

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u>Pontiac Housing Commission</u> PHA Code: <u>MI005</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2009</u>														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>442</u> Number of HCV units: <u>768</u>														
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	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 for the next five years: The PHC is a business committed to excellence through an efficient process in providing quality housing and creating an environment which will provide our customers opportunity to access resources, and the expectation that our communities will be safe and secure places to live and for residents to realize their full potential and new beginnings.														
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. To improve overall operational performance – Thanks to the RIM Reviews and Technical Assistance providing by HUD staff, the PHC has been able to streamline its operational processes in accordance to HUD regulations and guidelines. The PHC has also become more efficient by reducing staff and consolidating job duties; thus allowing the PHC to operate within tremendous budget cuts forced upon the agency. Supply quality low income and affordable housing to PHC communities – The PHC created an interactive state of the art website allowing our community to better access to the housing and resources that we provide. As a result we have received more housing applications than in previous years. Provide and maximize program opportunities for Economic Development for PHC residents – HUD funded the Family Self Sufficiency program for the third year based on the FSS Coordinator' and Housing Administrator's work in complying and exceeding program grant standards. Via the program 2 participants became homeowners and over 50% of the participants on the program increased their income and escrow accounts. The ROSS program was funded for the first time in fifteen years. As a result an in-house GED program was implemented in which two program participants received their GEDs and four participants obtained employment. The PHC also signed an MOU to collaborate with the LIFE program enabling residents to receive free training and resources onsite. Improve opportunities for staff development - The PHC staff continues to remain committed to providing quality housing and resources to our residents by remaining knowledgeable and trained in HUD regulations, procedures and processes. All of our staff attended training at some point during the year; this includes the Executive Director and Housing Administrator who were certified by the Rutgers University Executive Directors Educational Program. The Self Sufficiency Coordinators and Section 8 Coordinator received Housing Counseling Certification through the Neighbor Works Program. The Section 8 Staff received Housing Choice Voucher Specialist Certification through Nan McKay University. Convert to a Private sector Property Management Model – The PHC has met all of the current HUD asset management requirements.														
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Main administrative office of the PHA – 132 Franklin Blvd Pontiac Housing Commission PHA development management offices – Woodland Heights & Carriage Circle Main administrative office of the local government – 47450 Woodward Ave., Pontiac, MI 48341														

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable</i></p> <p><i>The Pontiac Housing Commission has just completed a phase I and II environmental on the previous Lakeside Homes property. We are now in the process of submitting a disposition application.</i></p> <p><i>Two Pontiac Housing Commission's Homeownership program participants became homeowners and we anticipate that we have Three homeownership program participants to become homeowners in the upcoming year.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>PHC has Section 8 based assistance and a combined Section 8 and Public housing waiting list. The waiting list total is 385. The extremely low income is 355, Very low income is 24, and low income is 1. There are 203 families with children and 24 of them are elderly families. 228 families on the waiting list are black, 16 families are white, 8 families are Hispanic. Due to high real estate costs many elderly, low income and disabled homeowners are unable to obtain affordable housing. The PHC opened the waiting list this past year and there were over 3000 people seeking to obtain housing choice vouchers. Most families on the waiting list are seeking 2 and three bedroom units as the average household consists of 2 to 3 people. The average head of household income is \$7,339.18. According to the Oakland County Consolidated plan, the American Housing Survey conducted a study on Comprehensive housing needs in Oakland County which attest to the fact of the need for affordable housing. Over 50% of renters pay more than 30% of their income in housing and more than 1,156 families are cost burdened renters. According to the City of Pontiac's Master Plan the largest percentage of housing was constructed between 48 and 67 years ago. Older housing requires more maintenance and possibly replacement. According to the City of Pontiac's master plan these are the statistics. The median rent is \$554. The average home value is \$104,696. The housing is 47.2% renter occupied. Sixty-one percent of homes are one family detached, 5.1% are one family attached, 4.6% are two family/duplex, 26.6% are multi-unit apartments. 2% are mobile homes, and 0.1 percent are other units. Total number of units of housing decreased from 26,593 to 26,336. There is a need for newer, affordable quality housing, consisting of three and four bedroom units.</p>

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <ul style="list-style-type: none"> • Reduce turnover time for vacated public housing units • Seek replacement of public housing units lost to the inventory through mixed finance development • Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction • Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration • Participate in the Consolidated Plan development process to ensure coordination with broader community strategies • Work with the City to work on its strategies for economic growth and development in specific “Potential intensity Change Areas” Specifically the former Lakeside Homes Development area • Pursue housing resources other than public housing or Section 8 tenant-based assistance.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PHC is working toward building more affordable housing by submitting our disposition application for redeveloping the former Lakeside Homes Property. We have continued to create an environment that provides our customer with opportunities by creating an in-house GED program and computer training by which participants can obtain their GED and access online educational and employment opportunities.</p> <p>The PHC was able to reduce public housing vacancies by leasing up both of our public housing high rise facilities. We also developed 21 scattered sites which are fully occupied. It is our hope to leverage private funds to create additional housing opportunities through our disposition application of the former Lakeside property.</p> <p>Improve the quality of assisted housing Objectives: The PHC has developed and revised our Standard Operating Procedures for Public Housing and Section 8 in an effort to improve our PHAS and SEMAP Scores. The PHC has made every effort to involve our residents in our Capital Fund Development process so that the residents feel as if they are stakeholders. This creates a greater sense of satisfaction for the residents.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” At this time the PHC does not have any substantial deviation/Modifications or significant amendments other than to include language in our Section 8 Administrative plan regarding Project Based Vouchers.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Part I: Summary						
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P005501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 10-2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	101,550.00		101,550.00	101,550.00	
3	1408 Management Improvements	92,399.58		92,399.58	92,399.58	
4	1410 Administration (may not exceed 10% of line 21)	50,775.00		50,775.00	50,775.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	3,900.00		3,900.00	3,900.00	
10	1460 Dwelling Structures	203,036.45		203,036.45	192,039.45	
11	1465.1 Dwelling Equipment—Nonexpendable	37,003.00		37,003.00	37,003.00	
12	1470 Non-dwelling Structures	10,300.00		9,900.00	9,900.00	
13	1475 Non-dwelling Equipment	8,786.97		8,786.97	8,786.97	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

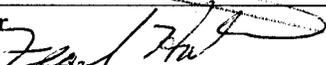
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P0051-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:10-2007 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	507,751.00		507,351.00	496,354.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 9-10-09		Signature of Public Housing Director 		
				Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Pontiac Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28P005501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA -WIDE Management Improvements	Operations	1406		101,550.00		101,550.00	101,550.00	Complete
Administration	Purchasing Agent	1410		50,775.00		50,775.00	50,775.00	Complete
Site improvements	Perimeter fencing	1450		3,900.00		3,900.00	3,900.00	Complete
Dwelling structures	Replace boilers	1460		118,747.27		118,747.27	118,747.27	Complete
	Replace carpet in units	1460		18,747.27		11,440.00	11,440.00	In process
	Refurbish elevators	1460		37,600.00		37,600.00	37,600.00	Complete
	Repair sewar tap	1460		5,186.00		5,186.00	5,186.00	Complete
	Drywall repairs	1460		10,700.00		10,700.00	10,700.00	Complete
	Replace window blinds	1460		3,950.00		3,950.00	3,950.00	Complete
	Repair air-conditioning units	1460		8,366.18		8,366.18	8,366.18	complete
Nondwelling equipment	Replace stove & refrigerators	1465		37,003.00		37,003.00	37,003.00	Complete

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.

Part I: Summary						
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P00501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 10-2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	104,770.00		104,770.00	104,770.00	
3	1408 Management Improvements	104,770.00		104,770.00	104,770.00	
4	1410 Administration (may not exceed 10% of line 21)	52,380.00		52,380.00	52,380.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	32,136.00		32,136.00	32,136.00	
10	1460 Dwelling Structures	190,497.18		178,369.50	163,961.00	
11	1465.1 Dwelling Equipment—Nonexpendable	35,702.82		-0-	-0-	
12	1470 Non-dwelling Structures	750.00		750.00	750.00	
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

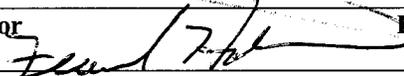
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P00501-08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:10-2008 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	523,870.00		472,425.50	444,553.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	90,520.00		90,520.00	90,520.00	
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 9-10-09		Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Pontiac Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28P00501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE	Operations	1406		104,770.00		104,770.00	104,770.00	Complete
Management	Security	1408						
Improvements	Extermination	1408		14,250.00		14,250.00	5,542.00	In process
Administration	Purchasing Agent	1410		52,380.00		52,380.00	52,380.00	Complete
Site improvement	Perimeter Fencing	1450		15,000.00		12,186.00	12,186.00	In process
	Install sprinkling systems	1450		20,000.00		19,950.00	19,950.00	complete
Dwelling Structures	Replace carpet in units	1460		25,000.00		11,440.00	11,440.00	In process
	Refurbish elevators	1460		51,542.18		52,542.18	52,542.18	Complete
	Replace window screens	1460		2,000.00		996.00	996.00	In process
	Replace air-conditioning panels	1460		35,829.00		35,829.00	35,829.00	Complete
	Replace window blinds	1460		2,500.00		-0-	-0-	Not started
	Repair air-conditioning units	1460		5,000.00		5,000.00	5,000.00	Completer
	Upgrade fire alarm	1460		27,140.15		28,817.00	14,408.50	In process
	Cycle painting	1460		10,000.00		13,106.86	13,106.86	Complete
	Carpet cleaning	1460		7,000.00		1,880.00	1,880.00	In process
	Glass blocks for basement windows	1460		5,000.00		5,000.00	5,000.00	Complete

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.

Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28S005501-9 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 10/2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	30,016			
4	1410 Administration (may not exceed 10% of line 21)	52,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	34,500			
10	1460 Dwelling Structures	421,600			
11	1465.1 Dwelling Equipment—Nonexpendable	15,000			
12	1470 Non-dwelling Structures	5,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	100,000			

¹ To be completed for the Performance and Evaluation Report.

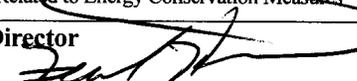
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: Mi28S005501-9 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:10-2009 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	663,116			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	30,016			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 			Signature of Public Housing Director		Date
Date <u>9-10-08</u>					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Pontiac housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28S003501-9 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE								
Management								
Improvements	Security	1408		30,016				
Administration	Program Administration	1410		52,000				
Fees & Costs	Physical needs assesment	1430		5,000				
Carriage Circle	Replace elevator mechanicals	1460	4	75,000				
Mich -2	Replace unit dooe locks	1460	45	9,000				
	Cycle Painting	1460	17	13,100				
	Replace carpet in units	1460	15	12,500				
	Replace hot water circulating pumps	1460	10	5,000				
	Repair leaking roof	1460		2,500				
	Install energy efficient shower heads	1460	234	1,404				
	Paint exterior of building	1460		1,000				
	Replace stoves & refrigerators	1465	10	7,500				
	Repair side walks & driveway	1450		7,000				
	Prepate units for occupancy	1460	60	100,000				
	Replace shut-off valves	1460	26	3,000				

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.

Part II: Supporting Pages								
PHA Name: Pontiac Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28S003501-9 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Tile hallway floors	1460	2	10,000				
	Repair dumpsters	1475	8	2,500				
	Repair brick work	1460		2,000				
	Improve landscaping	1450		2,250				
	Replace maintenance room heaters	1470	4	2,500				
	Replace roof top furnaces	1460	1	5,000				
	Replace fire extinguishers	1460	26	2,000				
	Install fencing	1450		10,000				
	Replace card key system	1460		12,500				
Woodland Heights	Cycle Painting	1460	17	6,000				
Mich 5-3	Replace carpet in units	1460	15	12,500				
	Install energy efficient shower heads	1460	187	1,596				
	Paint exterior of building	1460		1,000				
	Replace stoves & refrigerators	1465	10	7,500				
	Repair side-walks	1450		8,000				
	Prepare units for occupancy	1460	30	50,000				
	Repair brick work	1460		2,000				
	Improve landscaping	1450		2,250				

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.

Part II: Supporting Pages								
PHA Name: Pontiac Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28S003501-9 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Replace maintenance room heaters	1470	4	2,500				
	Replace roof top heaters	1460	1	5,000				
	Replace fire extinguishers	1460	26	2,000				
	Repair asphalt parking lots	1450		5,000				
	Replace card key security system	1460		12,500				
	Replace elevator mechanicals	1460	4	75,000				
Equipment								
Development	Purchase single family home for rental	1499	2	100,000				

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Pontiac Housing Commission		Locality (City/County & State)Pontiac/Oakland/Michigan			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name Carriage Circle & Woodland Heights Mich5-2,3	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
B.	Physical Improvements Subtotal	Annual Statement	260,200	340,000	273,500	443,400
C.	Management Improvements		55,000	55,000	55,000	55,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		50,000	50,000	50,000	50,000
F.	Other		20,000			
G.	Operations		50,000	50,000	50,000	50,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		435,200	495,000	428,500	598,400
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		435,200	495,000	428,500	598,400

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY			Work Statement for Year: 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Carriage Circle Apts			Carriage Circle Apts		
	Mich 5-2			Mich 5-2		
	Repair sinking foundation		140,000	Convert efficiencies	10	200,000
	Replace hallway tile		50,000	To one bedroom		
	Upgrade intercom system	234	70,200	parking lot lighting		20,000
	Refurbish elevators	4	150,000	Replace unit carpeting	50	50,000
	Woodland Heights Apts.					
	Mich 5-3			Woodland Heights Apts.		
	Replace lawn equipment		20,000	Mich 5-3		
	Rekey unit door locks		9,000	Hot water heat radiation		50,000
	Repair roof		2,500	Install ductwork for		20,000
	Install energy efficient shower heads		3,000	Makeup air units		
	Paint exterior of buildings		5,000	Landscaping		5,000
	Repair walks & driveway		15,000	Replace shop heaters		5,000
	Unit turn		90,000	Fire extinguishers		4,000
	Replace shut off vavles		3,000	Repair parking lots		10,000
	Tile hallways		10,000	Install fencing		10,000
	Repair dumpsters		2,500	Replace card key system		25,000
	Replace main door at C.O.		15,000			
	Repair brick work		5,000			
	Subtotal of Estimated Cost		\$ 590,200	Subtotal of Estimated Cost		399,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year 2010 FFY		Work Statement for Year: 2011 FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Carriage Circle Apartments		Carriage Circle Apartments	
	Mich 5-2		Mich 5-2	
	Security	50,000	Security	50,000
	Extermination	5,000	Extermination	5,000
	Operations	50,000	Operations	50,000
	Purchasing Agent	50,000	Purchasing Agent	50,000
	Woodland Heights Apartments		Woodland Heights Apartments	
	Mich 5-3		Mich 5-3	
	Security	50,000	Security	50,000
	Extermination	5,000	Extermination	5,000
	Operations	50,000	Operations	50,000
		Subtotal of Estimated Cost	\$ 260,000	Subtotal of Estimated Cost

Part I: Summary					
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P005501-9 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 10-2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	104,770			
3	1408 Management Improvements	104,770			
4	1410 Administration (may not exceed 10% of line 21)	52,380			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	217,994			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	42,500			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Pontiac Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P005501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:10-2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	522,414				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	90,520				
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 9-10-09		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Pontiac Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28P005501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Administration	Project Manager	1410		52,380				
Carriage Circle	Operations - Health insurance	1406		52,385				
Mich 5-2	Security	1408		45,260				
	Extermination	1408		7,125				
	Repair elevator mechanicals	1460	4	88,494				
	Repair window glasing	1460		2,000				
	Replace unit door locks	1460	25	2,500				
	Replace carpet	1460	13	13,000				
	Repair air conditioners	1460	8	2,500				
	Cycle Painting	1460	42	25,580				
	Refurbish trucks	1475	4	10,000				
	Security System upgrades	1460		20,000				
	Replace Network server 37.5% of cost	1475		11,250				
	Replace site workstations	1475	5	5,000				
Woodland Heights	Extermination	1408		7,125				
Mich 5-3	Replace carpet	1460	12	12,000				
	Replace unit door locks	1460	25	2,500				

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.

Part II: Supporting Pages								
PHA Name: Pontiac Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI28P005501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 10-2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Repair air conditioners	1460	8	2,500				
	Cycle Painting	1460	15	9,375				
	Electrical upgrades	1460		5,000				
	Repair soffits	1460		5,000				
	Replace network server 37.5% of cost	1475		11,250				
	Operations - health insurance	1406		52,385				
	Security	1408		45,260				
	Replace site workstations	1475	5	5,000				
	Refurbish homes purchased with Stimulus funds	1460		27,550				

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.