind.
- b. Cat owners must provide a litter box for their cat. The litter box must be maintained so as to prevent an accumulation of waste and to prevent any and all odor.
- c. Other animals such as rabbits, guinea pigs and mice must also have a box or cage. Bedding must be maintained to prevent an accumulation of waste and to prevent any and all odor.
- d. Waste must be placed in a plastic bag, tied securely and deposited in the dumpster. Waste may not be put down a trash chute (in the case of Miller Manor or Baker Commons).
- e. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner, free of vermin. A resident's apartment will be subject to inspection upon receipt of a complaint.

4. Pet Restraint

- a. Pet owners must have their pet "under reasonable control" at all times (City Code – Chapter 107, Section 9.45).
- b. Dogs and cats must be on a leash at all times when not in the owner's apartment. The leash must not be longer than 6 feet.
- c. Pets may not be tethered or left unattended outside the building or inside common areas.
- d. Doghouses are NOT permitted.
- e. Pets will not be permitted in the lobbies or common areas of the premises except when leaving or entering the building. This restriction does not apply to dogs assisting the blind or disabled.
- f. With the exception of dogs and cats, all other animals must be restrained to cage in the owner's apartment.

4. Noise, Damage

- a. Pet owners are liable for any and all damage done by their pet.
- b. Unrestrained barking by dogs is prohibited. If a pet creates a continuing nuisance, such as excessive noise so as to disturb others, the owner must take steps to eliminate the noise or permanently remove the animal.

- c. Pet owners must permanently remove any pet for improper care as defined by the City of Ann Arbor Code or by the local Humane Society.

15.8 Other

The pet owner is expected to adhere to all City Code requirements pertaining to animals and said is incorporated herein as part of the Ann Arbor Housing Commission's policy.

Dogs and cats must wear a flea collar between March and October. Pet owner agrees to pay the cost of flea extermination if Management deems such treatment necessary.

Only one animal will be permitted per apartment, with dogs restricted to 30 pounds.

Residents are not permitted to "pet sit" for a non-resident's animal on Commission premises.

Guests are not permitted to bring pets on the premises with the exception of an approved visiting pet program or in the event the animal is a leader dog.

This pet policy is incorporated by reference into the pet owner's dwelling lease. Violations of the pet policy will be considered default under the lease and will be handled in accord with the provisions provided therein.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

The Commission restructured in July 2007, to implement the asset management model; included in that process we created two reporting amps (asset management properties) plus a Central Office Cost Center (COCC) and have been assessing management fees from all reporting programs.

The Commission does not envision any further major changes, other than assessing how well the new configuration is working. It is definitely more costly.

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? **PENDING REVIEW**
MEETINGS : 1/14/08, 2/4/08, 2/18/08

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

- Attached at Attachment (File name)
- Provided below:

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (*City of Ann Arbor, Washtenaw County*)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

- Other: (list below)

In support of the County's 10 Year Plan to End Homelessness, AAHC offers an admission preference to residents of Washtenaw County for public housing and to our residents of our jurisdictional area of Washtenaw, W. Wayne, and Monroe Counties for Section 8.

The Commission continues with an MOA with Interfaith Hospitality Network to accept referrals of up to 3 homeless families a year for occupancy in our public housing program.

The Commission continues to administer the county's Shelter Plus Care grants, which serve the chronic disabled homeless.

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

Based on the City of Ann Arbor consolidated Strategy and FY2007 One-year Action Plan (7/1/07 – 6/30/08), the City's priorities support AAHC plan by focusing the following HUD performance measures:

a) Decent Housing: Sustainability: The city funds supportive housing services in the amount of \$30,000 for "resource coordination" which serves up to 225 public housing residents.

b) Suitable Living Environment: Availability/Accessibility : The City funds CAN and PNC, 2 two non-profit service providers, with whom AAHC contracts to provide supportive & referral services at our family sites. They also fund Food Gatherers, which provides free monthly food distribution to 5 different public housing communities.

c) Economic Opportunity: Affordability: The City funds via CAN & PNC, after-school drop-in programs which serve PH communities.

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.

Appendices

- Appendix A – Admission Policy for Deconcentration *
- Appendix B – Section 8 Homeownership Capacity Statement *
- Appendix C - Initial Assessment of Voluntary Conversion *
- Appendix D - Pet Policy Executive Narrative *
- Appendix E – Progress Statement on 5-Year Plan Goals (2005-2009)
- Appendix F – Resident Membership on PHA Governing Board
- Appendix G – Membership on Resident Advisory Board (RAB)
- Appendix H – Definition of “Standard Deviation” and “Significant Amendment and Modification” *
- Appendix I – PHA’s Management Organization Chart
- Appendix J – Comments by Resident Advisory Board (RAB) and Public-RESERVED
- Appendix K – Last Board Approved Agency Budget (FY08) – excel attachment
- Appendix L – FY2008 Capital Fund Program Original Annual Statement
- Appendix M – FY2009-13 Capital Fund Program 5 Year Plan

* Carry-forward documents

Appendix A

ANN ARBOR HOUSING COMMISSION DECONCENTRATION POLICY

POLICY # ____

Approved by

Board: _____

Original Issued Date: 6-16-99

Resolution # 99-30

1. Purpose:

To provide guidance in admissions and continued occupancy procedures about how to ensure deconcentration of poverty and encourage income mixing.

2. Policy:

The Ann Arbor Housing Commission seeks to deconcentrate pockets of poverty and promote income mixing in compliance with the QHWRA of 1998, by bringing higher income families into lower income developments and lower income families into higher income developments.

3. Procedures:

3.1 Prior to the beginning of each fiscal year, occupancy staff will analyze the income levels of families residing in each of our sites with 20 or more dwelling units, the income levels of the census tracts in which those sites are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. Please refer to attach worksheet for the analysis that will take place.

3.2 To achieve the goal of income mixing and deconcentration, we will skip families on the waiting list to reach other families with a lower or higher income. The skipping of families to achieve income targeting is a non-adverse, permissible action to achieve the congressional intent of the QHWRA of 1998. Waitlist management will be conducted in a uniform and non-discriminatory manner.

3.3 The Housing Commission will affirmatively market our housing to all eligible income groups (up to 80% of area median income). Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

3.4 The Housing Commission may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

3.5 As a vacant unit becomes available, the Commission will contact the first family on the waiting list who has the highest priority for this type of unit and development and whose income category would help to meet the deconcentration goal and/or income targeting goal.

3.6 If in making the offer to a given family the Housing Commission skipped over other families on the waiting list in order to meet its deconcentration goal, or offered the family any deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Commission did not skip over other families on the waiting list to reach this family and did not offer any deconcentration incentive, and the family rejects the unit without good cause, the family will drop to the bottom of the waiting list, while keeping any preferences.

Rejection of any unit offered with good cause will not result in loss of place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal hearing of the decision to alter their application status.

APPENDIX B
Section 8 Homeownership Statement of Capacity

The Ann Arbor Housing Commission satisfies HUD's requirement for capacity to operate a successful Section 8 Homeownership program by incorporating 24 CFR §982.625(d)(1) into its policy for program administration. Specifically compliance is met by requiring the "homeowner" to make a down payment of at least three- percent of the purchase price for participation in our Section 8 Homeownership program. In addition, at least one percent of the purchase price (for down paymnet) must come from the families' personal resources.

As a further measure to establish capacity, financing must meet one of the following criteria:

- 1) Financing must be provided, insured or guaranteed by state or Federal government; or
- 2) Financing must comply with the secondary mortgage market underwriting requirements; or
- 3) Financing must comply with generally accepted private sector underwriting.

These requirements while incorporated into the Ann Arbor Housing Commission's policy are taken directly from 24 CFR 982.625 (d)(2).

Appendix C

Preliminary Assessment of Voluntary Conversion

Background

The Ann Arbor Housing Commission owns and operates approximately 359 low-income housing rental units across 17 sites in the City of Ann Arbor. In total, the Ann Arbor Housing Commission has five HUD developments in its public housing stock, plus one other project developed under the Turnkey III Homeownership program. Of the five public housing developments, two (MI28P064-005 Miller Manor and MI28P064-007 Baker Commons) were constructed as elderly/disabled developments, not general occupancy, and therefore exempt from this assessment. We did not consider the 50-unit development constructed under the Turnkey III Homebuyer program as only two of the original 50 units remain, and all units will ultimately be sold to their existing occupants under the program.

The remaining sites therefore considered for this assessment include:

Project 001: (N. Maple, S. Maple, Green Baxter Court, Hikone, Platt, Oakwood, S. Seventh, W. Washington – a total of 121 units, including 4 off-line for use as community centers)

Ten of the 121 units are 1-bedroom units utilized primarily by elderly/disabled residents. Of the remaining units available for general occupancy, there is an 89% occupancy rate currently. Only one location (Maple Meadows / South Maple) has excessive vacancy problems, at nearly 25%.

Project 003: (Broadway Terrace, White/State/Henry, Platt Colonial)

Of this 53-unit project, 38 (or 72% of the total units) are 1-bedroom units utilized primarily by elderly/disabled residents. The occupancy rate within the project is currently 92%, but generally runs at 100%. These units are easily marketed and leased up to public housing residents.

Project 008: (N. Maple, Hillside Manor, Mallets Creek Court, Evelyn Court – a total of 17, 3-bedroom units constructed in the mid-1990's)

These are units of new construction, easily rented, and experiencing limited maintenance or modernization costs. Two units are ADA modified and have disabled families in occupancy.

Assessment

The Ann Arbor Housing Commission has reviewed each of the developments highlighted above, has considered the implications of converting the public housing to tenant-based assistance, and concluded that conversion of these developments is inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion. Specifically, as described below, we have found that the conversion of these developments to tenant-based assistance would fail to meet any of the three tests prescribed for voluntary conversion.

Test #1: Conversion would not be more expensive than continuing to operate the development (or a portion of it) as public housing.

Assessment: It has been the experience of the Ann Arbor Housing Commission that it can operate its low-income rental units at lower costs than comparable market-rate properties.

Test #2: Conversion would principally benefit residents of the public housing development to be converted and the community.

Assessment: As we completed this assessment, we failed to see how conversion would benefit the residents of the public housing developments being considered. Projects 001, 003, and 008 are quite popular among residents, including an overall occupancy rate that exceeds 95%. If these residents were provided tenant-based assistance instead, they would likely face extreme difficulty finding the same quality of housing in comparable neighborhoods. Further, many of the units at these three developments, including 72% (38 of 53) under Project 003, service residents with special needs, including elderly/disabled residents. Given the limited availability of these types of units for low-income residents in the community at large (e.g., waiting lists for units in subsidized apartment complexes can range from six to eighteen months), we believe conversion could only have a detrimental impact on these residents.

For the reasons cited below regarding the negative impact conversion would have on the supply of affordable housing, we feel conversion would likely adversely affect the community. In addition, we believe that conversion of these developments would have effects that run counter to HUD's objectives of de-centralizing those who are traditionally served by public housing. Specifically, these three developments under consideration are "scattered site" projects, with locations throughout the city of Ann Arbor. In fact, many of these sites are located amidst desirable, market-rate single-family rental and owner-occupied homes. If converted, we fear that the higher rents associated with these properties could lead to centralizing low-income and minority resident populations into certain affordable housing developments and certain areas within the city (and, in fact, outside of the city limits in nearby communities) where affordable housing is in greatest supply. We believe the Housing Commission's ownership of these scattered site developments has helped to de-centralize the residents we serve and has helped reduce the negative stigma associated with large-scale public housing developments.

Test #3: Conversion would not adversely affect the availability of affordable housing in the community.

Assessment: Conversion of any public housing units would have a significant adverse affect on the availability of affordable housing in Ann Arbor. For the past several years, Ann Arbor has been experiencing a severe shortage of affordable housing. As Ann Arbor's 2000 Consolidated Strategy and Plan summarized, "As Washtenaw County's economy, and that of Ann Arbor in particular, becomes more service-oriented, housing affordability for lower-income families and individuals continues to increase as a serious problem." To address the shortage of affordable housing in Ann Arbor, the city government and local nonprofit organizations have been making significant efforts to preserve the limited supply of affordable units that exist today. As the 2000-2005 Consolidated Plan stated:

"Preserving and expanding the supply of affordable housing is one of the most difficult challenges facing the City of Ann Arbor. The past several years have been a period of commercial and residential growth within many sectors of the community. Despite efforts by the City and nonprofit organizations to provide housing affordable to very-low income residents, much of this growth has been targeted toward the upper end of the housing market."

At a time when the City is struggling to simply preserve the supply of affordable housing that exists today, we believe conversion of any public housing units would only exacerbate the extreme shortage that exists in Ann Arbor today. The best indicator of the negative impact that conversion would produce is the difficulty that current recipients of tenant-based assistance face in seeking to use these vouchers in the Ann Arbor market today. With vacancy rates cited by some sources at below 1%, participants in the tenant-based program face extreme difficulty finding properties that have vacancies and are willing to lease to program participants. Converting the three aforementioned developments and providing these residents with tenant-based assistance instead would only create more competition for a very limited number of available units in the city today.

Further, given the desirable location of many of the units in these three developments, it is unrealistic to expect that these units could remain as units of affordable housing. Rental rates in nearby properties far exceed what low-income individuals can afford. As a result, if these developments were converted, we would foresee a scenario in which:

- 1) The stock of permanently affordable housing units would be reduced (below what is already a limited supply today).
- 2) Those who would most likely benefit by the additional stock of rental units would likely not be those who are in public housing today, but rather individuals of middle and higher income levels who could afford the rental rates in these desirable locations.
- 3) Conversion would not only lead to the displacement of current residents, but would also place them into competition with those already receiving tenant-based assistance who continue to experience extreme difficulty finding vacancies with property owners who accept Section 8 vouchers. In addition, those residents with special needs, including elderly and disabled tenants, would compete for what is already a shortage of rental units that cater to these populations.

As a result, we believe conversion would have a very negative impact on the residents of these units and on the supply of affordable housing in Ann Arbor in general. While we are certainly welcome to creative proposals that can help us improve the operational, financial, and managerial performance of the Housing Commission, we fail to see how this proposal would benefit our residents or our community at large.

APPENDIX D
Pet Policy Executive Narrative

The Ann Arbor Housing Commission adopted its current pet policy on February 2, 2000 to incorporate the admission of canines as pets into its family developments in compliance with federal regulations. Since dogs had been prohibited in family developments since March 1986 because of the failure of families to responsibly care for these pets, the Ann Arbor Housing Commission sought comments from public housing tenants on how to manage this new mandate as well from private sector property management.

Restrictions were placed on the size/capacity of aquariums, the size of dogs at full-growth as well as prohibitions against breeds that tend to exhibit aggressive tendencies. All pets are required to be registered with the Ann Arbor Housing Commission including the submission of a photograph of the animal, the name address and telephone number of a person who will care for the animal in the event the leaseholder becomes incapacitated and a refundable pet deposit of \$25 for cats, mice, fish, birds and \$150 for dogs. In addition a surcharge of \$10 is added to the monthly rental obligation for renters with dogs. Those families for whom a service dog is needed to assist a disabled family member are exempt from paying the security deposit and monthly surcharge.

Registration of the pet also includes the submission of information including proof of current inoculations, evidence of an identification tag and animal license and proof of spaying or neutering.

Pet owners are required to have their pet “under reasonable control” as defined by our local City Code, which includes having the animal (dog and cat) leashed when not in the resident’s apartment. Tethering or the use of outside cages or doghouses is prohibited.

Sanitation standards were established, prohibiting the animal from excreting or defecating anywhere in the building or apartment except in the case where litter boxes are used for cats or other small non-dog pets. Pet owners must comply with the City Code for removal and disposal of dropped feces anywhere in the building or on the grounds.

Residents are not permitted to pet-sit and guest (with the exception of seeing-eye dogs for the blind) are not permitted to bring pets on the premises. Dogs and cats must wear flea collars between March and October and if extermination services for fleas are deemed necessary, the resident will pay for such treatment. Only one animal will be permitted per apartment.

The pet policy is incorporated by reference into the lease agreement and violations of the pet policy are considered a material default of the lease. New residents are provided a copy of the pet policy along with the lease, tenant handbook and other relevant policies during orientation and move-in.

APPENDIX E

Progress Statement on 5-Year Plan Goals (2005-2009)

HUD: Increase availability of affordable housing.

- (1) PHA: Expand supply of assisted housing:
 - (a) Apply for additional rental vouchers: *Extreme administrative burden currently does not lend itself to adding new vouchers; low likelihood of award based on HUD need criteria. No knowledge of any new "opt-out" opportunities.*
 - (b) Reduce public housing vacancies: *During 2006-07 year, AAHC maintained under 3% vacancies, ranging from 6-9 vacancies at any given time. During FY07-08, vacancies have bumped up to 3+%, ranging from 9-14 vacancies in any given month.*
 - (c) Leverage private or public funds to create additional housing: *no action in this area.*
- (2) PHA: Improve quality of assisted housing:
 - (a) Improve PH management (PHAS score):

FY05: *Significant strides made in financial score: standard rating*

FY06: *HUD confirmatory review lowered scores related to maintenance and other MASS certifications areas and physical inspections resulted in "troubled" status. Substandard areas are currently being addressed under a corrective action plan.*

FY07: *Standard Score: 83 released, including much improved physical score..*
 - (b) Improve voucher management (SEMAP score):

FY04 *SEMAP confirmatory review, score reduced to Troubled; Corrective Action Plan underway;*

FY05 *SEMAP showed improvement, but more work needed. Still Troubled.*

FY06 *SEMAP was rated and confirmed as "standard".*

FY07 *SEMAP reviewed by HUD, and returned to "troubled", but HUD acknowledged that many improvements were in place. Also working out OIG findings from Section 8 review.*
 - (c) Increase customer satisfaction: FY05-on: *quarterly PH newsletters continue;*
 - (d) Concentrate efforts on specific management functions:
 - 1) *Reduce unit turn:*

FY05: *183 days*

FY06: *138 days*

FY07: *53 days*

FY08: *currently running between 65-75 days. (above normal turnover)*
 - 2) *Quality Assurance file reviews in PH & S8: reviews are on-going in S8, but inconsistent in PH. FY08 is a cleanup year..*
 - 3) *Streamline financial processes: strides have been made in this area – improved financial reporting; improved rent collection and fraud case prosecution. Also, increased controls instituted regarding HAP payments and adjustments. New Yardi software reporting program in place FY07-08*
 - (e) Renovate/modernize public housing units:
 - 1) *CFP modernization continues on schedule or ahead of schedule*
 - 2) *Capital Needs assessment – no action her; anticipated in FY08-09.*
 - (f) Other:
 - 1) *Reduce frustration associated with HUD e-systems reporting*

FY05-06: *2 staff attended HUD sponsored training on PIC system – error reduction and report monitoring has improved. Webinars on PIC errors are assisting staff understanding how to correct.*

EIV discrepancies are being routinely monitored, and necessary actions taken, where indicated.

*FY06 & FY07: HUD reviews of VMS reporting results in changing expectations from one reviewer to the next, taking up lots of staff time.
FY08: New SAGIS system remains inoperable, for operating subsidy submission*

- 2) *Utilize pooled capital fund bonding option – did not happen Program now being offered through Fannie Mae..*
- 3) *Transition to Asset Mgmt model of operation:
FY07-08: Restructuring, job description and salary changes implemented July 2007. FY08 is first year under 2 AMP model.*

(3) PHA: Increase assisted housing choices:

- (a) Conduct outreach efforts to potential voucher landlords:
 - 1) *Develop landlord advisory board: limited success in this area this year. With transition in S8 management, this will be an area for development to foster positive relations and understanding. Target FY08-09*
 - 2) *Include landlords at voucher issuance/briefing sessions: this was successful when briefing were being held. Virtually no screening took place during 2005-2006; Screening began again in Fall, 2006, and first screening in 2008, had 14 landlords participating.*
- (b) Implement voucher homeownership program:
 - 1) *Continue partnership with CHA for counseling – little focus in this area. Tough housing market for homebuyers. Fall 2007 has brought a major decline in housing market and drop in employment opportunities. No activity in this area for several years due to staff change over and office restructuring.*
 - 2) *Link program to FSS participation – no action here*

HUD: Improve community quality of life and economic vitality

(1) PHA: Provide an improved living environment:

- (a) Implement PH security improvements:
 - 1) *AAPD Community Policing continues, however, with City staffing cut-backs, fewer face to face meetings—but communication remains good.*
 - 2) *Two officers remain occupants and participants at high-rises*
 - 3) *Improve intercom/camera equipment: both projects completed using CFP funding, during 2006-2007 year.*
 - 4) *Work with residents to implement “neighborhood watch” programs at family sites. Hikone and Green Baxter have worked toward this goal with varying degrees of success;*
- (b) Other:
 - 1) *Enhance site appearance and trash management – remains a challenge; still working with residents on trash mgmt.*
 - 2) *Review site safety aspects – lighting repair at S.Maple and upgrades at Green Baxter Ct & Miller Manor via CFP501-06*

HUD: Self-sufficiency and asset development of families/individuals:

(1) PHA: Promote self-sufficiency and asset development

- (a) increase number and percentage of employed persons: *Work family preference revised with clearer definition. However, this has not increased number or percentage of households over 30% of AMI. In PH, 88% of applicants are below 30% of AMI.*
- (b) Provide supportive services to increase independence for elders/disabled:
 - 1) *Resource Coordination remains strong and important at high-rise sites. Efforts to expand supportive services targeted for FY08-09.*
 - 2) *Utilize interns from local universities: limited use—mainly nursing students.*
- (c) Other:
 - 1) *Participate in Cty 10-Year Plan to End Homelessness: Executive Director has been meeting regularly with two workgroups: permanent supportive housing development and private/public Section 8 issues for 2 years. AAHC Board voted to join coalition, and ED serves on Operating Committee which meets monthly.*

HUD: Ensure Equal Opportunity in Housing for all Americans

(1) PHA: Ensure equal opportunity and affirmative further fair housing:

- (a) Undertake affirmative measures: *All accessible units are appropriately utilized.*
- (b) Other: *AAHC worked in concert with Fair Housing and ACLU in maintaining S8 option for disabled household.*

HUD: Ensure housing & service access of child/adult victims of domestic violence, dating violence, sexual assault, or stalking. (VAWA) - this HUD Goal is new in 2007)

(1) PHA: ensure access to information/services

(a) *AAHC has taken all the steps listed to implement and provide information and access to services, with the exception of a formal partnership with SafeHouse and Ozone. The Executive Director does however, meet regularly with directors of these agencies, as part of monthly Washtenaw Housing Alliance meetings.*

Other AAHC Goals and Objectives:

(1) Operational Excellence, targeted at Customer Service, Process Improvements, and Employee Growth & Opportunities.

Significant time and effort has been spent in 2005-2006 in follow-up to Denison culture study, in which staff has worked team orientation, core values, agreement, goals/objectives and customer focus.. Some of the outcomes include: a Vision Statement and Core Values statement; efforts to develop/document procedures; info board in lobby for clients; back to school backbacks for neediest clients.

In addition, Managers in each area: S8, Finance, and Maintenance have worked steadily on program improvements: in S8, most notably on timely recerts & PIC error correction, rent reasonableness and HQS improvements and increased team meetings and collective efforts; in Finance, on utility allowance adjustments, improved financial statement presentation, and RPA/fraud collection efforts; in Maintenance, the major improvement has been in UPCS monitoring and follow-through.

Staff continue to be sent to NAHRO Industry training and increasingly performance reviews are linked to specific outcomes. Staff also encouraged to attend City of Ann Arbor Leadership Program classes.

(2) Increase Availability of Affordable Housing in Washtenaw County

More limited progress has been made in this area. A non-profit has been incorporated and 501©3 paperwork filed and approved by IRS. No new linkages have been made with for-profit/non-profit organizations, although strong partnerships do exist with the likes of WCHO/CSTS for resource coordination, with Peace Neighborhood Center, Community Action Network and the UofM Nurse Managed Centers for support services at Family sites. Open communication exists with many other non-profits via the executive director's involvement in Homeless work-groups, Shelter Plus Care program administration, and the local Continuum of Care/Washtenaw Housing Alliance meetings.

The Commission has not tapped into any other state or federal funding sources, but continues to utilize available City funds for human service support and in 2007 for needed capital improvements.

The Commission will increase attention in the coming year on asset evaluation and management. Commission will also work with Avalon Housing Inc. to project base some HC Vouchers in a newly acquired 20 unit apartment to make affordable and target some homeless individuals.

(3) Address Non-Housing Needs of Customers

Section 3 training opportunities have not been great; we continue to contract with one resident owned business and encourage contractors to hire or use residents as possible for on-site modernization work.

FSS for clients has fallen by the wayside as more attention has been focused on in-house regulatory process requirement in Section 8 program. We hope to reactivate in FY08-09. Newly hired Housing Program Manager has attended training in FSS in FY08.

Supportive Services remain a strong component of AAHC non-housing efforts at both the elderly/disabled sites and at the four primary family sites, in partnership with non-profit service agencies, funded both by AAHC and the City.

APPENDIX F
Resident Membership on PHA Governing Board

Deborah Gibson
727 Miller Avenue, Apt 410
Ann Arbor, MI 48103

Ms. Gibson continues to serve as the Resident Commissioner on the Board, and was elected Vice Chair at the May 2006 Annual Meeting. Her full five-year term expires April 2008. Ms. Gibson has stepped down from her role on the Miller Manor Resident Council, after years of active engagement. She chairs the agency's Resident Advisory Board, regularly does outreach to site-based resident councils, to promote resident engagement in commission matters. She is also actively engaged and supportive of matters concerning persons with disabilities and has served on the consumer advisory board for the Washtenaw County Health Organization, Community Support & Treatment Services division. She is an active and able representative of the "resident voice" and continues to build community and understanding between residents, management and the Board.

APPENDIX G

Membership on Resident Advisory Board

(Participation with RAB fluctuates; the following residents have attended some monthly meetings)

Public Housing Residents (HUD proj #) Location/Type	Applicable Program offerings by Site		
	SupSvc SSC	CapFundPrg CFP	ResidCouncil RC
<u>(‘001) Scattered Site/ Family</u>			
Alan Richardson, South 7 th St.	Yes	Yes	No
Melinda Harrison, Green Baxter Ct	Yes	Yes	Yes
Michael Brann, Hikone	Yes	Yes	Yes
<u>(‘003) Scattered Site/Mixed</u>			
_No participants this year	Yes	Yes	No
<u>(‘005) Miller Manor (Eld/Dis)</u>			
Deborah Gibson, Chair	Yes	Yes	Yes
Al Schnaidt			
Marty Strange			
<u>(007) Baker Commons (Eld/Dis)</u>			
Charles Lachance	Yes	Yes	Yes
Percy Jones			
Janice Lay			
<u>(008) Scattered Site/Family</u>			
_No participants this year	No	Yes	No
Section 8 Participants			
No active participation during 2006-07	FSS Yes	HO Option Yes	

APPENDIX H

Substantial Deviation

“Substantial Deviation” from the Five-Year Plan in the Agency Plan or “significant amendment or modification” of the Annual Plan require the Ann Arbor Housing Commission to submit a revised “PHA Plan” that has met full public process requirements.

“Substantial Deviation” is defined to mean a change in policy that redirects the Ann Arbor Housing Commission’s course and/or revises its mission, goals and objectives.

“Significant amendment or modification” is defined as a change to the Ann Arbor Housing Commission policies that reflect a directional shift from the published mission and policies included in the Annual Agency Plan.

Changes in the following areas may qualify as a “significant amendment or modification”:

- 1) changes to rent, i.e. increasing or decreasing the minimum rent;
- 2) changes to Admission’s policies or organization of the waiting list;
- 3) additions of non-emergency work items (Items not included in the current Annual Statement or 5-Year Capital Action Plan), or change in use of replacement reserve funds under CFP;
- 4) any change with regard to demolition or disposition, designation, home-ownership programs or conversion activities.

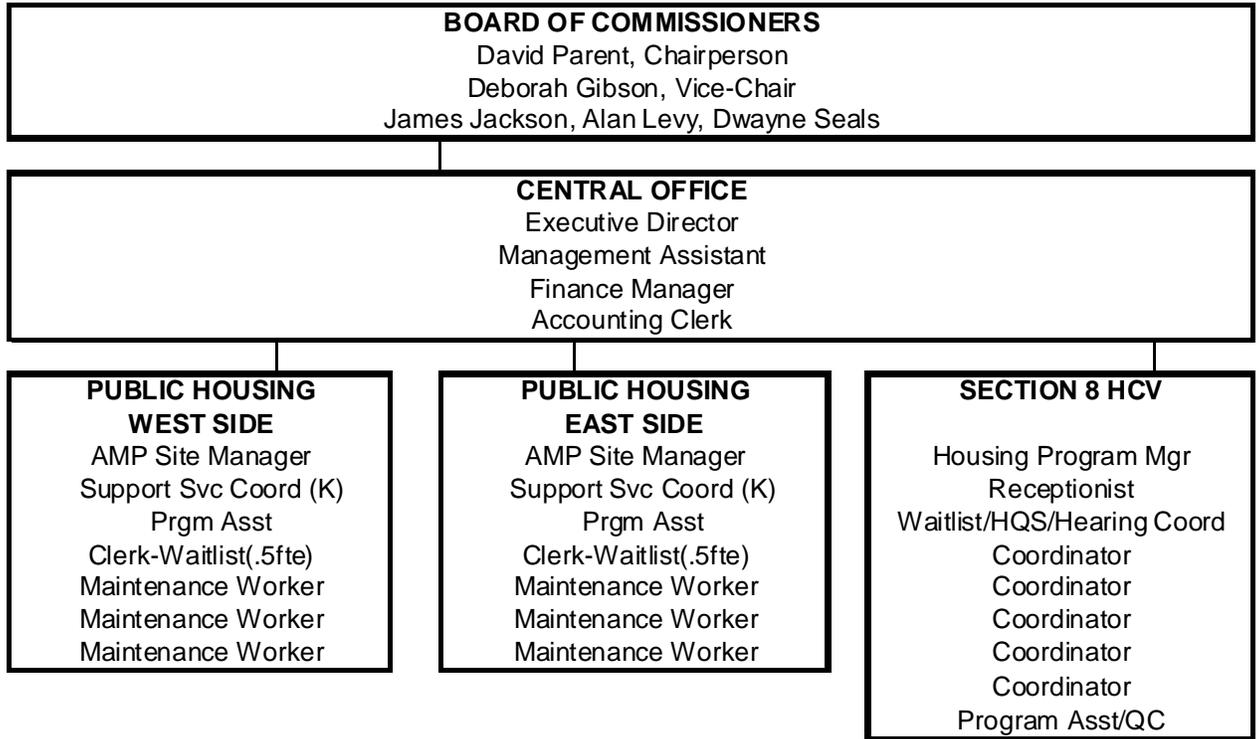
Changes to Ann Arbor Housing Commission internal policies that regulate administrative function, such as Check Signing Policy, Travel Policy, Vehicle Use Policy and the like , are not included in the definitions or sample examples listed above.

Changes to Occupancy Policies (Public Housing and Section 8) that clarify or expound on existing policies included in the Agency Plan are not considered applicable to this definition.

Changes to policies included in the Annual Agency Plan that are a result of regulatory requirement are also not considered by the Ann Arbor Housing Commission or the Department of Housing and Urban Development to be significant amendments.

APPENDIX I

Revised Organizational Chart for Asset Management



APPENDIX J
Comments by Resident Advisory Board (RAB) and from the Public

Several RAB meetings were held to review the contents of the Agency Plan. The following questions were asked at the 2/19/08 meeting:

M.Brann – Hikone resident

Regarding **CFP** –request for bollards next to front dumpster to preclude parking and assist with garbage truck access to dumpster; and put chain at rear dumpster area to preclude cars from driving over Grounds.

AAHC Response: Will address as routine operating expense.

C.Lachance- Baker Commons resident

Questioned what had happened to reflective film for west-side apartment windows, to reduce solar gain and the laundry room duct cleaning.

AAHC Response: Duct cleaning under contract as part of CFP501-06 grant and will be completed Spring 2008, while reflective window film is included in 5-year plan, but has been pushed back to CFP501-09 grant year.

Deborah Gibson – Miller Manor resident

Inquired about 1) duct-cleaning in hallways on all floors; 2) duct cleaning in laundry room; and 3) installation of electrical outlet/upgrade in laundry room for additional washer/dryer.

AAHC Response: 1) will incorporate hallway duct cleaning into fall/spring seasonal work out of operating budget; 2) & 3) both laundry duct cleaning and upgraded electrical service for additional machines will be added to CFP5-year plan or addressed with operating funds.

Public Hearing held 3/19/08

Jerry Walden: Physician and prisoner advocate, spoke to issue of prisoner release and the MPRI (Michigan Prisoner Re-entry Initiative) program. He indicated that he has worked with prisoners at Jackson Prison and estimates that 30-40% have chronic illnesses and at least 20% are mental health consumers. While not directly advocating for or against a housing preference for MPRI persons, he indicated that this population will need lots of services to successfully reintegrate into the community.

AAHC Response: AAHC currently has preferences for the elderly and the disabled in both its public housing and Section 8 programs, which creates a demographic of generally high need consumers, who are vulnerable and become easily anxious. AAHC admissions policy in both programs specifically addresses prior criminal history and requires the demonstration of successful independent living (post incarceration, parole or probation) prior to access to public housing or Section 8 programs. While AAHC acknowledges the challenges faced by released prisoners, it does not at this time intend to change its screening policies to address the needs of this population, in deference to its existing clients.

Lindsey Bishop, Washtenaw Housing Alliance spoke of Washtenaw County's Blueprint goal to create 500 units of permanent supported housing to end homelessness. Indicating that WHA members (some 24 private non-profit and public entities) had 231 units created or in the pipeline, she asked if the Commission would consider offering as Michigan State Housing Development Authority (MSHDA) does, a preference for the homeless under the Section 8 program.

Ellen Schulmeister, Director of the Shelter Association of Washtenaw Cty. (SAWC) continued the discussion, explaining that the Shelter Association was this county's funnel for initial application screening for the MSHDA homeless vouchers, working with a coalition of agencies who provide intensive supportive services for the first six months of the program. She reported that of the 90

MSHDA vouchers targeted to homeless, 75 have been leased up. She requested the Board to consider a set aside of some vouchers for the homeless, under the MSHDA model.

Julie Steiner, Director of Interfaith Hospitality Network (IHN), is also involved in the MSHDA homeless preference program. She indicated that 4 years ago, 50% of the homeless families served by IHN had income; but now less than 10% have income and the best resource for families is the voucher. She indicated that IHN has a full-time relocation person who works with the landlord to make the housing successful. She too asked for a homeless preference set-aside.

AAHC Response: The Commission is a member of the WHA and views the elimination of homelessness as a worthy goal. Board members expressed concern about additional burden on the staff and fairness to people already on the waitlist. In support of the County goal, the Commission has recently been invited to apply for 70 additional vouchers under a joint HUD-VA voucher program targeted to homeless veterans, wherein AAHC will partner with the local VA medical center to administer the housing assistance payment, while the VA provides the case management and supportive services for the homeless veterans referred. As of the issuance of this Agency Plans, the guidelines and regulations for this targeted voucher program have yet to be published. Addressing the current under utilization of vouchers available, the Commission is adding more staff resources to the screening process to get more vouchers issued. Before the Commission reopens its Section 8 waitlist again, it will seriously consider a limited homeless preference, under the MSHDA model. However, it will not do so until the existing waitlist is reduced significantly.

Joan Doughty, Director, Community Action Network (CAN) raised resident safety concerns, specifically citing two incidents (one at Green Baxter Court and a more recent one at Hikone) where guns were observed as part of an altercation. She is seeking the creation of some protocol and task force of AAHC, AAPD, and on-site service providers (CAN and PNC) to address resident safety issues, including violent behavior, police response, investigation, reporting and resident intimidation and reluctance to testify and speak out.

AAHC Response: Under Section 13 (PHA Safety and Crime Prevention Measures) of the plan, the Commission certainly acknowledges the safety concern as a priority. Resident Commissioner Gibson cited safety as the #1 resident concern. It currently has several initiatives in place: dedicated officers assigned to public housing issues and officers in residence. However, there is no reason that a discussion with AAPD/AAHC/CAN/PNC could not facilitate the creation of a protocol and improved reporting and investigative and legal procedures to enhance resident sense of safety and willingness to testify to improve the overall safety of their communities. The Commission is committed to convening such a meeting and working to develop a protocol, as well as working to educate residents on their responsibility to assist in this process.

Omar Rashed, UofM MSW Student Intern with CAN Mr. Rashed addressed the Board regarding two specific PH policy matters: (1) He advocates for discretionary exclusion of child support payments from annual and or adjusted income in determining rental costs of the payer and (2) a revision of the “guest” policy in the lease that limits a single guest to not more than seven days in a calendar year.

AAHC Response:

(1) Child Support payments: The Commission concedes that under 24 CFR 5.611(b) “the PHA may adopt additional deductions from annual income”. From the Board’s perspective the argument presented appeared to have some merit. From the PH manager’s perspective, there was strong opposition, their position being that child support garnishments from wages are like any other assessment to earned wages, like IRS tax garnishment, government student loan repayment, or court ordered debt repayment. These “expenses” are a result of personal decisions and actions and should not be deductible from gross or adjusted income. They were concerned about requests for other discretionary deductions, and whether documentation had to be from Friend of the Court or simply by signed affidavit. The pervasiveness of the beneficial impact of making this discretionary deduction is deemed to be relatively limited and therefore, the Commission is not going to change its existing policy.

(2) Guest policy: This topic is frequently debated. Research by staff revealed a wide range of overnight guest policies at other PHAs, ranging from 7 days to 45 days. Managers' concerns focused on infrastructure wear and tear and that generally folks with "legitimate" visitors are the ones that are honest and notify management of the visit and request waiver for extenuating circumstances. Managers have the discretion to allow for more than 7 day visits; but the policy is in place to keep to a minimum "unauthorized lodgers and boarders", people without legitimate places to stay, seeking housing at no cost. The Commission does not intend to modify its 7 day guest policy.

Travis Peterson, Resident of Green Baxter Court

Mr. Peterson supported the proposal "guest" policy change, as he has a situation where his mother in law is coming to assist his wife with a new-born baby. Other issues raised by Mr. Peterson had to do with grounds and trash pick-up, which were duly noted and referred to management staff for that site.

AAHC Response: Manager's have the latitude to waive the 7 day guest rule, with proper notification and just cause.

APPENDIX K – FY08 BOARD APPROVED BUDGET

APPENDIX L – CFP Annual Statements
Parts I, II, & III for Open and Pending CFP Grants

- (1) CFP FY2008 – Original Annual Statement Submission
- (2) CFP FY2007 – Annual Statement as of 12/31/2007
- (3) CFP FY2006 – Annual Statement as of 12/31/2007
- (4) CFP FY2005 – Annual Statement as of 12/31/2007

APPENDIX M – CFP 5-YEAR PLAN
FY 2009 - 2013

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
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

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)

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		FFY of Grant Appr 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 4 </u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Month Ending <u> 12/31/07 </u>					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual	
		Amended Original	Revision (4)	Obligated	
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$84,000.00	\$94,979.48	\$97,056.03	
4	1410 Administration	\$35,000.00	\$30,500.00	\$30,500.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$42,000.00	\$46,500.00	\$46,500.00	
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$42,950.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$188,000.00	\$254,286.52	\$249,286.52	
11	1465.1 Dwelling Equipment - Nonexpendable	\$37,600.00	\$36,773.00	\$36,773.00	
12	1470 Nondwelling Structures	\$104,000.00	\$94,470.00	\$94,470.00	
13	1475 Nondwelling Equipment	\$22,500.00	\$15,000.00	\$7,697.31	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	
18	1502 Contingency (may not exceed 8% of line 19)	\$16,459.00	\$0.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$572,509.00	\$572,509.00	\$562,282.86	
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005		Status of Proposed Work	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revision #4	Funds Obligated		Funds Expended
EAST AMP	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Operations</u>							
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Training	1408	n/a	\$1,500.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$4,500.00	\$6,750.00	\$6,750.00	\$6,750.00	
	Staff Training	1408	n/a	\$4,000.00	\$1,078.17	\$3,140.14	\$3,140.14	
	Computer Software Upgrade	1408	n/a	\$0.00	\$6,161.58	\$5,137.88	\$5,137.88	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$34,000.00	\$37,000.00	\$37,000.00	\$37,000.00	
	Subtotal 1408			\$44,000.00	\$50,989.75	\$52,028.02	\$52,028.02	
PHA-Wide	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$17,500.00	\$15,250.00	\$15,250.00	\$15,250.00	
	Subtotal 1410			\$17,500.00	\$15,250.00	\$15,250.00	\$15,250.00	
PHA-Wide	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$12,500.00	\$12,000.00	\$12,000.00	\$12,000.00	
	Advertisement	1430	n/a	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$7,500.00	\$11,250.00	\$11,250.00	\$11,250.00	
	Subtotal 1430			\$21,000.00	\$23,250.00	\$23,250.00	\$23,250.00	
PHA-Wide	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$18,800.00	\$18,386.50	\$18,386.50	\$18,386.50	
	Subtotal 1465.1			\$18,800.00	\$18,386.50	\$18,386.50	\$18,386.50	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$2,500.00	\$4,149.91	\$3,299.82	\$3,299.82	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$0.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00	\$2,198.75	\$2,198.75	
	Subtotal 1475			\$6,250.00	\$4,149.91	\$5,498.57	\$5,498.57	
PHA-Wide	<u>Replacement Reserves</u>							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget	1502		\$8,229.50	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Amended Original	Revision #4	Total Actual Cost		
						Funds Obligated		Funds Expended
Green Road MI28P064001	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Dead tree removal/replacement	1450		\$5,500.00	\$0.00	\$0.00	\$0.00	501-04 operations
	Expand dumpster area/add dumpster	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$9,500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	HVAC-new furnaces	1460		\$36,000.00	\$0.00	\$0.00	\$0.00	Pushed back
	Shower surrounds/delta faucets	1460		\$24,000.00	\$44,759.52	\$39,759.52	\$39,759.52	
	Roof Replacement	1460	2 bldgs	\$0.00	\$39,355.00	\$39,355.00	\$39,355.00	UPCS Deficiency
	Subtotal 1460	1460		\$60,000.00	\$84,114.52	\$79,114.52	\$79,114.52	
1470 NonDwelling Structures								
	1470							
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Green Road				\$69,500.00	\$84,114.52	\$79,114.52	\$79,114.52	
Hikone MI28P064001	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Direction/signage	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$4,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Shower surrounds/delta faucets	1460	25 units	\$30,000.00	\$71,337.00	\$71,337.00	\$71,337.00	
	Subtotal 1460	1460		\$30,000.00	\$71,337.00	\$71,337.00	\$71,337.00	
	1470 Nondwelling Structures							
		1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
Total Hikone				\$34,000.00	\$71,337.00	\$71,337.00	\$71,337.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Total Actual Cost		Status of Proposed Work
				Amended Original	Revision #4	Funds Obligated	Funds Expended	
Oakwood	1450 Site Improvement							
MI28P064001	Parking Lot-reseal & restripe	1450		\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace flooring-2nd level	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	Deferred
	HVAC-replace furnaces	1460		\$4,500.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$12,500.00	\$0.00	\$0.00	\$0.00	
Platt Road (Upper)	1450 Site Improvement							
MI28P064001	Parking Lot-reseal & restripe	1450		\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace flooring-2nd level	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	Deferred
	HVAC-replace furnaces	1460		\$6,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1460	1460		\$16,000.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$16,500.00	\$0.00	\$0.00	\$0.00	
Broadway	1450 Site Improvement							
MI28P064003	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Non Dwelling Structures							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway			\$2,000.00	\$0.00	\$0.00	\$0.00	
Platt Road (Colonial Sq)	1450 Site Improvement							
MI28P064003	Parking Lot-reseal & restripe	1450		\$500.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$500.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace and repair gutters/1 roof	1460		\$2,000.00	\$4,647.00	\$4,647.00	\$4,647.00	
	Subtotal 1460	1460		\$2,000.00	\$4,647.00	\$4,647.00	\$4,647.00	
	Total Platt Road (Colonial Sq)			\$2,500.00	\$4,647.00	\$4,647.00	\$4,647.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Actual Cost				Status of Proposed Work	
				Amended Original	Revision #4	Funds Obligated	Funds Expended		
MI28P064003	White/State/ Henry	1450 Site Improvement							
		Parking Lot-reseal & restripe	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	Deferred
		Landscaping-Plantings/Shrubs	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	Deferred
		Subtotal 1450	1450		\$6,500.00	\$0.00	\$0.00	\$0.00	
		1460 Dwelling Structures: Other							
		Replace basement windows	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	Deferred
		Roof repair	1460		\$0.00	\$39,806.00	\$39,806.00	\$39,806.00	UPCS Deferred
		Subtotal 1460	1460		\$5,000.00	\$39,806.00	\$39,806.00	\$39,806.00	
		Total White/State/Henry			\$11,500.00	\$39,806.00	\$39,806.00	\$39,806.00	
	MI28P064007	Baker Commons	1450 Site Improvement						
		Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred
		Site Improvements-Landscaping	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	Deferred
		Subtotal 1450	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	
		1460 Dwelling Structures: Other							
			1460		\$0.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
		1470 Nondwelling Structures							
		Window reflective film-Main Street side	1470		\$5,000.00	\$0.00	\$0.00	\$0.00	Deferred
		New hot water heater	1470		\$6,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Gutter/downspout repair/cleaning/roof	1470		\$3,000.00	\$9,297.00	\$9,297.00	\$9,297.00		
	Subtotal 1470	1470		\$14,000.00	\$9,297.00	\$9,297.00	\$9,297.00		
	1475 Nondwelling Equipment								
	Lobby/Community Room -New furniture	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Subtotal 1475	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Total Baker Commons			\$22,000.00	\$14,297.00	\$9,297.00	\$9,297.00		
TOTAL EAST AMP				\$286,279.50	\$326,227.68	\$318,614.61	\$318,614.61		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Amended	Revision	Total Actual Cost		
				Original	#4	Funds Obligated	Funds Expended	
WEST AMP								
PHA-Wide	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
	Operations							
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Training	1408	n/a	\$1,500.00	\$0.00	\$0.00	\$0.00	Reprogrammed
	Resident Initiatives Coordinator	1408	n/a	\$4,500.00	\$6,750.00	\$6,750.00	\$6,750.00	\$4500 from Admin-mush 501-06
	Staff Training	1408	n/a	\$4,000.00	\$1,078.16	\$3,140.14	\$3,140.14	
	Computer Software Upgrade	1408	n/a	\$0.00	\$6,161.57	\$5,137.87	\$5,137.87	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	
	Subtotal 1408			\$40,000.00	\$43,989.73	\$45,028.01	\$45,028.01	
	Administrative							
PHA-Wide	Staff Salaries & Benefits	1410		\$17,500.00	\$15,250.00	\$15,250.00	\$15,250.00	
	Subtotal 1410			\$17,500.00	\$15,250.00	\$15,250.00	\$15,250.00	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$12,500.00	\$12,000.00	\$12,000.00	\$12,000.00	
	Advertisement	1430	n/a	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$7,500.00	\$11,250.00	\$11,250.00	\$11,250.00	\$7500 from 501-06
	Subtotal 1430			\$21,000.00	\$23,250.00	\$23,250.00	\$23,250.00	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$18,800.00	\$18,386.50	\$18,386.50	\$18,386.50	Furnace-\$827-to 146016
	Subtotal 1465.1			\$18,800.00	\$18,386.50	\$18,386.50	\$18,386.50	
PHA-Wide	Non-Dwelling Equipment							
	Office Equipment	1475	1	\$2,500.00	\$850.09	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$0.00	\$0.00	\$0.00	Move to 1408 for software upgrade
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00	\$2,198.74	\$2,198.74	
	Subtotal 1475			\$6,250.00	\$850.09	\$2,198.74	\$2,198.74	
PHA-Wide	Replacement Reserves							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget	1502		\$8,229.50	\$0.00	\$0.00	\$0.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005		Status of Proposed Work	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Amended Original	Revision #4	Total Actual Cost		
						Funds Obligated		Funds Expended
<u>South Maple</u> MI28P064001	<u>1450 Site Improvement</u>							
	Parking Lot-reseal & restripe	1450	5 bldg	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450			\$2,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Flooring-replace 1st floor flooring	1460	30 units	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non-Dwelling Structures: Other</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$37,000.00	\$0.00	\$0.00	\$0.00	
<u>North Maple</u> MI28P064001	<u>1450 Site Improvement</u>							
	Parking Lot-reseal & restripe	1450		\$3,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,500.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Shower surrounds/delta faucets	1460		\$20,000.00	\$45,184.00	\$45,184.00	\$45,184.00	
	Subtotal 1460	1460		\$20,000.00	\$45,184.00	\$45,184.00	\$45,184.00	
Total North Maple			\$23,500.00	\$45,184.00	\$45,184.00	\$45,184.00		
<u>Seventh & Washington</u> MI28P064001	<u>1450 Site Improvement</u>							
	Parking Lot-reseal & restripe	1450		\$1,200.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,200.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Install extra shelving in pantry	1460		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Gutter/roof repair-South Seventh	1460		\$3,000.00	\$8,371.00	\$8,371.00	\$8,371.00	
	HVAC-replace furnaces	1460	10 units	\$4,000.00	\$827.00	\$827.00	\$827.00	
Subtotal 1460	1460		\$8,000.00	\$9,198.00	\$9,198.00	\$9,198.00		
<u>1470 Non Dwelling Structures</u>								
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Seventh/Washington			\$9,200.00	\$9,198.00	\$9,198.00	\$9,198.00		

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Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Amended	Revision	Total Actual Cost		Status of Proposed Work	
				Original	#4	Funds Obligated	Funds Expended		
Miller Manor	1450 Site Improvement								
MI28P064005	Parking Lot-reseal & restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred	
	Improve parking lot lighting near entrance	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred	
	Wheelchair safety-entrance to bus stop	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	Deferred	
	Subtotal 1450	1450		\$6,000.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00		
	1470 Nondwelling Structures								
	Roof replacement-7th floor/lobby	1470	1	\$90,000.00	\$85,173.00	\$85,173.00	\$85,173.00		
	Subtotal 1470	1470		\$90,000.00	\$85,173.00	\$85,173.00	\$85,173.00		
	1475 Nondwelling Equipment								
	Lobby/Community Room -New furniture	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Total Miller Manor	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Total Miller Manor			\$101,000.00	\$90,173.00	\$85,173.00	\$85,173.00		
Evelyn Ct	1450 Site Improvement								
MI28P064008	Parking Lot-reseal & restripe	1450		\$250.00	\$0.00	\$0.00	\$0.00	Deferred	
	Subtotal 1450	1450		\$250.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	Total Evelyn Court			\$250.00	\$0.00	\$0.00	\$0.00		

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Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Capital Fund Program MI28P064-501-05		Y of Grant Approval 2005		Status of Proposed Work
				Amended Original	Revision #4	Total Actual Cost		
						Funds Obligated	Funds Expended	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460 Total North Maple (Duplexes)	1460		\$0.00 \$1,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460 Total Mallets Creek	1460		\$0.00 \$1,500.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
<u>Hillside</u> MI28P064008	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	Deferred
	Subtotal 1450	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460 Total Hillside	1460		\$0.00 \$1,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
TOTAL WEST AMP				\$286,229.50	\$246,281.32	\$243,668.25	\$243,668.25	
GRAND TOTAL 501-05				\$572,509.00	\$572,509.00	\$562,282.86	\$562,282.86	

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/ Performance and Evaluation Report
(CFP) Part III: Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name		ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-05		FFY of Grant Approval 2005
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (3)	Actual ()	Original	Revised ()	Actual ()	
1406	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
1408	Sep-07			Sep-09			
1410	Sep-07		Dec-06	Sep-09		Jun-07	
1430	Sep-07		Dec-06	Sep-09		Mar-07	
PHA Wide 1465.1	Sep-07		Mar-07	Sep-09		Mar-07	
PHA Wide 1475	Sep-07	Mar-08		Sep-09			
Project MI28P064-001							
Green Road	Sep-07	Jun-07	Jun-07	Sep-09		Jun-07	
South Maple	Sep-07	N/A		Sep-09	N/A	N/A	
Hikone	Sep-07		Sep-06	Sep-09		Mar-07	
North Maple	Sep-07		Dec-06	Sep-09		Mar-07	
Oakwood	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
Platt Road (Upper)	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
Seventh/Washington	Sep-07		Dec-06	Sep-09		Dec-06	
Project MI28P064-003							
Broadway	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
Platt Rd (Colonial Sq)	Sep-07		Sep-06	Sep-09		Dec-06	
White/State/Henry	Sep-07		Sep-06	Sep-09		Dec-06	
Project MI28P064-005							
Miller Manor	Sep-07	Mar-08		Sep-09			
Project MI28P064-007							
Baker Commons	Sep-07	Dec-07	Dec-07	Sep-09		Jan-07	
Project MI28P064-008							
Evelyn Court	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
North Maple(duplexes)	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
Mallet's Creek	Sep-07	N/A	N/A	Sep-09	N/A	N/A	
Hillside	Sep-07	N/A	N/A	Sep-09	N/A	N/A	

Signature of Executive Director and Date

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06		FFY of Grant Appr 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____		<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Month Ending ___12/31/07_____		
<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Acti:
		Original	Revision (4)	Obligated
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$10,628.13	\$10,628.13
3	1408 Management Improvements	\$89,000.00	\$92,406.31	\$79,406.31
4	1410 Administration	\$37,000.00	\$35,014.87	\$35,014.87
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$42,000.00	\$31,847.69	\$31,847.69
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$96,000.00	\$152,504.25	\$152,504.25
10	1460 Dwelling Structures	\$257,400.00	\$199,416.00	\$199,416.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$25,600.00	\$16,842.75	\$10,954.54
12	1470 Nondwelling Structures	\$12,500.00	\$2,668.00	\$2,668.00
13	1475 Nondwelling Equipment	\$12,500.00	\$20,162.00	\$12,662.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$572,000.00	\$561,490.00	\$535,101.79
20	Amount of line 19 Related to LBP Activities	\$7,500.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program		FFY of Grant Approval		Status of Proposed Work
				MI28P064-501-06		2006		
				Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	
Original	Revision (4)	Funds Obligated	Funds Expended					
EAST SIDE								
<u>PHA-Wide</u>	<u>Total Non-CFP Funds</u>				\$0.00	\$0.00	\$0.00	\$0.00
	<u>Operations</u>							
	Operations		1406		\$0.00	\$7,050.93	\$7,050.93	\$7,050.93
		Subtotal 1406			\$0.00	\$7,050.93	\$7,050.93	\$7,050.93
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Resident Training		1408	n/a	\$1,500.00	\$0.00	\$0.00	\$0.00
	Resident Initiatives Coordinator		1408	n/a	\$4,500.00	\$6,203.16	\$6,203.16	\$4,487.60
	Staff Training		1408	n/a	\$4,000.00	\$4,000.00	\$0.00	\$0.00
	Computer Software Upgrade		1408	n/a	\$2,500.00	\$2,500.00	\$0.00	\$0.00
	Drug Elimination Efforts/Family site Support Services		1408	n/a	\$34,000.00	\$37,000.00	\$37,000.00	\$19,984.94
		Subtotal 1408			\$46,500.00	\$49,703.16	\$43,203.16	\$24,472.54
<u>PHA-Wide</u>	<u>Administrative</u>							
	Staff Salaries & Benefits		1410		\$18,500.00	\$17,507.44	\$17,507.44	\$15,584.28
		Subtotal 1410			\$18,500.00	\$17,507.44	\$17,507.44	\$15,584.28
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees		1430	n/a	\$12,500.00	\$13,500.00	\$13,500.00	\$12,937.50
	Advertisement		1430	n/a	\$1,000.00	\$127.00	\$127.00	\$127.00
	Clerk of the Works		1430	n/a	\$7,500.00	\$2,296.85	\$2,296.85	\$2,296.85
		Subtotal 1430			\$21,000.00	\$15,923.85	\$15,923.85	\$15,361.35
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators		1465.1	n/a	\$12,800.00	\$8,421.38	\$5,477.27	\$5,477.27
		Subtotal 1465.1			\$12,800.00	\$8,421.38	\$5,477.27	\$5,477.27
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Office Equipment		1475	1	\$2,500.00	\$0.00	\$0.00	\$0.00
	Computer Hardware Upgrade		1475	1	\$3,750.00	\$3,750.00	\$0.00	\$0.00
	Maintenance Tools/Vehicle		1475	1	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal 1475			\$6,250.00	\$3,750.00	\$0.00	\$0.00
<u>PHA-Wide</u>	<u>Replacement Reserves</u>							
	Administrative Office expansion		1490	1	\$0.00	\$0.00	\$0.00	\$0.00
<u>PHA-Wide</u>	<u>Contingency Budget</u>							
			1502		\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06		FFY of Grant Approval 2006		Status of Proposed Work	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (4)	Total Actual Cost			
						Funds Obligated	Funds Expended		
<u>Green Road</u> MI28P064001	<u>1450 Site Improvement</u>								
	Lighting Upgrade-rear parking lot	1450		\$5,000.00	\$6,342.00	\$6,342.00	\$0.00	Cited by REAC	
	Repair Playground railroad ties	1450		\$3,000.00	\$7,355.00	\$7,355.00	\$6,910.00		
	Subtotal 1450	1450		\$8,000.00	\$13,697.00	\$13,697.00	\$6,910.00		
	<u>1460 Dwelling Structures: Other</u>								
	Siding-upgrade panel below kitchen windows	1460	24 units	\$16,000.00	\$14,286.00	\$14,286.00	\$12,004.00		
	New Roof	1460	2 bldgs	\$30,000.00	\$30,037.00	\$30,037.00	\$30,037.00		
	Subtotal 1460	1460		\$46,000.00	\$44,323.00	\$44,323.00	\$42,041.00		
	<u>1470 NonDwelling Structures</u>								
	Subtotal 1470	1470			\$0.00	\$0.00	\$0.00	\$0.00	
Total Green Road				\$54,000.00	\$58,020.00	\$58,020.00	\$48,951.00		
<u>Hikone</u> MI28P064001	<u>1450 Site Improvement</u>								
	Retaining Wall	1450		\$5,000.00	\$4,584.00	\$4,584.00	\$4,584.00	Cited by REAC 501-04	
	Sump Pump Repair	1450		\$15,000.00	\$0.00	\$0.00	\$0.00		
	Signage	1450		\$0.00	\$3,241.00	\$3,241.00	\$1,701.00		
	Repave Parking Lot	1450		\$0.00	\$2,050.00	\$2,050.00	\$0.00		
	Subtotal 1450	1450			\$20,000.00	\$9,875.00	\$9,875.00	\$6,285.00	
	<u>1460 Dwelling Structures: Other</u>								
	Exterior-Siding below Kitchen Windows	1460	30 units	\$20,000.00	\$18,528.00	\$18,528.00	\$18,528.00		
	Subtotal 1460	1460			\$20,000.00	\$18,528.00	\$18,528.00	\$18,528.00	
	<u>1470 Nondwelling Structures</u>								
Subtotal 1470	1470			\$0.00	\$0.00	\$0.00	\$0.00		
Total Hikone				\$40,000.00	\$28,403.00	\$28,403.00	\$24,813.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program		FFY of Grant Approval		Status of Proposed Work
				MI28P064-501-06		2006		
				Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	
Funds Obligated	Funds Expended							
Oakwood MI28P064001	1450 Site Improvement							
		Exterior Lighting	1450		\$2,000.00	\$0.00	\$0.00	\$0.00
		Sump Pump Replacement	1450		\$9,000.00	\$0.00	\$0.00	\$0.00
		Repair Parking Lot	1450		\$0.00	\$1,075.00	\$1,075.00	\$0.00
		Subtotal 1450	1450		\$11,000.00	\$1,075.00	\$1,075.00	\$0.00
		1460 Dwelling Structures: Other						
		Exterior-Paint wood trim	1460	3 units	\$3,000.00	\$4,058.00	\$4,058.00	\$4,058.00
		HVAC-furnaces	1460	3 units	\$0.00	\$7,820.00	\$7,820.00	\$7,820.00
		2nd floor flooring	1460	3 units	\$0.00	\$7,791.00	\$7,791.00	\$237.00
		Subtotal 1460	1460		\$3,000.00	\$19,669.00	\$19,669.00	\$12,115.00
	Total Oakwood			\$14,000.00	\$20,744.00	\$20,744.00	\$12,115.00	
Platt Road (Upper) MI28P064001	1450 Site Improvement							
		Sump Pump Replacement	1450		\$3,000.00	\$0.00	\$0.00	\$0.00
		Repair Parking Lot	1450		\$0.00	\$1,450.00	\$1,450.00	\$0.00
		Subtotal 1450	1450		\$3,000.00	\$1,450.00	\$1,450.00	\$0.00
		1460 Dwelling Structures: Other						
		Siding-Paint Tri m	1460	4 units	\$4,000.00	\$5,368.00	\$5,368.00	\$5,368.00
		2nd floor flooring	1460	4 units	\$0.00	\$10,671.00	\$10,671.00	\$313.00
		HVAC-furnaces	1460	4 units	\$0.00	\$10,292.00	\$10,292.00	\$10,292.00
		Subtotal 1460	1460		\$4,000.00	\$26,331.00	\$26,331.00	\$15,973.00
		Total Platt Road(Upper)			\$7,000.00	\$27,781.00	\$27,781.00	\$15,973.00
Broadway MI28P064003	1450 Site Improvement							
		Lighting for sign	1450		\$1,000.00	\$0.00	\$0.00	\$0.00
		Drain repair, erosion, and water flow	1450		\$3,000.00	\$1,440.00	\$1,440.00	\$0.00
		Subtotal 1450	1450		\$4,000.00	\$1,440.00	\$1,440.00	\$0.00
		1460 Dwelling Structures: Other						
			1460		\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
		1470 Non Dwelling Structures						
			1470		\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00
	1475 Non Dwelling Equipment							
	Card Key Security System	1475		\$0.00	\$3,901.00	\$3,901.00	\$3,901.00	
	Subtotal 1475	1475		\$0.00	\$3,901.00	\$3,901.00	\$3,901.00	
	Total Broadway			\$4,000.00	\$5,341.00	\$5,341.00	\$3,901.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program		FFY of Grant Approval		Status of Proposed Work	
				MI28P064-501-06		2006			
				Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity		Original
MI28P064003	Platt Road (Colonial Sq)								
	1450 Site Improvement								
		Improve landscaping	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
		Concrete repair	1450		\$0.00	\$2,000.00	\$2,000.00	\$0.00	
		Subtotal 1450	1450		\$1,500.00	\$2,000.00	\$2,000.00	\$0.00	
	1460 Dwelling Structures: Other								
		Caulk exterior windows, doors, siding	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
		Replace roof	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
		Masonry Spalling-entry steps	1460		\$7,500.00	\$18,073.00	\$18,073.00	\$15,472.00	
		Subtotal 1460	1460		\$22,500.00	\$18,073.00	\$18,073.00	\$15,472.00	
	Total Platt Road (Colonial Sq)			\$24,000.00	\$20,073.00	\$20,073.00	\$15,472.00		
MI28P064003	White/State/ Henry								
	1450 Site Improvement								
			1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other								
		Lentils-scrape, paint caulk	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	
		Basement windows	1460		\$0.00	\$11,326.00	\$11,326.00	\$11,326.00	
		Subtotal 1460	1460		\$7,500.00	\$11,326.00	\$11,326.00	\$11,326.00	
		Total White/State/Henry			\$7,500.00	\$11,326.00	\$11,326.00	\$11,326.00	
	MI28P064007	Baker Commons							
		1450 Site Improvement							
		Repair Parking Lot	1450		\$0.00	\$6,300.00	\$6,300.00	\$6,300.00	
		Subtotal 1450	1450		\$0.00	\$6,300.00	\$6,300.00	\$6,300.00	
1460 Dwelling Structures: Other									
		Caulk windows	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
		Entry doors-do as needed	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
		Locks-do as doors replaced	1460		\$2,000.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
		1470 Nondwelling Structures							
	Laundry room cleanout	1470		\$10,000.00	\$492.00	\$492.00	\$0.00		
	Trash room floors-replace sheet linoleum	1470		\$2,000.00	\$2,176.00	\$2,176.00	\$0.00		
	Painting-fuel oil tank	1470		\$500.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1470	1470		\$12,500.00	\$2,668.00	\$2,668.00	\$0.00		
	1475 Nondwelling Equipment								
	Cark Key Security System	1475		\$0.00	\$3,526.00	\$3,526.00	\$3,526.00		
	Subtotal 1475	1475		\$0.00	\$3,526.00	\$3,526.00	\$3,526.00		
	Total Baker Commons			\$24,500.00	\$12,494.00	\$12,494.00	\$9,826.00		
	Total East Side			\$280,050.00	\$286,538.76	\$273,344.65	\$210,323.37		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-06		FFY of Grant Approval 2006		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (4)	Total Actual Cost		
						Funds Obligated	Funds Expended	
WEST SIDE								
PHA-Wide	<u>Total Non-CFP Funds</u>			\$0.00	(\$132,247.49)	(\$132,247.49)	(\$41,173.49)	
	<u>Operations</u>							
	Operations	1406		\$0.00	\$3,577.20	\$3,577.20	\$3,577.20	
	Subtotal 1406			\$0.00	\$3,577.20	\$3,577.20	\$3,577.20	
PHA-Wide	<u>Management Improvements</u>							
	Resident Training	1408	n/a	\$1,500.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$4,500.00	\$6,203.15	\$6,203.15	\$4,487.59	501-05 Transfer
	Staff Training	1408	n/a	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$30,000.00	\$30,000.00	\$30,000.00	\$10,603.25	
	Subtotal 1408			\$42,500.00	\$42,703.15	\$36,203.15	\$15,090.84	
PHA-Wide	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$18,500.00	\$17,507.43	\$17,507.43	\$15,584.27	501-05 transfer
	Subtotal 1410			\$18,500.00	\$17,507.43	\$17,507.43	\$15,584.27	
PHA-Wide	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$12,500.00	\$13,500.00	\$13,500.00	\$12,937.50	
	Advertisement	1430	n/a	\$1,000.00	\$127.00	\$127.00	\$127.00	
	Clerk of the Works	1430	n/a	\$7,500.00	\$2,296.84	\$2,296.84	\$2,296.84	
	Subtotal 1430			\$21,000.00	\$15,923.84	\$15,923.84	\$15,361.34	
PHA-Wide	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$12,800.00	\$8,421.37	\$5,477.27	\$5,477.27	
	Subtotal 1465.1			\$12,800.00	\$8,421.37	\$5,477.27	\$5,477.27	
PHA-Wide	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$3,750.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475			\$6,250.00	\$3,750.00	\$0.00	\$0.00	
PHA-Wide	<u>Replacement Reserves</u>							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget	1502		\$0.00	\$0.00	\$0.00	\$0.00	

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program		FFY of Grant Approval		Status of Proposed Work	
				MI28P064-501-06		2006			
				Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity		Original
South Maple MI28P064001	1450 Site Improvement								
		Shrub Replacement	1450	5 bldg	\$2,000.00	\$0.00	\$0.00	\$0.00	2007 Day of Caring
		Repave Parking Lot	1450		\$0.00	\$41,173.49	\$41,173.49	\$41,173.49	From 501-05-not General Contractor-CD \$
		Subtotal 1450			\$2,000.00	\$41,173.49	\$41,173.49	\$41,173.49	
	1460 Dwelling Structures: Other								
		Exterior Siding below Kitchen Windows	1460	30 units	\$20,000.00	\$18,528.00	\$18,528.00	\$18,156.00	
		1st Floor flooring	1460	30 units	\$0.00	\$91,437.00	\$91,437.00	\$0.00	From 501-05-CD\$
		Subtotal 1460	1460		\$20,000.00	\$109,965.00	\$109,965.00	\$18,156.00	
	1470 Non-Dwelling Structures: Other								
		Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$22,000.00	\$151,138.49	\$151,138.49	\$59,329.49		
North Maple MI28P064001	1450 Site Improvement								
		Expand parking lot	1450		\$40,000.00	\$105,495.25	\$105,495.25	\$105,495.25	
		Subtotal 1450	1450		\$40,000.00	\$105,495.25	\$105,495.25	\$105,495.25	
	1460 Dwelling Structures: Other								
		New Roofs	1460		\$0.00	\$20,280.00	\$20,280.00	\$20,280.00	
	Subtotal 1460	1460		\$0.00	\$20,280.00	\$20,280.00	\$20,280.00		
	Total North Maple			\$40,000.00	\$125,775.25	\$125,775.25	\$125,775.25		
Seventh & Washington MI28P064001	1450 Site Improvement								
		Lighting for signage/S Seventh	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
		Hillside tree removal/S Seventh	1450		\$2,500.00	\$525.00	\$525.00	\$525.00	
		Repair Parking Lot	1450		\$0.00	\$2,050.00	\$2,050.00	\$0.00	
		Subtotal 1450	1450		\$4,500.00	\$2,575.00	\$2,575.00	\$525.00	
	1460 Dwelling Structures: Other								
		Siding-Paint Tri m	1460	3 units	\$5,000.00	\$5,000.00	\$5,000.00	\$1,052.00	
		Occupied Unit Painting	1460	3 units	\$2,400.00	\$5,595.00	\$5,595.00	\$5,595.00	For residents in place > 7 yrs-233/241/807
		Roofing	1460		\$0.00	\$11,400.00	\$11,400.00	\$11,400.00	
		Subtotal 1460	1460		\$7,400.00	\$21,995.00	\$21,995.00	\$18,047.00	
1470 Non Dwelling Structures									
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
	Total Seventh/Washington			\$11,900.00	\$24,570.00	\$24,570.00	\$18,572.00		

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Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program		FFY of Grant Approval		
				MI28P064-501-06		2006		
Miller Manor MI28P064005	1450 Site Improvement							
		1450		\$2,000.00	\$6,347.00	\$6,347.00	\$0.00	From 501-05
		1450		\$0.00	\$2,250.00	\$2,250.00	\$2,250.00	From 501-05
		Subtotal 1450	1450	\$2,000.00	\$8,597.00	\$8,597.00	\$2,250.00	
	1460 Dwelling Structures: Other							
		1460		\$100,000.00	\$0.00	\$0.00	\$0.00	Deferred to later year-more investigating
		1460		\$12,000.00	\$0.00	\$0.00	\$0.00	Done by staff?
		Subtotal 1460	1460	\$112,000.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
		1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470	\$0.00	\$0.00	\$0.00	\$0.00		
1475 Nondwelling Equipment								
	1475			\$5,235.00	\$5,235.00	\$5,235.00		
	Subtotal 1475	1475	\$0.00	\$5,235.00	\$5,235.00	\$5,235.00		
	Total Miller Manor		\$114,000.00	\$13,832.00	\$13,832.00	\$7,485.00		
Evelyn Ct MI28P064008	1450 Site Improvement							
		1450		\$0.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
		1460		\$3,000.00	\$0.00	\$0.00	\$0.00	Handicap household-window A/C are H&S
	Subtotal 1460	1460	\$3,000.00	\$0.00	\$0.00	\$0.00		
	Total Evelyn Court		\$3,000.00	\$0.00	\$0.00	\$0.00		
North Maple (Duplexes) MI28P064008	1450 Site Improvement							
		1450		\$0.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460	1460	\$0.00	\$0.00	\$0.00	\$0.00		
	Total North Maple (Duplexes)		\$0.00	\$0.00	\$0.00	\$0.00		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program		FFY of Grant Approval	
				MI28P064-501-06		2006	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>		1450	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>		1460	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal 1460	1460	\$0.00	\$0.00	\$0.00	\$0.00
		Total Mallets Creek		\$0.00	\$0.00	\$0.00	\$0.00
	<u>Hillside</u> MI28P064008	<u>1450 Site Improvement</u>		1450	\$0.00	\$0.00	\$0.00
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00
<u>1460 Dwelling Structures: Other</u>			1460	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotal 1460	1460	\$0.00	\$0.00	\$0.00	\$0.00
		Total Hillside		\$0.00	\$0.00	\$0.00	\$0.00
		TOTAL WEST SIDE		\$291,950.00	\$274,951.24	\$261,757.14	\$225,079.17
	GRAND TOTAL CFP 501-06		\$572,000.00	\$561,490.00	\$535,101.79	\$435,402.54	

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/ Performance and Evaluation Report
(CFP) Part III: Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-06	FFY of Grant Approval 2006		
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual ()	Original	Revised (1)	Actual ()	
1406	Sep-08		Sep-07	Sep-10		Sep-07	
1408	Sep-08			Sep-10			
1410	Sep-08		Sep-07	Sep-10			
1430	Sep-08		Jun-07	Sep-10			
PHA Wide 1465.1	Sep-08			Sep-10			
PHA Wide 1475	Sep-08			Sep-10			
Project MI28P064-001							
Green Road	Sep-08		Sep-07	Sep-10			
South Maple	Sep-08		Sep-07	Sep-10			
Hikone	Sep-08		Sep-07	Sep-10			
North Maple	Sep-08		Sep-07	Sep-10		Dec-07	
Oakwood	Sep-08		Sep-07	Sep-10			
Platt Road (Upper)	Sep-08		Sep-07	Sep-10			
Seventh/Washington	Sep-08		Sep-07	Sep-10			
Project MI28P064-003							
Broadway	Sep-08		Sep-07	Sep-10			
Platt Rd (Colonial Sq)	Sep-08		Sep-07	Sep-10			
White/State/Henry	Sep-08		Sep-07	Sep-10		Dec-07	
Project MI28P064-005							
Miller Manor	Sep-08		Sep-07	Sep-10			
Project MI28P064-007							
Baker Commons	Sep-08		Sep-07	Sep-10			
Project MI28P064-008							
Evelyn Court	Sep-08	N/A		Sep-10	N/A		
North Maple(duplexes)	Sep-08	N/A		Sep-10	N/A		
Mallet's Creek	Sep-08	N/A		Sep-10	N/A		
Hillside	Sep-08	N/A		Sep-10	N/A		
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-07		FFY of Grant Appr 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u> <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Act:
		Original	Revision (1)	Obligated
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$11,574.00	\$0.00	\$0.00
3	1408 Management Improvements	\$89,000.00	\$88,174.00	\$0.00
4	1410 Administration	\$35,000.00	\$35,000.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$42,000.00	\$27,000.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$34,950.00	\$68,650.00	\$0.00
10	1460 Dwelling Structures	\$236,400.00	\$262,400.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$26,850.00	\$26,850.00	\$0.00
12	1470 Nondwelling Structures	\$36,000.00	\$36,000.00	\$0.00
13	1475 Nondwelling Equipment	\$12,500.00	\$12,500.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$32,300.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$556,574.00	\$556,574.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07	FFY of Grant Approval 2007			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision (1)	Funds Obligated	Funds Expended	
East Side	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Operations					\$0.00	\$0.00	
	Operations	1406		\$5,787.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$5,787.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Initiatives	1408	n/a	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$2,500.00	\$2,087.00	\$0.00	\$0.00	
	Family Supportive Services	1408	n/a	\$37,000.00	\$37,000.00	\$0.00	\$0.00	
	Subtotal 1408			\$48,000.00	\$47,587.00	\$0.00	\$0.00	
PHA-Wide	Administrative							
	Staff Salaries & Benefits	1410		\$17,500.00	\$17,500.00	\$0.00	\$0.00	
	Subtotal 1410			\$17,500.00	\$17,500.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$12,500.00	\$12,500.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$7,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$21,000.00	\$13,500.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$13,425.00	\$13,425.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$13,425.00	\$13,425.00	\$0.00	\$0.00	
PHA-Wide	Non-Dwelling Equipment							
	Maintenance Tools/Vehicles	1475	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Office Equipment	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$3,750.00	\$0.00	\$0.00	
	Subtotal 1475			\$6,250.00	\$6,250.00	\$0.00	\$0.00	
PHA-Wide	Replacement Reserves							
		1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget							
		1502		\$16,150.00	\$0.00	\$0.00	\$0.00	

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 and Urban Development**
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OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name		ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07		FFY of Grant Approval 2007		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (1)	Total Actual Cost			
						Funds Obligated	Funds Expended		
Green Road MI28P064001	1450 Site Improvement								
	Expand dumpster area/add dumpster	1450		\$3,000.00	\$3,000.00	\$0.00	\$0.00		
	Concrete Repair	1450		\$0.00	\$15,000.00				
	Landscaping	1450		\$0.00	\$3,000.00				
	Subtotal 1450	1450		\$3,000.00	\$21,000.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	HVAC Furnaces	1460		\$36,000.00	\$6,000.00	\$0.00	\$0.00	Spread over 6 years	
	Ceiling Fans	1460		\$0.00	\$1,000.00				
	Replace Storm Doors	1460		\$0.00	\$4,400.00				
	Subtotal 1460	1460		\$36,000.00	\$11,400.00	\$0.00	\$0.00		
1470 NonDwelling Structures									
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00			
Total Green Road			\$39,000.00	\$32,400.00	\$0.00	\$0.00			
Hikone MI28P064001	1450 Site Improvement								
	Parking lot seal and restripe	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	501-06	
	Landscaping	1450		\$0.00	\$1,000.00				
	Subtotal 1450	1450		\$2,000.00	\$1,000.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Furnaces			\$0.00	\$5,000.00				
	Ceiling Fans			\$0.00	\$5,500.00				
	Subtotal 1460	1460		\$0.00	\$10,500.00	\$0.00	\$0.00		
	1470 Nondwelling Structures								
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Hikone			\$2,000.00	\$11,500.00	\$0.00	\$0.00			

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and Urban Development
Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07	FFY of Grant Approval 2007	Total Actual Cost		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (1)	Funds Obligated	Funds Expended	
Oakwood MI28P064001	1450 Site Improvement Parking lot seal & restripe Landscaping Subtotal 1450	1450 1450 1450		\$500.00 \$0.00 \$500.00	\$500.00 \$1,000.00 \$1,500.00	\$0.00 \$0.00	\$0.00 \$0.00	
	1460 Dwelling Structures: Other Replace entry doors/storm doors Ceiling Fans Subtotal 1460 Total Oakwood	1460 1460 1460	3 units	\$5,400.00 \$0.00 \$5,400.00	\$1,200.00 \$1,500.00 \$2,700.00	\$0.00 \$0.00	\$0.00 \$0.00	
Platt Road (Upper)	1450 Site Improvement Parking Lot-seal & restripe Landscaping 360 degree rotating grill Picnic tables Subtotal 1450	1450 1450 1450 1450		\$500.00 \$0.00 \$0.00 \$0.00 \$500.00	\$500.00 \$1,000.00 \$300.00 \$1,300.00 \$3,100.00	\$0.00 \$0.00	\$0.00 \$0.00	
	1460 Dwelling Structures: Other Storm Door Replacements Subtotal 1460 Total Platt Road(Upper)	1460 1460		\$0.00 \$0.00	\$1,500.00 \$1,500.00	\$0.00 \$0.00	\$0.00 \$0.00	
Broadway MI28P064003	1450 Site Improvement Parking lot-seal & restripe Picnic Tables 360 Degree rotating grill 6' Benches Subtotal 1450	1450 1450 1450 1450		\$2,000.00 \$0.00 \$0.00 \$0.00 \$2,000.00	\$2,000.00 \$1,300.00 \$300.00 \$600.00 \$4,200.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	
	1460 Dwelling Structures: Other Kitchen flooring tile New entry doors to buildings Ceiling Fans Subtotal 1460	1460 1460 1460		\$20,000.00 \$8,000.00 \$0.00 \$28,000.00	\$20,000.00 \$0.00 \$1,000.00 \$21,000.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	Repainting
	1470 Non Dwelling Structures Subtotal 1470 Total Broadway	1470 1470		\$0.00 \$30,000.00	\$0.00 \$25,200.00	\$0.00 \$0.00	\$0.00 \$0.00	

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HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07		FFY of Grant Approval 2007		Status of Proposed Work	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (1)	Total Actual Cost			
						Funds Obligated	Funds Expended		
Platt Road (Colonial Sq)	1450 Site Improvement								
	Parking lot-entrance upgrade	1450		\$3,000.00	\$2,000.00	\$0.00	\$0.00		
	Landscaping	1450		\$0.00	\$1,000.00	\$0.00	\$0.00		
	360 Degree rotating grill	1450		\$0.00	\$300.00	\$0.00	\$0.00		
	Picnic Tables	1450		\$0.00	\$1,300.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$3,000.00	\$4,600.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Tuckpoint porches	1460		\$5,000.00	\$2,500.00	\$0.00	\$0.00		
	Ceiling Fans	1460		\$0.00	\$1,200.00	\$0.00	\$0.00		
	Subtotal 1460	1460		\$5,000.00	\$3,700.00	\$0.00	\$0.00		
Total Platt Road (Colonial Sq)				\$8,000.00	\$8,300.00	\$0.00	\$0.00		
White/State/ Henry	1450 Site Improvement								
	Parking lot-seal & restripe	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00		
	Replace Dumpsters	1450		\$0.00	\$1,500.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$1,500.00	\$3,000.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Repair entry door buzzers	1460		\$0.00	\$2,800.00	\$0.00	\$0.00		
	Ceiling Fans	1460		\$0.00	\$2,100.00	\$0.00	\$0.00		
	Subtotal 1460	1460		\$0.00	\$4,900.00	\$0.00	\$0.00		
	Total White/State/Henry				\$1,500.00	\$7,900.00	\$0.00	\$0.00	
	Baker Commons	1450 Site Improvement							
Parking lot-seal & restripe		1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00		
Landscaping		1450		\$0.00	\$1,000.00	\$0.00	\$0.00		
Subtotal 1450		1450		\$2,000.00	\$3,000.00	\$0.00	\$0.00		
1460 Dwelling Structures: Other									
Vanity/sink upgrade		1460		\$26,000.00	\$26,000.00	\$0.00	\$0.00		
Carpet Replacement-occupied units-AAHC		1460		\$0.00	\$3,000.00	\$0.00	\$0.00		
Window Replacements		1460		\$0.00	\$2,000.00	\$0.00	\$0.00		
Subtotal 1460		1460		\$26,000.00	\$31,000.00	\$0.00	\$0.00		
1470 Nondwelling Structures									
Hallway AC replacement	1470		\$20,000.00	\$20,000.00	\$0.00	\$0.00			
Subtotal 1470	1470		\$20,000.00	\$20,000.00	\$0.00	\$0.00			
Total Baker Commons				\$48,000.00	\$54,000.00	\$0.00	\$0.00		
Total East Side				\$263,012.00	\$246,362.00	\$0.00	\$0.00		

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HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07		FFY of Grant Approval 2007		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision (1)	Funds Obligated	Funds Expended	
<u>West Side</u>	<u>Total Non-CFP Funds</u>			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Operations</u>					\$0.00	\$0.00	
	Operations	1406		\$5,787.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1406		\$5,787.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Resident Initiatives	1408	n/a	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$2,500.00	\$2,087.00	\$0.00	\$0.00	
	Family Supportive Services	1408	n/a	\$30,000.00	\$30,000.00	\$0.00	\$0.00	
		Subtotal 1408		\$41,000.00	\$40,587.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$17,500.00	\$17,500.00	\$0.00	\$0.00	
		Subtotal 1410		\$17,500.00	\$17,500.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$12,500.00	\$12,500.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$7,500.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1430		\$21,000.00	\$13,500.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$13,425.00	\$13,425.00	\$0.00	\$0.00	
		Subtotal 1465.1		\$13,425.00	\$13,425.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Maintenance Tools/Vehicles	1475	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Office Equipment	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$3,750.00	\$0.00	\$0.00	
		Subtotal 1475		\$6,250.00	\$6,250.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Replacement Reserves</u>							
		1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Contingency Budget</u>							
		1502		\$16,150.00	\$0.00	\$0.00	\$0.00	

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (1)	Total Actual Cost		
						Funds Obligated	Funds Expended	
<u>South Maple</u> MI28P064001	<u>1450 Site Improvement</u>							
	Porch Replacement	1450		\$0.00	\$10,000.00			
	Subtotal 1450	1450		\$0.00	\$10,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	New entry doors-front and rear	1460	30 units	\$36,000.00	\$0.00	\$0.00	\$0.00	
	Window Replacement	1470		\$0.00	\$40,000.00			
Subtotal 1460	1460		\$36,000.00	\$40,000.00	\$0.00	\$0.00		
<u>1470 Non-Dwelling Structures: Other</u>								
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total South Maple			\$36,000.00	\$50,000.00	\$0.00	\$0.00		
<u>North Maple</u> MI28P064001	<u>1450 Site Improvement</u>							
	Parking lot seal & restripe	1450		\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
Replace 2nd floor flooring	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00		
Subtotal 1460	1460		\$50,000.00	\$50,000.00	\$0.00	\$0.00		
Total North Maple			\$53,500.00	\$53,500.00	\$0.00	\$0.00		
<u>Seventh & Washington</u> MI28P064001	<u>1450 Site Improvement</u>							
	Parking lot-seal & restripe	1450		\$1,200.00	\$0.00	\$0.00	\$0.00	501-06
	Excavation-retaining wall	1450		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$11,200.00	\$10,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	New flooring-WW	1460	2 units	\$3,000.00	\$4,200.00	\$0.00	\$0.00	
	HVAC Furnaces-W Washington	1460	2 units	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
	Roof-241/243 S Seventh	1460	1 bldg	\$8,500.00	\$0.00	\$0.00	\$0.00	501-06
	W Washington-Plumbing Replacement/Waste Pipes			\$0.00	\$15,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$15,500.00	\$23,200.00	\$0.00	\$0.00	
<u>1470 Non Dwelling Structures</u>								
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Seventh/Washington			\$26,700.00	\$33,200.00	\$0.00	\$0.00		

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision (1)	Total Actual Cost		
						Funds Obligated	Funds Expended	
<u>Miller Manor</u> MI28P064005	<u>1450 Site Improvement</u>							501-06
	Parking lot-seal & restripe for HC route	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Painting/new carpet for long term residents	1460		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Replace Waste Pipes	1460		\$0.00	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$25,000.00	\$50,000.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
	Hallway painting	1460		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	Secured screens floors 3-7	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
Subtotal 1470	1470		\$16,000.00	\$16,000.00	\$0.00	\$0.00		
<u>1475 Nondwelling Equipment</u>								
	1475		\$0.00	\$0.00	\$0.00	\$0.00		
Total Miller Manor	1475		\$0.00	\$0.00	\$0.00	\$0.00		
\$43,000.00			\$66,000.00	\$0.00	\$0.00			
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>							was deleted from 501-06
	Driveway-seal	1450		\$250.00	\$250.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$250.00	\$250.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
Central A/C	1460		\$0.00	\$3,000.00	\$0.00	\$0.00		
Subtotal 1460	1460		\$0.00	\$3,000.00	\$0.00	\$0.00		
Total Evelyn Court			\$250.00	\$3,250.00	\$0.00	\$0.00		
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking lot-seal & restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	1460		\$0.00	\$0.00	\$0.00	\$0.00		
Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
Total North Maple (Duplexes)			\$1,000.00	\$1,000.00	\$0.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07		FFY of Grant Approval 2007		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Actual Cost				Status of Proposed Work
				Original	Revision (1)	Funds Obligated	Funds Expended	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking lot seal & restripe	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Mallets Creek			\$1,500.00	\$1,500.00	\$0.00	\$0.00	
<u>Hillside</u> MI28P064008	<u>1450 Site Improvement</u>							
	Parking lot-seal & restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Storm doors	1460		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	New flooring	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Entry doors/locks	1460		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
Subtotal 1460	1460		\$9,500.00	\$9,500.00	\$0.00	\$0.00		
	Total Hillside			\$10,500.00	\$10,500.00	\$0.00	\$0.00	
	Total West Side			\$293,562.00	\$310,212.00	\$0.00	\$0.00	
	Grand Total-CFP 501-07			\$556,574.00	\$556,574.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
 (CFP) Part III: Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07	FFY of Grant Approval 2007		
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
1406	Sep-09			Sep-11			
1408	Sep-09			Sep-11			
1410	Sep-09			Sep-11			
1430	Sep-09			Sep-11			
PHA Wide 1465.1	Sep-09			Sep-11			
PHA Wide 1475	Sep-09			Sep-11			
Project MI28P064-001							
Green Road	Sep-09			Sep-11			
South Maple	Sep-09			Sep-11			
Hikone	Sep-09			Sep-11			
North Maple	Sep-09			Sep-11			
Oakwood	Sep-09			Sep-11			
Platt Road (Upper)	Sep-09			Sep-11			
Seventh/Washington	Sep-09			Sep-11			
Project MI28P064-003							
Broadway	Sep-09			Sep-11			
Platt Rd (Colonial Sq)	Sep-09			Sep-11			
White/State/Henry	Sep-09			Sep-11			
Project MI28P064-005							
Miller Manor	Sep-09			Sep-11			
Project MI28P064-007							
Baker Commons	Sep-09			Sep-11			
Project MI28P064-008							
Evelyn Court	Sep-09			Sep-11			
North Maple(duplexes)	Sep-09			Sep-11			
Mallet's Creek	Sep-09			Sep-11			
Hillside	Sep-09			Sep-11			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-08		FFY of Grant Appr 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Act:
		Original	Revision ()	Obligated
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$89,000.00	\$0.00	\$0.00
4	1410 Administration	\$36,000.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$27,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$29,600.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$328,200.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$27,400.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$12,500.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$6,800.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$556,500.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08	FFY of Grant Approval 2008			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revision ()	Funds Obligated	Funds Expended	
East Side								
PHA-Wide	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
	Operations					\$0.00	\$0.00	
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Initiatives	1408	n/a	\$4,500.00	\$0.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$4,000.00	\$0.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Family Supportive Services	1408	n/a	\$37,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1408			\$48,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Administrative							
	Staff Salaries & Benefits	1410		\$18,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1410			\$18,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$12,500.00	\$0.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$13,500.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$13,700.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$13,700.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Non-Dwelling Equipment							
	Maintenance Tools/Vehicles	1475	1	\$1,250.00	\$0.00	\$0.00	\$0.00	
	Office Equipment	1475	1	\$1,250.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475			\$6,250.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replacement Reserves							
		1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget							
		1502		\$3,400.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Capital Fund Program MI28P064-501-08		FFY of Grant Approval 2008		Status of Proposed Work	
				Original	Revision ()	Total Actual Cost			
						Funds Obligated	Funds Expended		
Green Road MI28P064001	1450 Site Improvement Concrete Repair	1450		\$15,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$15,000.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other HVAC Furnaces	1460		\$5,000.00	\$0.00	\$0.00	\$0.00		
	Window Replacement	1460		\$80,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460	1460		\$85,000.00	\$0.00	\$0.00	\$0.00		
	1470 NonDwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
	Total Green Road			\$100,000.00	\$0.00	\$0.00	\$0.00		
	Hikone MI28P064001	1450 Site Improvement	1450		\$0.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Structures: Other Window Replacement		1460		\$100,000.00	\$0.00	\$0.00	\$0.00		
HVAC Furnaces		1460		\$2,500.00	\$0.00	\$0.00	\$0.00		
Subtotal 1460		1460		\$102,500.00	\$0.00	\$0.00	\$0.00		
1470 Nondwelling Structures		1470		\$0.00	\$0.00	\$0.00	\$0.00		
Subtotal 1470		1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Hikone				\$102,500.00	\$0.00	\$0.00	\$0.00		

Signature of Executive Director and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08		FFY of Grant Approval 2008		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Total Actual Cost		Status of Proposed Work
				Original	Revision ()	Funds Obligated	Funds Expended	
Oakwood MI28P064001	1450 Site Improvement							
	Concrete Work	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	360 Degree rotating grill	1450		\$300.00	\$0.00	\$0.00	\$0.00	
	Picnic tables	1450		\$1,300.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,100.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$3,100.00	\$0.00	\$0.00	\$0.00	
Platt Road (Upper)	1450 Site Improvement							
	Walkways-cement repair	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1450	1450		\$1,500.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other							
		Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
		Total Platt Road(Upper)			\$1,500.00	\$0.00	\$0.00	\$0.00
Broadway MI28P064003	1450 Site Improvement							
		Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other							
	New Roof	1460		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Repaint Entry doors	1460		\$500.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1460	1460		\$25,500.00	\$0.00	\$0.00	\$0.00
	1470 Non Dwelling Structures							
		Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00
	Total Broadway			\$25,500.00	\$0.00	\$0.00	\$0.00	

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Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08	FFY of Grant Approval 2008	Total Actual Cost		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision ()	Funds Obligated	Funds Expended	
<u>Platt Road</u> <u>(Colonial Sq)</u>	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Replace Roof	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road (Colonial Sq)			\$12,000.00	\$0.00	\$0.00	\$0.00	
<u>White/State/</u> <u>Henry</u>	<u>1450 Site Improvement</u>							
	Cement walkway repair	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Garbage Disposals	1460		\$4,200.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$4,200.00	\$0.00	\$0.00	\$0.00	
	Total White/State/Henry			\$9,200.00	\$0.00	\$0.00	\$0.00	
<u>Baker</u> <u>Commons</u>	<u>1450 Site Improvement</u>							
	Landscaping	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	New hotwater heater	1460		\$6,000.00	\$0.00	\$0.00	\$0.00	
	Carpet Replacement occupied units-AAHC	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Paint hallways-AAHC	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Window Replacements	1460		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$16,000.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Baker Commons			\$21,000.00	\$0.00	\$0.00	\$0.00	
	Total East Side			\$377,650.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08		FFY of Grant Approval 2008		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision ()	Funds Obligated	Funds Expended	
West Side	Total Non-CFP Funds			\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Operations					\$0.00	\$0.00	
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1406		\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Management Improvements							
	Resident Initiatives	1408	n/a	\$4,500.00	\$0.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$4,000.00	\$0.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Family Supportive Services	1408	n/a	\$30,000.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1408		\$41,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Administrative							
	Staff Salaries & Benefits	1410		\$18,000.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1410		\$18,000.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Fees and Costs							
	A & E Fees	1430	n/a	\$12,500.00	\$0.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$0.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1430		\$13,500.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Dwelling Equipment - Nonexpendable							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$13,700.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1465.1		\$13,700.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Non-Dwelling Equipment							
	Maintenance Tools/Vehicles	1475	1	\$1,250.00	\$0.00	\$0.00	\$0.00	
	Office Equipment	1475	1	\$1,250.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$3,750.00	\$0.00	\$0.00	\$0.00	
		Subtotal 1475		\$6,250.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replacement Reserves							
		1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contingency Budget							
		1502		\$3,400.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08		FFY of Grant Approval 2008		Status of Proposed Work
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision ()	Total Actual Cost		
						Funds Obligated	Funds Expended	
<u>South Maple</u> MI28P064001	<u>1450 Site Improvement</u>							
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		Subtotal 1460	1460	\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non-Dwelling Structures: Other</u>							
	Subtotal 1470	1470	\$0.00	\$0.00	\$0.00	\$0.00		
	Total South Maple			\$0.00	\$0.00	\$0.00	\$0.00	
<u>North Maple</u> MI28P064001	<u>1450 Site Improvement</u>							
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		Subtotal 1460	1460	\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Seventh & Washington</u> MI28P064001	<u>1450 Site Improvement</u>							
		Subtotal 1450	1450	\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	New Bathroom windows		1460	2 units	\$4,000.00	\$0.00	\$0.00	\$0.00
		Subtotal 1460	1460		\$4,000.00	\$0.00	\$0.00	\$0.00
	<u>1470 Non Dwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Seventh/Washington			\$4,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name		ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08		FFY of Grant Approval 2008	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Actual Cost				Status of Proposed Work
				Original	Revision ()	Funds Obligated	Funds Expended	
<u>Miller Manor</u> MI28P064005	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Bathroom sink/vanities/shutoff valves	1460		\$42,000.00	\$0.00	\$0.00	\$0.00	
	Replace Waste Pipes	1460		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$67,000.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1475 Nondwelling Equipment</u>							
		1475		\$0.00	\$0.00	\$0.00	\$0.00	
	1475		\$0.00	\$0.00	\$0.00	\$0.00		
	Total Miller Manor			\$67,000.00	\$0.00	\$0.00	\$0.00	
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Evelyn Court			\$0.00	\$0.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Windows	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Total North Maple (Duplexes)			\$12,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-08		FFY of Grant Approval 2008	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Actual Cost			
				Original	Revision ()	Funds Obligated	Funds Expended
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total Mallets Creek			\$0.00	\$0.00	\$0.00	\$0.00
<u>Hillside</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total Hillside			\$0.00	\$0.00	\$0.00	\$0.00
	Total West Side			\$178,850.00	\$0.00	\$0.00	\$0.00
	Grand Total-CFP 501-08			\$556,500.00	\$0.00	\$0.00	\$0.00

Status of Proposed Work

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
(CFP) Part III: Implementation Schedule

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-07	FFY of Grant Approval 2007		
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
1406	n/a			n/a			
1408	Sep-10			Sep-12			
1410	Sep-10			Sep-12			
1430	Sep-10			Sep-12			
PHA Wide 1465.1	Sep-10			Sep-12			
PHA Wide 1475	Sep-10			Sep-12			
Project MI28P064-001							
Green Road	Sep-10			Sep-12			
South Maple	n/a			n/a			
Hikone	Sep-10			Sep-12			
North Maple	n/a			n/a			
Oakwood	Sep-10			Sep-12			
Platt Road (Upper)	Sep-10			Sep-12			
Seventh/Washington	Sep-10			Sep-12			
Project MI28P064-003							
Broadway	Sep-10			Sep-12			
Platt Rd (Colonial Sq)	Sep-10			Sep-12			
White/State/Henry	Sep-10			Sep-12			
Project MI28P064-005							
Miller Manor	Sep-10			Sep-12			
Project MI28P064-007							
Baker Commons	Sep-10			Sep-12			
Project MI28P064-008							
Evelyn Court	n/a			n/a			
North Maple(duplexes)	Sep-10			Sep-12			
Mallet's Creek	n/a			n/a			
Hillside	n/a			n/a			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Priority	Description	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 2013	TOTAL
1406 Operations							
	Operations	\$ -	\$ -	\$ -	\$ -		\$ -
	Subtotal 1406	\$ -	\$ -	\$ -	\$ -		\$ -
1408 Management Improvements							
	Resident Initiatives	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 45,000.00
	Staff Training	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 40,000.00
	Computer Software Upgrade	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00
	Family Supportive Services	\$ 67,000.00	\$ 67,000.00	\$ 67,000.00	\$ 67,000.00	\$ 67,000.00	\$ 335,000.00
	Subtotal 1408	\$ 89,000.00	\$ 445,000.00				
1410 Administrative Salaries							
	Administrative Salaries	\$ 36,000.00	\$ 37,000.00	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00	\$ 187,000.00
	Legal	\$ -	\$ -	\$ -	\$ -		\$ -
	Subtotal 1410	\$ 36,000.00	\$ 37,000.00	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00	\$ 187,000.00
1430 A & E Fees							
	A & E Fees	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 125,000.00
	Advertisements	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
	Clerk of the Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal 1430	\$ 27,000.00	\$ 135,000.00				
1460 Dwelling Structures(PHA Wide)							
	Subtotal 1460	\$ -					
1465.1 Dwelling Equipment(PHA Wide)							
	Appliances	\$ 27,400.00	\$ 26,750.00	\$ 26,050.00	\$ 36,050.00	\$ 108,500.00	\$ 224,750.00
	Subtotal 1465.1	\$ 27,400.00	\$ 26,750.00	\$ 26,050.00	\$ 36,050.00	\$ 108,500.00	\$ 224,750.00
1475 Non Dwelling Equipment(PHA Wide)							
	Maintenance Tools/Vehicles	\$ 2,500.00	\$ 25,000.00	\$ 25,000.00	\$ 2,500.00	\$ 2,500.00	\$ 57,500.00
	Office Equipment	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 12,500.00
	Computer Hardware Upgrade	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 37,500.00
	Subtotal 1475	\$ 12,500.00	\$ 35,000.00	\$ 35,000.00	\$ 12,500.00	\$ 12,500.00	\$ 107,500.00
1502 Contingency							
		\$ 6,800.00	\$ -	\$ -	\$ -	\$ -	\$ 6,800.00
Total PHA Wide Costs		\$ 198,700.00	\$ 214,750.00	\$ 215,050.00	\$ 202,550.00	\$ 275,000.00	\$ 1,106,050.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Priority	Description	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
	Project MI28P064-001 Green Road	\$ 100,000.00	\$ 6,000.00	\$ 65,000.00	\$ 6,000.00	\$ 134,600.00	\$ 311,600.00
	Project MI28P064-001 South Maple	\$ -	\$ 2,000.00	\$ 75,000.00	\$ 188,000.00	\$ -	\$ 265,000.00
	Project MI28P064-001 Hikone	\$ 102,500.00	\$ 4,500.00	\$ 89,500.00	\$ 64,500.00	\$ 164,500.00	\$ 425,500.00
	Project MI28P064-001 North Maple	\$ -	\$ 66,000.00	\$ 50,000.00	\$ 53,500.00	\$ -	\$ 169,500.00
	Project MI28P064-001 Oakwood	\$ 3,100.00	\$ 500.00	\$ 12,500.00	\$ 500.00	\$ -	\$ 16,600.00
	Project MI28P064-001 Platt Road(Upper)	\$ 1,500.00	\$ 1,700.00	\$ 10,000.00	\$ 1,500.00	\$ 5,000.00	\$ 19,700.00
	Project MI28P064-001 Seventh/Washington	\$ 4,000.00	\$ 10,200.00	\$ 40,000.00	\$ 13,200.00	\$ -	\$ 67,400.00
	Project MI28P064-003 Broadway	\$ 25,500.00	\$ 2,000.00	\$ 8,000.00	\$ 2,000.00	\$ 10,000.00	\$ 47,500.00
	Project MI28P064-003 Platt Road(Col Sq)	\$ 12,000.00	\$ 10,500.00	\$ -	\$ 500.00	\$ -	\$ 23,000.00
	Project MI28P064-003 White/State/Henry	\$ 9,200.00	\$ 31,000.00	\$ 42,600.00	\$ 1,500.00	\$ 26,000.00	\$ 110,300.00
	Project MI28P064-005 Miller Manor	\$ 67,000.00	\$ 114,000.00	\$ 80,000.00	\$ 212,400.00	\$ 20,800.00	\$ 494,200.00
	Project MI28P064-007 Baker Commons	\$ 21,000.00	\$ 134,400.00	\$ 55,000.00	\$ 5,000.00	\$ 5,000.00	\$ 220,400.00
	Project MI28P064-008 Evelyn Court	\$ -	\$ 250.00	\$ 3,000.00	\$ 250.00	\$ -	\$ 3,500.00
	Project MI28P064-008 North Maple(Duplexes)	\$ 12,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 14,000.00
	Project MI28P064-008 Mallets Creek	\$ -	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ -	\$ 10,500.00
	Project MI28P064-008 Hillside	\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 2,000.00
	Other Funding						\$ -
	1406 Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1408 Management Improvements	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 445,000.00
	1410 Administrative Salaries	\$ 36,000.00	\$ 37,000.00	\$ 38,000.00	\$ 38,000.00	\$ 38,000.00	\$ 187,000.00
	1430 A & E Fees	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	\$ 135,000.00
	1460 Dwelling Structures(PHA Wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1465.1 Dwelling Equipment(PHA Wide)	\$ 27,400.00	\$ 26,750.00	\$ 26,050.00	\$ 36,050.00	\$ 108,500.00	\$ 224,750.00
	1475 Non Dwelling Equipment(PHA Wide)	\$ 12,500.00	\$ 35,000.00	\$ 35,000.00	\$ 12,500.00	\$ 12,500.00	\$ 107,500.00
	1501 Debt Service						\$ -
	1502 Contingency	\$ 6,800.00	\$ -	\$ -	\$ -	\$ -	\$ 6,800.00
	Totals	\$ 556,500.00	\$ 601,300.00	\$ 753,150.00	\$ 754,900.00	\$ 640,900.00	\$ 3,306,750.00
	CFP Award	\$ 556,500.00	\$ 556,500.00	\$ 556,500.00	\$ 556,500.00	\$ 545,000.00	\$ 2,226,000.00
	Difference	\$ -	\$ 44,800.00	\$ 196,650.00	\$ 198,400.00	\$ 95,900.00	\$ 1,080,750.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Green Road
24 Units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL	
1450 Site Improvement												
	Parking lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,000.00		\$ 1,000.00		\$ 2,000.00	Not needed w/pkg lot upgr
	Expand dumpster are/add dumpster										\$ -	
	Concrete Repair					\$ 15,000.00					\$ 15,000.00	
											\$ -	
	Subtotal 1450					\$ 15,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 17,000.00	
1460 Dwelling Structure												
	HVAC Furnaces	24	units	\$ 1,500.00	\$ 56,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00	Pushed back from 501-05
	Siding-Install vinyl siding	4	bldg	\$ 30,000.00	\$ 120,000.00					\$ 120,000.00	\$ 120,000.00	
	New kitchen cabinets/countertops	24	units	\$ 2,500.00	\$ 60,000.00			\$ 60,000.00			\$ 60,000.00	
	Window replacement	24	units	\$ 3,333.33	\$ 79,999.92	\$ 80,000.00					\$ 80,000.00	
	Replace Storm doors								\$ 9,600.00		\$ 9,600.00	
	Subtotal 1460					\$ 85,000.00	\$ 5,000.00	\$ 65,000.00	\$ 5,000.00	\$ 134,600.00	\$ 294,600.00	
1470 Non Dwelling Structures												
											\$ -	
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project MI28P064-001 Green Road						\$ 100,000.00	\$ 6,000.00	\$ 65,000.00	\$ 6,000.00	\$ 134,600.00	\$ 311,600.00	
1465.1 Dwelling Equipment						\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	
Appliances						\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	
						\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00	

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ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Maple Meadows(South Maple)

30 Units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL	
1450 Site Improvement												
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00	
	Shrub replacement										\$ -	2007 Day of Caring
											\$ -	
	Subtotal 1450					\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 4,000.00	
1460 Dwelling Structure												
	Kitchen-replace counter tops/cabinets	30	units	\$ 2,500.00	\$ 75,000.00			\$ 75,000.00			\$ 75,000.00	
	Vinyl siding				\$ 150,000.00				\$ 150,000.00		\$ 150,000.00	
	Storm Window Replacement				\$ 25,000.00		\$ -				\$ -	moved to 501-07\$25,000
	New entry doors-front and rear	60		\$ 600.00	\$ 36,000.00				\$ 36,000.00		\$ 36,000.00	
	Subtotal 1460					\$ -	\$ -	\$ 75,000.00	\$ 186,000.00	\$ -	\$ 261,000.00	
1470 Non Dwelling Structures												
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project MI28P064-001 South Maple						\$ -	\$ 2,000.00	\$ 75,000.00	\$ 188,000.00	\$ -	\$ 265,000.00	
1465.1 Dwelling Equipment												
	Appliances					\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	
						\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 3,750.00	
						\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 13,750.00	

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 North Maple

20 units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 3,500.00	\$ 10,500.00		\$ 3,500.00		\$ 3,500.00		\$ 7,000.00
	Repair basketball court/backboards/hoops										\$ -
	Courtyard upgrade,sidewalks,ramps								\$ 50,000.00		\$ 50,000.00
	Tear out Planters/removal of trees						\$ 6,000.00				\$ 6,000.00
	Subtotal 1450					\$ -	\$ 9,500.00	\$ -	\$ 53,500.00	\$ -	\$ 63,000.00
1460 Dwelling Structure											
	Flooring-Replace flooring(2nd floor)	20	units	\$ 2,500.00	\$ 50,000.00						\$ -
	New kitchen cabinets/countertops	20	units	\$ 2,500.00	\$ 50,000.00			\$ 50,000.00			\$ 50,000.00
	New basement windows(glass block)	20	units	\$ 200.00	\$ 4,000.00		\$ 4,000.00				\$ 4,000.00
	Roofing Replacement	15	units	\$ 3,500.00	\$ 52,500.00		\$ 52,500.00				
	Subtotal 1460					\$ -	\$ 56,500.00	\$ 50,000.00	\$ -	\$ -	\$ 54,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 North Maple						\$ -	\$ 66,000.00	\$ 50,000.00	\$ 53,500.00	\$ -	\$ 117,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 2,250.00
						\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
						\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 12,250.00

Peace Neighborhood
Did some in FY07

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Oakwood

3 units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00		\$ 500.00		\$ 500.00		\$ 1,000.00
	Concrete Work	3		\$ 500.00	\$ 1,500.00	\$ 1,500.00					\$ 1,500.00
	360 Degree rotating grill					\$ 300.00					\$ 300.00
	Picnic tables					\$ 1,300.00					\$ 1,300.00
	Small playground equipment							\$ 5,000.00			\$ 5,000.00
	Subtotal 1450					\$ 3,100.00	\$ 500.00	\$ 5,000.00	\$ 500.00	\$ -	\$ 9,100.00
1460 Dwelling Structure											
	Replace entry doors/storm doors	6	units	\$ 900.00	\$ 5,400.00						\$ -
	New kitchen cabinets/countertops	3	units	\$2,500.00	\$ 7,500.00			\$ 7,500.00			\$ 7,500.00
											\$ -
	Subtotal 1460					\$ -	\$ -	\$ 7,500.00	\$ -	\$ -	\$ 7,500.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Oakwood						\$ 3,100.00	\$ 500.00	\$ 12,500.00	\$ 500.00	\$ -	\$ 16,600.00

1465.1 Dwelling Equipment

	Appliances					\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ 200.00
	Plumbing-Replace Hot Water Tanks	3	units	\$ 500.00	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Platt Road(Upper)

4 units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00		\$ 500.00		\$ 500.00		\$ 1,000.00
	Walkways-cement repair					\$ 1,500.00					\$ 1,500.00
	Landscaping								\$ 1,000.00		\$ 1,000.00
	Small playground equipment									\$ 5,000.00	\$ 5,000.00
	Subtotal 1450					\$ 1,500.00	\$ 500.00	\$ -	\$ 1,500.00	\$ 5,000.00	\$ 8,500.00
1460 Dwelling Structure											
	New kitchen cabinets/countertops	4	units	\$ 2,500.00	\$ 10,000.00			\$ 10,000.00			\$ 10,000.00
	Storm door replacemetn						\$ 1,200.00				\$ 1,200.00
	Subtotal 1460					\$ -	\$ 1,200.00	\$ 10,000.00	\$ -	\$ -	\$ 11,200.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Platt Rd(Upper)						\$ 1,500.00	\$ 1,700.00	\$ 10,000.00	\$ 1,500.00	\$ 5,000.00	\$ 19,700.00

1465.1 Dwelling Equipment

	Appliances					\$ 200.00	\$ 200.00	\$ -	\$ -	\$ -	\$ 400.00
	Plumbing-Replace Hot Water Tanks	4	units	\$ 333.00	\$ 1,332.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ 200.00	\$ 200.00	\$ -	\$ -	\$ -	\$ 400.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Seventh/Washington

10 Units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,200.00		\$ 1,200.00		\$ 2,400.00
	Expanded Parking area				\$ 15,000.00			\$ 15,000.00			\$ 15,000.00
	Excavation-Retaining Wall				\$ 10,000.00						\$ -
	Subtotal 1450					\$ -	\$ 1,200.00	\$ 15,000.00	\$ 1,200.00	\$ -	\$ 17,400.00
1460 Dwelling Structure											
	New bathroom windows	9	units	\$ 444.00	\$ 3,996.00	\$ 4,000.00					\$ 4,000.00
	New kitchen cabinets/countertops	10	units	\$ 2,500.00	\$ 25,000.00			\$ 25,000.00			\$ 25,000.00
	New flooring	2	units	\$ 1,500.00	\$ 3,000.00						\$ -
	Additional shelving-closet,hall,kitchen	10	units	\$ 500.00	\$ 5,000.00		\$ 5,000.00				\$ 5,000.00
	HVAC Furnaces-Wwashington	2	units	\$ 2,000.00	\$ 4,000.00		\$ 4,000.00		\$ 12,000.00		\$ 16,000.00
											\$ -
	Subtotal 1460					\$ 4,000.00	\$ 9,000.00	\$ 25,000.00	\$ 12,000.00	\$ -	\$ 50,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Seventh/Washington						\$ 4,000.00	\$ 10,200.00	\$ 40,000.00	\$ 13,200.00	\$ -	\$ 67,400.00
1465.1 Dwelling Equipment											
	Appliances					\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 1,400.00
	Plumbing-Replace hot water tanks	10	units	\$ 333.00	\$ 3,330.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,000.00
						\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 1,700.00

Other units/later years

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-003 Platt Rd(Col Sq)

5 Units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL	
1450 Site Improvement												
	Parking lot-entrance upgrade		ea		\$ -		\$ 500.00		\$ 500.00		\$ 1,000.00	
	Improve landscaping				\$ 1,500.00						\$ -	Day of Caring
	Subtotal 1450					\$ -	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 1,000.00	
1460 Dwelling Structure												
	Tuckpoint porches	5	units	\$ 1,000.00	\$ 5,000.00						\$ -	
	Replace roof	4			\$ 12,000.00	\$ 12,000.00					\$ 12,000.00	1 bldg done 501-05
	Install privacy fences	5	units	\$ 2,000.00	\$ 10,000.00		\$ 10,000.00				\$ 10,000.00	
	Subtotal 1460					\$ 12,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 22,000.00	
1470 Non Dwelling Structures												
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project MI28P064-003 Platt Rd(Col Sq)						\$ 12,000.00	\$ 10,500.00	\$ -	\$ 500.00	\$ -	\$ 23,000.00	
1465.1 Dwelling Equipment												
	Appliances					\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 3,250.00	
	Plumbing-Replace Hot Water Tanks	5	units	\$ 500.00	\$ 2,500.00	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 1,000.00	
						\$ 1,150.00	\$ 1,150.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 2,300.00	

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-005 Miller Manor

105 Units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe for HC route	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00
	Site Lighting	1	ea	?	\$ 4,000.00						\$ -
	Subtotal 1450					\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 4,000.00
1460 Dwelling Structure											
	Bathrooms-Additional bathroom shelves	104	units	\$ 100.00	\$ 10,400.00				\$ 10,400.00		\$ 10,400.00
	Heat Pipes				\$ 100,000.00						\$ -
	Bathroom sink/vanities/shutoff valves	104	units	\$ 400.00	\$ 41,600.00	\$ 42,000.00					\$ 42,000.00
	New kitchen cabinets	104			\$ 75,000.00			\$ 75,000.00			\$ 75,000.00
	Kitchen/bathroom tile replacement	104		\$ 500.00	\$ 52,000.00		\$ 52,000.00				\$ 52,000.00
	New door locks for apartments	104		\$ 200.00	\$ 20,800.00				\$ 20,800.00		\$ 20,800.00
	Painting/new carpet for longterm residents	104			\$ 25,000.00	\$ 25,000.00	\$ 13,000.00				\$ 38,000.00
	Subtotal 1460					\$ 67,000.00	\$ 65,000.00	\$ 75,000.00	\$ 10,400.00	\$ 20,800.00	\$ 238,200.00
1470 Non Dwelling Structures											
	Repack/rebuild fire pump						\$ 7,000.00				\$ 7,000.00
	Stairwell Door Hardware				\$ 5,000.00			\$ 5,000.00			\$ 5,000.00
	Hallway painting	5	floors	\$ 1,200.00	\$ 6,000.00						\$ -
	Security cameras on all floors						\$ 40,000.00				\$ 40,000.00
	Secured screens floors 3-7										\$ -
	Elevator replacement								\$ 200,000.00		\$ 200,000.00
	Subtotal 1470					\$ -	\$ 47,000.00	\$ 5,000.00	\$ 200,000.00	\$ -	\$ 252,000.00
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-005 Miller Manor						\$ 67,000.00	\$ 114,000.00	\$ 80,000.00	\$ 212,400.00	\$ 20,800.00	\$ 494,200.00
1465.1 Dwelling Equipment											
	Appliances					\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 22,500.00
	Front loading washers & dryers										

501-06

Cancelled iter

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-008 Evelyn Court

1 Unit

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-12 FY2013	TOTAL
1450 Site Improvement											
	Driveway-Seal	1	ea	\$ 250.00	\$ 250.00		\$ 250.00		\$ 250.00		\$ 500.00
	Subtotal 1450					\$ -	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 500.00
1460 Dwelling Structure											
	Central Air				\$ 3,000.00						\$ -
	New kitchen cabinets/counter tops	1	units	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00			\$ 3,000.00
	Subtotal 1460					\$ -	\$ -	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Evelyn Court						\$ -	\$ 250.00	\$ 3,000.00	\$ 250.00	\$ -	\$ 3,500.00

1465.1 Dwelling Equipment
Appliances

cfp501-06

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-008 North Maple(Duplexes)

4 Units

Priority	Description	Qty	Units	Unit Price	Total	501-08 FY2009	501-09 FY2010	501-10 FY2011	501-11 FY2012	501-11 FY2012	TOTAL
1450 Site Improvement											
	Parking Lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,000.00		\$ 1,000.00		\$ 2,000.00
	Subtotal 1450					\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 2,000.00
1460 Dwelling Structure											
	Remove and replace fake brick Windows	3	ea	\$ 7,500.00	\$ 22,500.00	\$ 12,000.00					\$ - Remove \$ 12,000.00
	Subtotal 1460					\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 North Maple Duplexes						\$ 12,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 14,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 650.00					\$ 650.00

