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: __Ann Arbor Housing Commission_____ PHA Code: __MI064___

PHA Type: ☐ Small ☐ High Performing x Standard x HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): _07/2009_____

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: _360_____ Number of HCV units: _1333 + 70 VASH___

3.0 Submission Type

x 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

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 Ann Arbor Housing Commission (AAHC) seeks to provide desirable housing and related supportive services primarily for extremely low-income to very low-income individuals and families on a transitional and/or permanent basis. AAHC partners with community supportive service providers to build healthy residential communities and promote an atmosphere of pride and responsibility.

5.2 Goals and Objectives: (for next 5-years, 2010-2014)

1. In the next 6-12 months, AAHC will:
   (a) Issue RFP and contract for a capital needs assessment for PH, including but not limited to:
      a) targeted capital improvements in 5-year CFP Plan;
      b) asset disposition or retention; and/or
      c) voluntary conversion of PH to tenant-based voucher.
   (b) Issue RFP and contract for operational and organizational assessment which will include assessing:
      a) the pros/cons of asset management model for PHA of 360 units;
      b) operational practices for improved efficiencies and effectiveness of service delivery; and
      c) compensation and employee staffing configuration.
   (c) Analyze the relationship of AAHC and the City, to dertermine the beneficial relationship for the commission, be it:
      a) total separation;
      b) modification of existing relationship but within current framework; or
      c) development of closer relationship with city.

2. Upon completion of #1 above and data gathered therefrom, AAHC wll develop a 5-year plan to stablize and Strengthen the organization, and effectively carry out its mission to provide continued affordable and desirable housing to the highest Risk very-low to extremely low income individuals and families in our community.

3. Throughout the 5-year period, AAHC will work to leverage community support for improved scope and scale of Supportive services for all populations served by the Commission, to improve quality of life, and economic self-sufficiency.

4. Throughout the 5-year period, AAHC will strive to improve its Customer Service to all participants of its programs

Status Update on Goals & Objectives (last 5-years, 2005-2009) - see Section 10.0 Additional Information

6.0

PHA Plan Update:

(a) Revised or plan to be revised PHA Plan elements since last Annual Plan submission:
(1) Section 8 Admin Plan revised to incorporate updated HUD regulations/policies around Project-Basing of HCVouchers
(2) Will seek to institute limited housing preference for youth "aging out" of foster care, with wrap around support services.

(b) Copies of 5-Year and Annual PHA Plan will be available for review at the following locations:
(1) Administrative Offices of AAHC: 727 Miller Ave, Ann Arbor 48103 & 406 N. Ashley, Ann Arbor, 48103
(2) PH-East Mgmt Office: 106 Packard Rd, Ann Arbor 48104
(3) City Clerk's Office at City Hall, 100 N. Fourth, Ann Arbor
(4) Reference Desk at Ann Arbor District Library
(5) Resident Councils at Baker Commons, Miller Manor, Green Baxter Court, Hikone

See Word document for **PHA Plan Elements**

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

AAHC currently has none of these programs:

a) **Hope VI, Mixed Finance Modernization, b) Demo/Dispo**, or **c)Conversion of PH;**
but will be assessing these options for the future, as part of Capital Needs Assessment. (see Section 5.2 above)

AAHC does have the following programs in operation:

d) **Homeownership Programs:** AAHC has one remaining Turnkey III Homeownership unit; we do not anticipate sale in coming year. AAHC has a dormant HCV Homeownership program: given staff turnover, we do not anticipate reactivating this program in FY10, although the housing market is conducive to home purchases; however, creative credit financing may not be.

e) **Project-based Vouchers:** AAHC is engaging in and should complete its first Project-based Voucher program, with Avalon Housing, at a 20 unit, all 1-BR building in Ann Arbor. AAHC has executed an Agreement to enter into HAP; rehab process is 3 phases with final completion estimated for 12/09.

8.0

Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. **See Attached HUD-50075.1s for CFP501-06, CFP501-07; CFP501-08; CFP-501-09; CFRP-S501-09**

8.2

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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. **See Attached HUD-50075.2**

8.3

Capital Fund Financing Program (CFFP).

☐ 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. **Not Applicable for AAHC**

9.0

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.

An analysis of data from City's Consolidated Plan, US Census CHAS dataset for AA as of 200, and review of AAHC public housing and section 8 waiting lists: the following chart represents the needs in this community:

Family Type	# in AA jurisdiction	# & % on AAHC PH Lists	# & % on AAHC S8 HCV List	Afforda-bility	Supply	Quality	Accessibility/Size/Location Undeterminable
ELI <30%AMI	7197	274 92%	639 83%	5	5	3	
VLI 30-50% AMI	4444	19 6%	111 14%	4	4	1	
LI 50-80%AMI	4649	5 2%	18 2%	3	4	1	
Families with children		154 52%	540 70%	4	5		
Elderly families	1,386	2 <1%	6 <1%	3	2	1	
Disabled families	287	51 17%	33 4%	5	3		
Other – not identified		91 30%	192 25%				
Race/Black	1,876	215 72%	622 81%	5			
Race/White	10,514	75 25%	132 17%	3			
Race/Asian	2,476	1 <1%	3 <1%	1			
Race/Am Ind		3 1%	3 <1%	1			
Race/Mixed							
Race/Unknown		4 1%					
Ethnicity/NonHispan		280 94%	739 96%				
Ethnicity/Hispanic	647		16 2%				

9.1

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**Maximize number of afforable units,** by maintaining low vacancy rate and turnaround time in PH; by maintaining maximum lease-up rates in Section to level of funding, and continued exploration of project-basing of HCV.

(1) **Target assistance to ELI families (at or below 30% AMI)** which is achieved primarily because the households on our PH & S8 waitlists (83-92% of applicants fall into this income category).

(2) **Target assistance to VLI families, especially in PH,** by offering a working preference at admission and an earned income allowance during occupancy in PH program.

(3) **Target families with disabilities** through 100 Mainstream HCV and 70 VASH in Section 8; and by a preference for disabled over non-disabled for public housing admissions. We pro-actively work with non-profits that service the disabled population: CIL, ACA, CSTS, AAA1-B.

Note: without targeting: we serve based on the composition of our waitlist black families who have disproportionate housing affordability needs

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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 for (2005-2009).

(1) *Increase affordable housing*: in FY09, we increased vouchers by 70 under the targeted VASH program; we also achieved 3% vacancy rate in PH during FY07 and 08,; however PH vacancies have increased in FY09 largely due to PH residents getting S8 lease-ups.

(2) *Improve quality of assisted housing*: scores for PHAS and SEMAP have been both troubled and standard over this 5 yr period. No PHAS Scores generated for FY08; SEMAP score: Standard. Improvements in PH management of unit turns has dropped from 183 to a low of 53 In FY07, moving up to 75 in FY08. Modernization efforts are completed ahead of schedule. Agency transitioned to Asset Mgmt model with creation of 2 AMPs in FY08.

(3) *Increase assisted housing choices*: greater outreach to landlords in S8 program and included in some mass briefings.; homeownership program has been hindered by compliance needs and staff turnover.

(4) *Improve quality of life and economic vitality*: Safety enhancements included upgrades to security camera systems at Baker and Miller, and continued police in residence at both sites, as well as lighting upgrades at Miller, S.Maple and Green Baxter Court. Efforts to increase number of employed households with income over 30% has NOT come to fruition. However, resource coordination for seniors/disabled has been steady, as well as family site supportive services by non-profit agencies working there. Considerable time has been spent collaborating with the WHA (Washtenaw Housing Alliance) re 10-yr Plan to End Homelessness.

(5) *Ensure equal opportunity and fair housing*: all accessible units are appropriately utilized; and AAHC has successfully partnered with local Fair Housing office and the ACLU to maintain housing for disabled S8 participant.. All Civil Rights discrimination complaints have been dismissed.

(6) *AAHC specific Goals*:

Operational Excellence: implemented new computer software prpogram: Yardi; new staff is sent to industry training regularly; PIC errors are declining; continued success in RPA/fraud recovery thanks to EIV system use. AAHC has cleared all OIG findings from 2006 audit, except for final repayment (<$14,000) which will be complete in FY09.)

Increase Affordable Housing in Washtenaw Cty: AAHC executed first agreement to enter into PBV HAP for 20 unit project with Avalon Housing. New VASH vouchers receivedin FY08, will be fully utilized in FY09 for homeless veterans.

Address Non-Housing Needs of customers: Section 3 training opportunities have been limited; FSS in S8 has been limited, as attention has been focused on in-house regulatory process requirements in Section 8. Supportive services to elders/disabled and scattered site family complexes remain strong, with non-profit agencies funded by both AAHC and the City.

(b) **Significant Amendment and Substantial Deviation/Modification**. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"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's policies that reflect a directional shift fromthe 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.

11.0	**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. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report*** **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

6.0 PHA Plan Update: PHA Plan Elements (24 CFR 903.7)

1. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility *(see Admission and Continued Occupancy Policy (ACOP), Chapter 3-Program Eligibility and Chapter 6-Qualifications for Admission)*

a. When does the PHA verify eligibility for admission to public housing?

AAHC selects applications for verification at a rate of 3 times the number of vacancies for any given bedroom size.

b. What non-income (screening) factors does the PHA use to establish eligibility for admission to public housing?

AAHC does Criminal and Rental/Landlord history screening. We will reflect on housekeeping history, as supplied on landlord reference. Also, as applicable, AAHC utilizes INS-Save, and employment history when needed as alternative to missing landlord or rental history.

Applicants are requested to obtain criminal records from local law enforcement Agencies for screening. Our credit screening service company also provides Multi-state criminal history and sexual offender review.

(2)Waiting List Organization *(See ACOP, Chapter 4, Waiting List Administration)*

AAHC maintains a Community-wide waitlist, which is managed at the main administrative office. When the waitlist is open, applications are available at the 727 Miller Avenue office and made available to local social service and non-profit housing providers within the community.

Note: As of February 2009, the PH waitlist has been closed since June 2008, and will remain closed until public notice is given. Waitlist will open for one week in April 2009 for specific bedroom sizes, likely 2, 3, 4 and 5 bedrooms. AAHC will accept 3 applications per fiscal year for locally sheltered homeless families under a Memorandum of Understanding, even when the waitlist is otherwise closed. In FY2010, AAHC will also accept limited (not more than 5) applications for youth, ages 18-21, who are "aging out" of foster care, also under a Memorandum of Understanding. *(See PHA Plan Update, 6.0 (a) (2).)*

(3) Assignment *(See ACOP, Chapter 5-Processing Applications, section 5.5 Unit Offers)*

Once an applicant is screened and eligible, he/she is offered a choice of TWO appropriate sized units, if available. If both are rejected, applicant may be returned to the bottom of the waitlist for future consideration or simply denied, at their choice. (see also

ACOP Chapter 6-Qualifications for Admission, sections 6.8 and 6.9 re denial or return to the waiting list.)

(4) Admissions Preferences

a. Income targeting:

AAHC consistently exceeds the federal targeting requirement that targets more than 40% of all new admissions to public housing to families at or below 30% of median area income due to the preponderance of households on the waitlist that fall into this income category.

b. Transfer policies: *(see ACOP Chapter 10- Transfers)*

AAHC has very specific transfer policies to limit the ever-present requests to move. These include verified medical need, when families are over-housed, under-housed, or for administrative reasons, like comprehensive modernization or un-inhabitable condition of unit. Medical and administrative transfers will take precedence over new admissions. Also, once AAHC reaches a vacancy rate in a given bedroom size below 3%, transfers of over and under-housed transfers will be offered before new move-ins.

c. Preferences *(See ACOP Chapter 4-Waiting List Administration, Section 4.3.2)*

AAHC has established preferences for admission to public housing (other Than date and time of application

Of the former Federal preferences, AAHC gives highest priority to:

Involuntary Displacement, specifically and limited to *Federally declared disasters;* and

Homelessness *: limited under a memorandum of agreement to 3homeless families/year with related support services for one year.*

Foster kids, aging out: *memorandum of agreement is under development for placement of 3 to 5 kids aging out of foster homes, with supportive services for a year from sponsoring agencies..*

Secondary preference is then give to:

Residents who live, work or go to school in jurisdiction (*Washtenaw Cty);* and

Working families and those unable to work because of age or disability; and

Households that contribute to meeting income goals (broader range of Incomes: over 30% AMI)

After preferences are tallied, waitlist is ordered based on lotterized date and time of application within preference grouping.

(5) Occupancy *(See Lease and ACOP Chapter 11-Annual Reexamination of Income and Family Circumstances)*

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing :

The resident lease incorporates most rules. However, AAHC's Admissions and Continued Occupancy Policy (ACOP) is available for resident review at either Administrative office (Miller Ave or Ashley St). Additionally, copies of specific policies, on matters such as "pet policy", "transfer policy" are available on brochure board in Miller Ave. Admin office lobby. Quarterly resident newsletters will also highlight specific resident concern areas: community service requirements, housekeeping or sanitation issues; UPSC inspections, etc. Site meetings to discuss or review policies are conducted at resident counsil request.

b. How often must residents notify AAHC of changes in family composition?

AAHC verifies family composition at annual reexamination and lease renewal, and requests that residents submit a "reporting change package" any time family composition changes: births, adoptions, departing children, spouse, etc.

(6) Deconcentration and Income Mixing (for general family occupancy totalling 120 units)

Two physical sites, Hikone and Green Baxter Court fall outside the 85-115% EIR range for the Agency as a whole, at 122% and 127% respectively. The entire PH-West Amp is within the 85-115% Agency EIR range of $12,496. Within the West-Amp, properties range between 96%-115% of the West-Amp EIR of $11,530.

Two properties within the East-Amp exceed the 115% EIR Agency threshold: Hikone at 122% and Green Baxter Court at 127%. Looking at the PH-East Amp as a whole, it falls within the Agency EIR at 108%, because the Oakwood-Platt sites fall in at 88%. Within the East-Amp properties range from 81%-117% of the East Amp EIR of $13,506, with Green Baxter the outlier. There continues to be a significant income disparity between the East and West Amps, and, this year, even within PH-E AMP.

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.

B. Section 8

(1) Eligibility *(See Section 8 Administrative Plan, Chapter 2- Eligibility for Admission)*

a. What is the extent of screening conducted by the PHA?

AAHC utilizes a Screening Service which provides multi-state Criminal history to the extent available, as well as review of Sexual offender listing. Additionally, AAHC requires applicant to obtain from County Sheriffs office local criminal history report.

Because of cost, AAHC does not obtain criminal history from State; however, staff may check ICHAT electronic postings.

e. Indicate what kinds of information you share with prospective landlords?
Upon request, AAHC will provide landlords with eviction history, damage to unit (HQS) history, or information on household drug activity of existing clients.

(2) Waiting List Organization *(see Section 8 Admin Plan, Chp. 4- Maintaining the Waiting List)*

AAHC maintains a separate waiting list for the section 8 tenant-based assistance. When the waitlist is open, applications are available at the 727 Miller Avenue Admin office; and additional applications are provided to local social service and non-profit housing agencies for distribution to interested parties.

Presently, AAHC's Housing Choice Voucher (HCV) waitlist is closed, and has been since June 2006. As of the publishing of this Plan, there remain nearly 800 households on our list. There is a slim possibility that the HCV waitlist will open during calendar 2009.

AAHC does maintain separate "project-based" waiting lists where any HCV subsidies are long-term committed. Currently, AAHC maintains only one PBV (project-based voucher) waitlist, which is for Pear St, (managed by Avalon Housing) with 20 1-BR units. This waitlist remains open for referrals of HUD defined "chronic homeless/disabled" individuals, as 6 occupants out of the 20 at admission must fall into this category at all times or whenever the general HCV Waitlist is opened.

AAHC accepts limited applications from two targeted categories of families even when the waitlist is general closed:

1) Homeless veterans: The VA (Veterans Administration) is authorized to screen and make application for homeless veterans to utilize 70 VASH (Veterans Affairs Supportive Housing) Vouchers; and
2) Individuals with Medicaid Waiver: the Area Agency on Aging 1-B (AAA1B) is allowed to make referrals/applications for medicaid waiver clients up to a total of 15 vouchers under an Assisted Living demonstration program that marries Section 8 Housing Assistance with Medicaid Waiver funding.

(3) Search Time *(see Section 8 Admin Plan, Chp. 8- Briefings – Voucher Issuance)*

Standard search time is 60 days to find a unit. However, applicant may apply for an extension of time to search, if they can provide a record that 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.

Note: with our VASH (Veterans Affairs Supportive Housing) voucher program, veterans are given up to six months to search for housing.

(4) Admissions Preferences *(see Admin Plan Chp. 4- Establishing Preferences and Maintaining the Waiting List)*

a. Income targeting

AAHC generally exceeds the federal targeting requirements of more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income, because of the preponderance of <30% AMI households on the waitlist.

b. Preferences

AAHC has established preferences for admission to section 8 tenant-based assistance beyond date and time. Of the former Federal preference, AAHC will give highest preference to Involuntary Displacement (limited strictly to Federally Declared Disasters). After that, top preference is given to AAA1-B Referrals under the Medicaid waiver demonstration project for assisted living.

Next preference is given to Residents who live and/or work in your jurisdiction – *Washtenaw; W.Wayne or Monroe Counties* and Elderly or disabled over non-elderly, non-disabled. This preference was approved by HUD via Annual Plan submittal in 2005.

Among applicants with equal preference status, applicants are listed by lotterized (artificial) date and time within the preference category.

Please note: that AAHC has two targeted HUD designated special purpose voucher programs:

(1) Mainstream for Disabled: 100 vouchers
(2) VASH (Supportive Housing for Veterans): 70 vouchers

Preferences do not adversely impact AAHC's ability to meet income targeting requirements established by HUD, because preponderance of all applicants are < 30% of AMI.

(5) Special Purpose Section 8 Assistance Programs *(See Admin Plan Chps. 21, 23, 24, 25 which detail Welfare to Work, Homeownership, Project-based Assistance, and Family Self Sufficiency Programs).*

The policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by AAHC are detailed in the Section 8 Administrative Plan and also in the Annual Plan submitted to HUD. Additionally, when special programs such as FSS or Homeownership programs are up and running, special briefing sessions and written materials are provided to participants who respond to written direct notification of program availability.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2009 grants)**		
a) Public Housing Operating Fund	$1,040,027	
b) Public Housing Capital Fund CFP501-08 & CFRG S501-09	$ 559,456 $ 708,155	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$9,807887	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Cranbrook Twrs (S8NC)	$1,449,271	HAP & admin expenses
Shelter Plus Care	$ 788,556	HAP for homeless
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP501-06	$ 4,063	Cap & Mgmt Imprvmt-PH
CFP501-07	$ 378,738	Appliances, Equipmt-PH
CFP501-08	$ 539,143	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
3. Public Housing Dwelling Rental Income	$779,268	PH Operations
4. Other income (list below)		
S8 Fraud Recovery	$ 28,000	Repay HUD/OIG finding and S8 admin costs
4. Non-federal sources (list below)		
City of Ann Arbor General Fund	$ 60,000	Salaries & Resource Coordination in PH
Total resources	$16,142,560	

3. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies *(see ACOP, Chp. 9-Income and Program Rents)*

AAHC has set a minimum rent in PH at $50. If however, that is unachievable, We utilize the standard HUD published minimum rent hardship exemption policy, covering loss or reduction in benefits, loss of family members to death and subsequent expenses or medical problems resulting in increased expense.

Rents are set at 30% of adjusted income, except when the established "flat rate" rent for a given bedroom size and location, is more beneficial to the working household than the 30% income-based rent.

AAHC also conforms to the Earned Income Disallowance (EID) regulations, which allows for exclusion of earned income of previously unemployed household members.

AAHC does not set ceiling rents.

Rents are re-determined annually, and on an interim basis whenever there is a change in family composition that will impact deductions, with any loss of income which would reduce rent, or when there is a new source of income (SS, Pension or earned

income, even if it qualifies for EID). Social Security increases, wage increases will be reflected at annual recertification, if the expected monthly benefit is below the EIV (Enterprise Income Verification) discrepancy threshold of $200 per month.

AAHC has not and does not plan to implement individual savings accounts (ISAs) for residents as an alternative to the 12 month disallowance of earned income.

(2) Flat Rents (*see ACOP, Chp. 9.8 Flat Rents; 9.9 Rent Choice; 9.9.2 Switching between rent types; and 9.9.3-Annual Review of Flat Rents)*

AAHC set its flat rents, based on published FMR data for the area, a review of PH amenities, locality, aesthetics to surrounding market-rate rental communities, and an examination of "affordable rents" at 30% of income in the 30-50% AMI income range. Flat Rents as adopted on 10/1/2002 are:

Baker Commons	$502
Miller Manor 1 BR 2 BR	 $565 $725
W/S/H, BT, SS/WW, PLC - 1 BR	$478
SMAP,HIK,GBC, PLC,WSH – 2BR	$615
SMAP,HIK,GBC, PLC, EC, Dupl- 3BR	$806
NMAP,SMAP,HIK, GBC,PLC – 4BR	$1,056
NMAP, OAK, PLT - 5 BR	$1,476

B. Section 8 Tenant-Based Assistance

(1) Payment Standards (*See Admin Plan, Chp 11, Section D & E- Payment Standards)*

AAHC's payment standard is currently set at approximately 100% of FMR. Note: when the published FMR changes less than 5% above or below the previous year's published rates, AAHC will retain the prior year's payment standard, to reduce administrative burden.

AAHC reviews its payment standard (PS) annually to published FMRs. AAHC will also review current rental market factors and HUD HAP funding levels to determine if a change in PS (up or down) is warranted.

(2) Minimum Rent *(See Admin Plan, Chp 6, Section A- Income and Allowances, Minimum Family Share & Qualification for Hardship Exemption)*

AAHC has a $50 minimum rent for Section 8 participants, but utilizes the Current HUD published criteria for minimum rent hardship exemption .

4. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

AAHC is currently set up with a Central Office (Finance and Administration-4 people); PH-East Division (Mgr, Program Assistant, 3 Maintenance Staff); PH-West Division (Mgr, Prgm Asst, 3 Maintenance Staff, and Waitlist Specialist); and Section 8 Division (Mgr, QC Specialist; 6 Occupancy and/or waitlist specialists, and a receptionist) *However, AAHC plans to review organizational structure and may implement some changes during FY2010.*

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	345	50-60
Section 8 Vouchers	1250	100-120
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers -Mainsteam/Disabled -VASH -PBV/Pear St	 100 70 20	 5-10 0-5?? 0-2
Other Federal Programs(list individually)		
- Sec 8 NC-Cranbrook	202	25
- Shelter Plus Care	110	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
Credit card 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

5. PHA Grievance Procedures
[24 CFR Part 903.7 9 (f)]

A. Public Housing *(See ACOP, Chap 17- Grievance Procedures)*

AAHC utilizes standard written grievance procedures consistent with federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. Any applicant or public housing resident seeking to file a grievance should contact the 727 Miller Avenue Admin Office to obtain a grievance form to complete.

B. Section 8 Tenant-Based Assistance *(See Admin Plan, Chp 19- Complaints & Appeals)*

AAHC has 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 consistent with federal requirements found at 24 CFR 982.

Any applicant or assisted familiy may contact the 727 Miller Avenue Admin Office to initiate the informal review and informal hearing processes

6.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)]

AAHC, to date, has not designated or applied for approval to designate nor does it plan to apply to designate any public housing for occupancy only by the elderly (62 or older) families or only by 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.

7.PHA Community Service and Self-sufficiency Programs
[24 CFR Part 903.7 9 (l)]

(1) Services and programs offered to residents and participants

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random	Access (development office / PHA main office / other	Eligibility (public housing or section 8

		selection/specific criteria/other)	provider name)	participants or both)
CAN Family Supportive Services at Hikone & Green Baxter Ct	*52 households*	*Open to resi-dents of those sites*	*Through CAN program staff at Hikone & Green Baxter*	*PH residents*
PNC Family Supportive Services at North & South Maple	52	*Open to any resident at those sites*	*Through PNC program staff of PNC*	*PH residents*
Resource Coordination at Miller Manor & Baker Commons (+ other 1-BR communities)	220 *households*	*Resident choice*	*Via phone, appointment, walk-in consultation*	*PH residents*
Lunch service by Wash.Cty Senior Nutrician Program at Miller Manor and Baker Commons	168 households	*Open to residents of those sites*	*By sign up sheet at each site*	*PH residents*
Food Gatherers – surplus food distribution at Miller, Baker, Hikone, Green Baxter Ct, and White State Henry – 1-2 x mo.	248 households	*Open to residents of those sites*	*Sign up- show up*	*PH residents*

AAHC does not have any specific program targeted for the enhancement of econonomic or social self-sufficiency. Its PH rent policies, specifically EID, and the working preference under admission encourage employment and economic self-sufficiency.

(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: 12/31/2008)
Public Housing	0	0
Section 8	30 per HUD waiver	0

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.

(3a) Welfare Benefit Reductions (*See Admin Plan, Chp 6, Calculating Rents, Section O-Reduction in Benefits and ACOP, Chp 9, Income andProgram Rents, 9.7 Reduction in Benefits)*

AAHC complies 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 adopting necessary changes to rent determination policies and training staff to carry out those policies, and through exhange of information with appropriate DHS office staff.

(3b) COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

(See ACOP Chp. 11- Annual Reexam and Family Circumstances, Section 11.2.7 Community Service and Chp 14- Community Service and Economic Self-Sufficiency)

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.

8. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

(1) Need for measures to ensure the safety of public housing residents

Residents periodically express fear for their safety and/or the safety of their children. Some people on waiting list are unwilling to move into one or more developments due to perceived levels of violent and/or drug-related crime.

AAHC relies primarily on police statistics received monthly on calls for service, and on reports by residents and community neighbors to assess safety issues.

(2) Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

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

(3) Coordination between PHA and the police

AAHC maintains excellent relations with the AA Police Department:
Police provide calls for service report to AAHC staff for analysis and action.
Police have established a physical presence on housing authority property (e.g., officers in residence; undercover use of vacant units);
Police regularly testify in and otherwise support eviction cases;
Police regularly meet with the PHA management and residents – *as needed or requested.*

9. PET POLICY

[24 CFR Part 903.7 9 (n)]
(See ACOP Chp 15- Pet Policies/Assistive Animals)

Pet Policy/Assistive Animals

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.

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.

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.

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.

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.

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.

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 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;

   a. A photograph of the pet, no smaller than 3 x 5;
   b. 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;
   c. Proof of spaying or neutering;
   d. Evidence of an identification tag and animal license (dog); and

e. A refundable pet deposit.

All information 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.

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.

10. 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.

11. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

AAHC is 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)). The last fiscal audit submitted to HUD was for FY2007, and there were one finding related to file documentation, which has been cleared, but no findings or questioned costs related to the financial statements for the year ended June 30, 2007. Two management letter recommendations have been addressed. The audit for FY08 has been completed, but due to new HUD electronic submission format, AAHC was only able to complete FDS submission in March 2009, and audited statements have yet to be submitted.

12. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

AAHC plans to contract out for a capital needs assessment and a review of its public housing configuration and operations, in an effort to evaluate 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.

The Commission restructured in July 2007, to implement the HUD mandated conversion to asset management model for PHAs with more than 250 units; 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.

To date, this model is definitely more costly. Over the last 18 months, it also has not run very smoothly; however, implementation may well have been impeded by the number of new hires due to significant staff turnover. AAHC has elected to stay with the asset management model, until HUD makes a definitive (versus an annual election) determination that the threshold for implementation is 500 units.

13. Violence Against Women Act (VAWA)

(See ACOP Chp 17, subsection .12 Violence Against Women Act of 2005)

(1) AAHC can and will make referrals to Safe House, the local non-profit agency that works with victims of domestic violence. Further, all non-profit supportive service providers that AAHC contracts with have been provided information about revised program regulations related to victims of domestic violence, dating violence, sexual assault or stalking.
(2) AAHC does NOT have any activities, programs or services which it directly offers to help victims, although we will entertain transfers, given appropriate documentation.
All residents at time of admission are provided information about VAWA, and we have VAWA information in our lobby brochure stand.
(3) Again AAHC does NOT offer or provide direct prevention services; however, our collaborative non-profit supportive service providers will work with families and teens, and bring in educational programs to family sites.

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

ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM 501-06
Capital Fund Program Grant No:_501-06_____Replacement Housing Factor Grant No:_____
Date of CFFP:____N/A_____

FFY of Grant: ___2006_____
FFY of Grant Approval 2006

Type of Grant
( )Original Annual Statement ( )Reserve for Disasters/Emergencies (X)Revised Annual Statement(revision no: 5)
( )Performance and Evaluation Report for Period Ending:_____ ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$ -	$ (132,610.49)	$ (132,610.49)	$ (132,610.49)
2	1406 Operations (may not exceed 20% of line 21)	$ -	$ 10,628.13	$ 10,628.13	$ 10,628.13
3	1408 Management Improvements	$ 89,000.00	$ 92,406.31	$ 86,596.66	$ 86,596.66
4	1410 Administration(may not exceed 10% of line 21)	$ 37,000.00	$ 33,514.87	$ 33,514.87	$ 33,514.87
5	1411 Audit	$ -	$ 1,500.00	$ 1,500.00	$ 1,500.00
6	1415 Liquidated Damages	$ -	$ -	$ -	$ -
7	1430 Fees and Costs	$ 42,000.00	$ 31,847.69	$ 31,847.69	$ 31,847.69
8	1440 Site Acquisition	$ -	$ -	$ -	$ -
9	1450 Site Improvement	$ 96,000.00	$ 193,677.74	$ 193,677.74	$ 193,677.74
10	1460 Dwelling Structures	$ 257,400.00	$ 290,490.00	$ 290,490.00	$ 290,490.00
11	1465.1 Dwelling Equipment-Nonexpendable	$ 25,600.00	$ 17,205.75	$ 17,383.54	$ 17,383.54
12	1470 Non-dwelling Structures	$ 12,500.00	$ 2,668.00	$ 2,668.00	$ 2,668.00
13	1475 Non-dwelling Equipment	$ 12,500.00	$ 20,162.00	$ 21,730.76	$ 21,730.76
14	1485 Demolition	$ -	$ -	$ -	$ -
15	1492 Moving to Work Demonstration	$ -	$ -	$ -	$ -
16	1495.1 Relocation Costs	$ -	$ -	$ -	$ -
17	1499 Development Activities	$ -	$ -	$ -	$ -
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)	$ 572,000.00	$ 694,100.49	$ 690,037.39	$ 690,037.39
21	Amount of line 20 Related to LBP Activities	$ 7,500.00	$ -	$ -	$ -
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	$ -	$ 12,662.00	$ 12,662.00	$ 12,662.00
25	Amount of line 20 Related to Energy Conservation Measures	$ -	$ -	$ -	$ -

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
2) Revised Budget-to be completed for the Performance and Evaluation Report
3)PHA's with under 250 units may use 100% of CFP Grants for operations
4)Line 17-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

ANN ARBOR HOUSING COMMISSION	**CAPITAL FUND PROGRAM 501-06** Capital Fund Program Grant No: CFP501-06 Replacement Housing Factor Grant No: Date of CFFP: N/A	FFY of Grant: 2006 FFY of Grant Approval 2006

Type of Grant

( )Original Annual Statement ( )Reserve for Disasters/Emergencies ( )Revised Annual Statement(revision no:)

( )Performance and Evaluation Report for Period Ending: ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Elizabeth A. Snyder	4/7/09		

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 II: Supporting Pages

ANN ARBOR HOUSING COMMISSION | **CAPITAL FUND PROGRAM 501-06** | CFFP (Yes/No) No | **Federal FFY of Grant: 2006**
Capital Fund Program Grant No: CFP501-06
Replacement Housing Factor Grant No:

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	Funds Obligated	Funds Expended	
MI064-100 West	Total non-CFP Funds			$ -	$ (132,610.49)	$ (132,610.49)	$ (132,610.49)	
PHA-Wide	Operations	1406		$ -	$ 10,628.13	$ 10,628.13	$ 10,628.13	
	Resident Training	1408		$ 3,000.00	$ -	$ -	$ -	
	Resident Initiatives Coordinator	1408		$ 9,000.00	$ 12,406.31	$ 12,406.31	$ 12,406.31	
	Staff Training	1408		$ 8,000.00	$ 8,000.00	$ 7,190.35	$ 7,190.35	
	Computer Software Upgrade	1408		$ 5,000.00	$ 5,000.00	$ -	$ -	
	Drug Elimination Efforts/Family Site Support Services	1408		$ 64,000.00	$ 67,000.00	$ 67,000.00	$ 67,000.00	
	Administrative Salaries	1410		$ 37,000.00	$ 33,514.87	$ 33,514.87	$ 33,514.87	
	Audit	1411		$ -	$ 1,500.00	$ 1,500.00	$ 1,500.00	
	A&E Fees	1430		$ 25,000.00	$ 27,000.00	$ 27,000.00	$ 27,000.00	
	Advertisement	1430		$ 2,000.00	$ 254.00	$ 254.00	$ 254.00	
	Clerk of the Works	1430		$ 15,000.00	$ 4,593.69	$ 4,593.69	$ 4,593.69	
	Dwelling Equipment-Ranges/Refrigerators	1465.1		$ 25,600.00	$ 17,205.75	$ 17,383.54	$ 17,383.54	
	Office Equipment	1475		$ 5,000.00	$ -	$ -	$ -	
	Computer Hardware Upgrade	1475		$ 7,500.00	$ 7,500.00	$ 8,212.48	$ 8,212.48	
	Maintenance Tools/Vehicles	1475		$ -	$ -	$ -	$ -	
	Sub-Total PHA-Wide			**$ 206,100.00**	**$ 194,602.75**	**$ 189,683.37**	**$ 189,683.37**	
MI064-100 West	SM-Shrub Replacement	1450		$ 2,000.00	$ -	$ -	$ -	2007 day of caring
	SM-Repave Parking Lot	1450		$ -	$ 41,173.49	$ 41,173.49	$ 41,173.49	From 501-05-CD $
	SM-Exterior Siding below Kitchen Windows	1460		$ 20,000.00	$ 18,528.00	$ 18,528.00	$ 18,528.00	
	SM-1st Floor Flooring	1460		$ -	$ 91,437.00	$ 91,437.00	$ 91,437.00	From 501-05-CD $
	NM-Expand parking lot	1450		$ 40,000.00	$ 105,495.25	$ 105,495.25	$ 105,495.25	
	NM-New roofs	1460		$ -	$ 20,280.00	$ 20,280.00	$ 20,280.00	
	SS-Lighting for signage	1450		$ 2,000.00	$ -	$ -	$ -	
	SS-Hillside tree removal	1450		$ 2,500.00	$ 525.00	$ 525.00	$ 525.00	
	SS/WWRepair Parking Lot	1450		$ -	$ 2,050.00	$ 2,050.00	$ 2,050.00	
	SS/WW-Siding Paint Trim	1460		$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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 II: Supporting Pages

ANN ARBOR HOUSING COMMISSION | **CAPITAL FUND PROGRAM 501-06** | CFFP (Yes/No) No | **Federal FFY of Grant: 2006**
Capital Fund Program Grant No: CFP501-06
Replacement Housing Factor Grant No:

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	Funds Obligated	Funds Expended	
MI064-100 West	SS/WW-Occupied Unit Painting	1460		$ 2,400.00	$ 5,595.00	$ 5,595.00	$ 5,595.00	SS-233/241, WW-807
	SS-Roofing	1460		$ -	$ 11,400.00	$ 11,400.00	$ 11,400.00	
	MM-Site lighting-West Park side	1450		$ 2,000.00	$ 6,347.00	$ 6,347.00	$ 6,347.00	From 501-05
	MM-Seal/Stripe lot; include Handicap Lane	1450		$ -	$ 2,250.00	$ 2,250.00	$ 2,250.00	From 501-05
	MM-Heat pipes	1460		$ 100,000.00	$ -	$ -	$ -	Deferred to later year
	MM-Zone valv/heating coil/radiators	1460		$ 12,000.00	$ -	$ -	$ -	Done by staff
	MM-Card Key Security System	1475		$ -	$ 5,235.00	$ 5,235.00	$ 5,235.00	
	EC-Central A/C	1460		$ 3,000.00	$ -	$ -	$ -	Handicap HH
	Sub-Total MI064-100 West Side			**$ 190,900.00**	**$ 182,705.25**	**$ 182,705.25**	**$ 182,705.25**	
MI064-200 East	GR-Lighting Upgrade-rear parking lot	1450		$ 5,000.00	$ 6,342.00	$ 6,342.00	$ 6,342.00	
	GR-Repair Playground railroad ties	1450		$ 3,000.00	$ 7,355.00	$ 7,355.00	$ 7,355.00	Cited by REAC
	GR-Siding upgrade panel below kitchen windows	1460		$ 16,000.00	$ 14,286.00	$ 14,286.00	$ 14,286.00	
	GR-New Roof	1460		$ 30,000.00	$ 30,037.00	$ 30,037.00	$ 30,037.00	
	HK-Retaining Wall	1450		$ 5,000.00	$ 4,584.00	$ 4,584.00	$ 4,584.00	Cited by REAC
	HK-Sump pump repair	1450		$ 15,000.00	$ -	$ -	$ -	CFP 501-04
	HK-Signage	1450		$ -	$ 3,241.00	$ 3,241.00	$ 3,241.00	
	HK-Repave parking lot	1450		$ -	$ 2,050.00	$ 2,050.00	$ 2,050.00	
	HK-Exterior-Siding below kitchen windows	1460		$ 20,000.00	$ 18,528.00	$ 18,528.00	$ 18,528.00	
	OA-Exterior Lighting	1450		$ 2,000.00	$ -	$ -	$ -	
	OA-Sump pump replacement	1450		$ 9,000.00	$ -	$ -	$ -	CFP 501-04
	OA-Repair parking lot	1450		$ -	$ 1,075.00	$ 1,075.00	$ 1,075.00	
	OA-Exterior-paint wood trim	1460		$ 3,000.00	$ 4,058.00	$ 4,058.00	$ 4,058.00	
	OA-HVAC-furnaces	1460		$ -	$ 7,820.00	$ 7,820.00	$ 7,820.00	From 501-05
	OA-2nd Floor flooring	1460		$ -	$ 7,791.00	$ 7,791.00	$ 7,791.00	From 501-05
	PLU-Sump pump replacement	1450		$ 3,000.00	$ -	$ -	$ -	
	PLU-Repair parking lot	1450		$ -	$ 1,450.00	$ 1,450.00	$ 1,450.00	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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 II: Supporting Pages

ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM 501-06
Capital Fund Program Grant No: CFP501-06
Replacement Housing Factor Grant No:

CFFP (Yes/No) No

Federal FFY of Grant: 2006

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	Funds Obligated	Funds Expended	
MI064-200 East	PLU-Siding-Paint Trim	1460		$ 4,000.00	$ 5,368.00	$ 5,368.00	$ 5,368.00	
	PLU-2nd Floor flooring	1460		$ -	$ 10,671.00	$ 10,671.00	$ 10,671.00	
	PLU-HVAC furnaces	1460		$ -	$ 10,292.00	$ 10,292.00	$ 10,292.00	
	BR-Lighting for sign	1450		$ 1,000.00	$ -	$ -	$ -	
	BR-Drain repair, erosion, and water flow	1450		$ 3,000.00	$ 1,440.00	$ 1,440.00	$ 1,440.00	
	BR-Card Key Security System	1475		$ -	$ 3,901.00	$ 3,901.00	$ 3,901.00	
	PLC-Improve landscaping	1450		$ 1,500.00	$ -	$ -	$ -	
	PLC-Concrete repair	1450		$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	
	PLC-Caulk exterior windows, doors, siding	1460		$ 3,000.00	$ -	$ -	$ -	
	PLC-Replace roof	1460		$ 12,000.00	$ -	$ -	$ -	CFP 501-08
	PLC-Masonry Spalling-entry steps	1460		$ 7,500.00	$ 18,073.00	$ 18,073.00	$ 18,073.00	
	WSH-Lentils-scrape, paint, caulk	1460		$ 7,500.00	$ -	$ -	$ -	LBP protocol
	WSH-Basement windows	1460		$ -	$ 11,326.00	$ 11,326.00	$ 11,326.00	
	BC-Repair parking lot	1450		$ -	$ 6,300.00	$ 6,300.00	$ 6,300.00	
	BC-Caulk windows	1460		$ 5,000.00	$ -	$ -	$ -	
	BC-Entry doors-do as needed	1460		$ 5,000.00	$ -	$ -	$ -	Maint W/O item
	BC-Locks-do as doors replaced	1460		$ 2,000.00	$ -	$ -	$ -	Maint W/O item
	BC-Laundry room cleanout	1470		$ 10,000.00	$ 492.00	$ 492.00	$ 492.00	
	BC-Trash room floors-replace sheet linoleum	1470		$ 2,000.00	$ 2,176.00	$ 2,176.00	$ 2,176.00	
	BC-Painting-fuel oil tank	1470		$ 500.00	$ -	$ -	$ -	Maint W/O item
	BC-Card Key Security System	1475		$ -	$ 3,526.00	$ 3,526.00	$ 3,526.00	
	BC-Lobby Furniture	1475		$ -	$ -	$ 856.28	$ 856.28	
	Sub-Total-MI064-200 East Side			**$ 175,000.00**	**$ 184,182.00**	**$ 185,038.28**	**$ 185,038.28**	
	Grand Total CFP 501-06			**$ 572,000.00**	**$ 561,490.00**	**$ 557,426.90**	**$ 557,426.90**	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

ANN ARBOR HOUSING COMMISSION	CAPITAL FUND PROGRAM 501-07 Capital Fund Program Grant No: CFP501-07 Replacement Housing Factor Grant No: Date of CFFP: N/A	FFY of Grant: 2007 FFY of Grant Approval 2007

Type of Grant
( )Original Annual Statement ( )Reserve for Disasters/Emergencies ( )Revised Annual Statement(revision no: 2)
(X)Performance and Evaluation Report for Period Ending: 12/31/08 ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$ -	$ -	$ -	$ -
2	1406 Operations (may not exceed 20% of line 21)	$ 11,574.00	$ -	$ -	$ -
3	1408 Management Improvements	$ 89,000.00	$ 88,174.00	$ 76,000.00	$ 29,949.26
4	1410 Administration(may not exceed 10% of line 21)	$ 35,000.00	$ 33,500.00	$ 33,500.00	$ 27,395.85
5	1411 Audit	$ -	$ 1,500.00	$ 1,500.00	$ 700.00
6	1415 Liquidated Damages	$ -	$ -	$ -	$ -
7	1430 Fees and Costs	$ 42,000.00	$ 27,000.00	$ 25,284.48	$ 284.48
8	1440 Site Acquisition	$ -	$ -	$ -	$ -
9	1450 Site Improvement	$ 34,950.00	$ 58,650.00	$ 5,614.51	$ 5,614.51
10	1460 Dwelling Structures	$ 236,400.00	$ 269,836.00	$ 13,342.87	$ 13,342.87
11	1465.1 Dwelling Equipment-Nonexpendable	$ 26,850.00	$ 26,850.00	$ 6,530.87	$ 6,530.87
12	1470 Non-dwelling Structures	$ 36,000.00	$ 16,000.00	$ 4,164.58	$ 4,164.58
13	1475 Non-dwelling Equipment	$ 12,500.00	$ 32,500.00	$ 11,899.00	$ 11,899.00
14	1485 Demolition	$ -	$ -	$ -	$ -
15	1492 Moving to Work Demonstration	$ -	$ -	$ -	$ -
16	1495.1 Relocation Costs	$ -	$ -	$ -	$ -
17	1499 Development Activities	$ -	$ -	$ -	$ -
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)	$ 32,300.00	$ 2,564.00	$ -	$ -
20	Amount of Annual Grant: (sum of lines 2-19)	$ 556,574.00	$ 556,574.00	$ 177,836.31	$ 99,881.42
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	$ -	$ -	$ -	$ -

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
2) Revised Budget-to be completed for the Performance and Evaluation Report
3)PHA's with under 250 units may use 100% of CFP Grants for operations
4)Line 17-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

ANN ARBOR HOUSING COMMISSION	**CAPITAL FUND PROGRAM 501-07** Capital Fund Program Grant No:_CFP501-07_____Replacement Housing Factor Grant No:_____ Date of CFFP:____N/A_____	FFY of Grant: ___2007_____ FFY of Grant Approval ___2007_____

Type of Grant

( )Original Annual Statement ( )Reserve for Disasters/Emergencies ( )Revised Annual Statement(revision no: 2)

(X)Performance and Evaluation Report for Period Ending:____12/31/08_____ ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

Signature of Executive Director Date Signature of Public Housing Director Date

Elizabeth A Snidda 4/7/09

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
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Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM 501-07
Capital Fund Program Grant No: CFP501-07
Replacement Housing Factor Grant No:

CFFP (Yes/No) No

Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406		$ 11,574.00	$ -	$ -	$ -	
	Resident Initiatives	1408		$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 5,885.38	
	Staff Training	1408		$ 8,000.00	$ 8,000.00	$ -	$ -	
	Computer Software Upgrade	1408		$ 5,000.00	$ 4,174.00	$ -	$ -	
	Family Supportive Services	1408		$ 67,000.00	$ 67,000.00	$ 67,000.00	$ 24,063.88	
	Administrative Salaries	1410		$ 35,000.00	$ 33,500.00	$ 33,500.00	$ 27,395.85	
	Audit	1411		$ -	$ 1,500.00	$ 1,500.00	$ 700.00	
	A & E Fees	1430		$ 25,000.00	$ 25,000.00	$ 25,000.00	$ -	
	Advertisement	1430		$ 2,000.00	$ 2,000.00	$ 284.48	$ 284.48	
	Clerk of the Works	1430		$ 15,000.00	$ -	$ -	$ -	
	Dwelling Equipment-Ranges/Refrigerators	1465.1		$ 26,850.00	$ 26,850.00	$ 6,530.87	$ 6,530.87	
	Maintenance Tools/Vehicles	1475		$ 5,000.00	$ 25,000.00	$ 4,399.00	$ 4,399.00	
	Office Equipment	1475		$ -	$ -	$ -	$ -	
	Computer Hardware Upgrade	1475		$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	
	Contingency	1502		$ 32,300.00	$ 2,564.00	$ -	$ -	
	Sub-Total			**$ 249,224.00**	**$ 212,088.00**	**$ 154,714.35**	**$ 76,759.46**	
MI064-100 West	SM-Porch Replacement	1450		$ -	$ 10,000.00	$ -	$ -	
	SM-New entry doors-front & rear	1460		$ 36,000.00	$ -	$ -	$ -	
	SM-Window Replacement	1460		$ -	$ 55,000.00	$ -	$ -	
	NM-Parking Lot Reseal & Restripe	1450		$ 3,500.00	$ 3,500.00	$ -	$ -	
	NM-Replace 2nd Floor flooring	1460		$ 50,000.00	$ 60,000.00	$ -	$ -	
	SS/WW-Parking Lot Reseal & Restripe	1450		$ 1,200.00	$ -	$ -	$ -	
	SS/WW-Excavation Retaining Wall	1450		$ 10,000.00	$ -	$ -	$ -	
	WW-Apt805-New flooring	1460		$ 3,000.00	$ 4,200.00	$ 2,106.86	$ 2,106.86	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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
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Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM 501-07
Capital Fund Program Grant No: CFP501-07
Replacement Housing Factor Grant No:

CFFP (Yes/No) No

Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
MI064-100 West	WW-HVAC Furnaces	1460		$ 4,000.00	$ 4,000.00	$ -	$ -	
	SS-Apt241/243-Roof	1460		$ 8,500.00	$ -	$ -	$ -	CFP 501-06
	WW-Plumbing Replacement/Waste Pipes	1460		$ -	$ -	$ -	$ -	Done by AAHC
	MM-Parking Lot-Reseal & Restripe	1450		$ 2,000.00	$ -	$ -	$ -	CFP 501-06
	MM-Painting/new carpet for long term residents	1460		$ 25,000.00	$ 25,000.00	$ -	$ -	
	MM-Replace Waste Pipes	1460		$ -	$ 25,000.00	$ -	$ -	
	MM-Hallway Painting	1470		$ 6,000.00	$ 6,000.00	$ 4,164.58	$ 4,164.58	
	MM-Secured screens Floors3-7(replace windows)	1470		$ 10,000.00	$ 10,000.00	$ -	$ -	
	EC-Driveway Seal	1450		$ 250.00	$ 250.00	$ -	$ -	
	EC-Central A/C	1460		$ -	$ 3,000.00	$ -	$ -	
	NMD-Parking Lot Reseal & Restripe	1450		$ 1,000.00	$ 1,000.00	$ -	$ -	
	MC-Parking Lot-Reseal & Restripe	1450		$ 1,500.00	$ 1,500.00	$ -	$ -	
	MC-New Flooring-3 top units only	1460		$ -	$ 4,750.00	$ -	$ -	
	HS-Parking Lot-Reseal & Restripe	1450		$ 1,000.00	$ 1,000.00	$ -	$ -	
	HS-Storm Doors	1460		$ 1,500.00	$ -	$ -	$ -	
	HS-New Flooring-Top 3 units,one done by AAHC	1460		$ 5,000.00	$ 4,750.00	$ 1,983.10	$ 1,983.10	
	HS-Entry Doors/Locks	1460		$ 3,000.00	$ -	$ -	$ -	
	Sub-Total			**$ 172,450.00**	**$ 218,950.00**	**$ 8,254.54**	**$ 8,254.54**	
MI064-200 East	GR-Expand dumpster area-add dumpster	1450		$ 3,000.00	$ 3,000.00	$ -	$ -	
	GR-Concrete Repair	1450		$ -	$ 15,000.00	$ -	$ -	
	GR-Landscaping	1450		$ -	$ 3,000.00	$ 1,057.00	$ 1,057.00	
	GR-Furnace inspection & cleaning(24x$74)	1460		$ 36,000.00	$ 1,776.00	$ 2,211.86	$ 2,211.86	
	GR-Ceiling Fans	1460		$ -	$ 1,000.00	$ 1,440.33	$ 1,440.33	
	GR-Replace Storm Doors	1460		$ -	$ 4,400.00	$ -	$ -	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION | **CAPITAL FUND PROGRAM 501-07** Capital Fund Program Grant No: CFP501-07 Replacement Housing Factor Grant No: | CFFP (Yes/No) No | **Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
MI064-200 East	HK-Parking Lot Reseal & Restripe	1450		$ 2,000.00	$ -	$ -	$ -	CFP501-06
	HK-Landscaping	1450		$ -	$ 1,000.00	$ 234.00	$ 234.00	
	HK-Furnaces-inspection(30x$74)	1460		$ -	$ 2,220.00	$ 2,146.00	$ 2,146.00	
	HK-Ceiling Fans	1460		$ -	$ 5,500.00	$ 1,484.45	$ 1,484.45	
	OA-Parking Lot-Reseal & Restripe	1450		$ 500.00	$ 500.00	$ -	$ -	
	OA-Landscaping	1450		$ -	$ 1,000.00	$ -	$ -	
	OA-Replace entry doors/storm doors	1460		$ 5,400.00	$ 1,200.00	$ -	$ -	
	OA-Ceiling Fans	1460		$ -	$ 1,500.00	$ 404.85	$ 404.85	
	OA-Furnace inspection & cleaning	1460		$ -	$ 222.00	$ -	$ -	
	PLU-Parking Lot-Reseal & Restripe	1450		$ 500.00	$ 500.00	$ -	$ -	
	PLU-Landscaping	1450		$ -	$ 1,000.00	$ -	$ -	
	PLU-360 degree rotating grill	1450		$ -	$ 300.00	$ -	$ -	
	PLU-Picnic Tables	1450		$ -	$ 1,300.00	$ 468.00	$ 468.00	
	PLU-Storm Door Replacements	1460		$ -	$ 1,500.00	$ -	$ -	
	PLU-Ceiling Fans	1460		$ -	$ -	$ 404.85	$ 404.85	
	PLU-Furnace inspection cleaning	1460		$ -	$ 296.00	$ -	$ -	
	BR-Parking Lot-Reseal & Restripe	1450		$ 2,000.00	$ 2,000.00	$ -	$ -	
	BR-Picnic Tables	1450		$ -	$ 1,300.00	$ 506.51	$ 506.51	
	BR-360 degree rotating grill	1450		$ -	$ 300.00	$ 268.00	$ 268.00	
	BR-6' Benches	1450		$ -	$ 600.00	$ 819.00	$ 819.00	
	BR-Kitchen flooring tile	1460		$ 20,000.00	$ 20,000.00	$ -	$ -	
	BR-New entry doors to buildings	1460		$ 8,000.00	$ -	$ -	$ -	
	BR-Ceiling Fans	1460		$ -	$ 1,000.00	$ 269.90	$ 269.90	
	BR-Furnace inspection & cleaning	1460		$ -	$ 1,480.00	$ -	$ -	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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

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Office of Public and Indian Housing
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Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION | **CAPITAL FUND PROGRAM 501-07** Capital Fund Program Grant No: CFP501-07 Replacement Housing Factor Grant No: | CFFP (Yes/No) No | **Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
MI064-200 East	PLC-Parking Lot-Reseal & Restripe	1450		$ 3,000.00	$ 2,000.00	$ -	$ -	
	PLC-Landscaping	1450		$ -	$ 1,000.00	$ -	$ -	
	PLC-360 degree rotating grill	1450		$ -	$ 300.00	$ -	$ -	
	PLC-Picnic Tables	1450		$ -	$ 1,300.00	$ 468.00	$ 468.00	
	PLC-Tuckpoint Porches	1460		$ 5,000.00	$ 2,500.00	$ -	$ -	
	PLC-Ceiling Fans	1460		$ -	$ 1,200.00	$ 323.88	$ 323.88	
	PLC-Furnace inspection & cleaning	1460		$ -	$ 370.00	$ -	$ -	
	WSH-Parking Lot-Reseal & Restripe	1450		$ 1,500.00	$ 1,500.00	$ -	$ -	
	WSH-Replace Dumpsters	1450		$ -	$ 1,500.00	$ 1,560.00	$ 1,560.00	
	WSH-Repair entry door buzzers	1460		$ -	$ 2,800.00	$ -	$ -	
	WSH-Ceiling Fans	1460		$ -	$ 2,100.00	$ 566.79	$ 566.79	
	WSH-Furnace inspection & cleaning	1460		$ -	$ 2,072.00	$ -	$ -	
	BC-Parking Lot-Reseal & Restripe	1450		$ 2,000.00	$ 2,000.00	$ -	$ -	
	BC-Landscaping	1450		$ -	$ 1,000.00	$ 234.00	$ 234.00	
	BC-Vanity/Sink Upgrade	1460		$ 26,000.00	$ 26,000.00	$ -	$ -	
	BC-Carpet Replacement-Occupied units	1460		$ -	$ 3,000.00	$ -	$ -	
	BC-Window Replacements	1460		$ -	$ 2,000.00	$ -	$ -	
	BC-Hallway A/C Replacement	1470		$ 20,000.00	$ -	$ -	$ -	
	Sub-Total			**$ 134,900.00**	**$ 125,536.00**	**$ 14,867.42**	**$ 14,867.42**	
	Grand Total-CFP501-07			**$ 556,574.00**	**$ 556,574.00**	**$ 177,836.31**	**$ 99,881.42**	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Federal FFY of Grant: Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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
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Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION — **Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM 501-08
Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No:
Date of CFFP: N/A

FFY of Grant: 2008
FFY of Grant Approval 2008

Type of Grant
( )Original Annual Statement ( )Reserve for Disasters/Emergencies ( )Revised Annual Statement(revision no:)
(X)Performance and Evaluation Report for Period Ending: 12/31/06 ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$ -	$ -	$ -	$ -
2	1406 Operations (may not exceed 20% of line 21)	$ -	$ -	$ -	$ -
3	1408 Management Improvements	$ 89,000.00	$ 89,000.00	$ -	$ -
4	1410 Administration(may not exceed 10% of line 21)	$ 36,000.00	$ 34,500.00	$ -	$ -
5	1411 Audit	$ -	$ 1,500.00	$ -	$ -
6	1415 Liquidated Damages	$ -	$ -	$ -	$ -
7	1430 Fees and Costs	$ 27,000.00	$ 27,000.00	$ 11,782.00	$ -
8	1440 Site Acquisition	$ -	$ -	$ -	$ -
9	1450 Site Improvement	$ 29,600.00	$ 29,600.00	$ 6,165.81	$ 6,165.81
10	1460 Dwelling Structures	$ 328,200.00	$ 328,200.00	$ -	$ -
11	1465.1 Dwelling Equipment-Nonexpendable	$ 27,400.00	$ 27,400.00	$ -	$ -
12	1470 Non-dwelling Structures	$ -	$ -	$ -	$ -
13	1475 Non-dwelling Equipment	$ 12,500.00	$ 12,500.00	$ 2,361.59	$ 2,361.59
14	1485 Demolition	$ -	$ -	$ -	$ -
15	1492 Moving to Work Demonstration	$ -	$ -	$ -	$ -
16	1495.1 Relocation Costs	$ -	$ -	$ -	$ -
17	1499 Development Activities	$ -	$ -	$ -	$ -
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)	$ 6,800.00	$ 9,752.00	$ -	$ -
20	Amount of Annual Grant: (sum of lines 2-19)	$ 556,500.00	$ 559,452.00	$ 20,309.40	$ 8,527.40
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	$ -	$ -	$ -	$ -

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
2) Revised Budget-to be completed for the Performance and Evaluation Report
3)PHA's with under 250 units may use 100% of CFP Grants for operations
4)Line 17-RHF funds shall be included here.

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

ANN ARBOR HOUSING COMMISSION	**CAPITAL FUND PROGRAM 501-08** Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No: Date of CFFP: N/A	FFY of Grant: 2008 FFY of Grant Approval 2008

Type of Grant

( )Original Annual Statement ( )Reserve for Disasters/Emergencies ( )Revised Annual Statement(revision no:)

( )Performance and Evaluation Report for Period Ending: ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Elizabeth A. Snyder	4/7/09		

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
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Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION | **CAPITAL FUND PROGRAM CFP501-08** Capital Fund Program Grant No: 501-08 Replacement Housing Factor Grant No: N/A | CFFP (Yes/No) No | **Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
PHA-WIDE	Resident Initiatives	1408		$ 9,000.00	$ 9,000.00	$ -	$ -	
	Staff Training	1408		$ 8,000.00	$ 8,000.00	$ -	$ -	
	Computer Software Upgrade	1408		$ 5,000.00	$ 5,000.00	$ -	$ -	
	Family Supportive Services	1408		$ 67,000.00	$ 67,000.00	$ -	$ -	
	Administrative Salaries	1410		$ 36,000.00	$ 34,500.00	$ -	$ -	
	Audit	1411		$ -	$ 1,500.00	$ -	$ -	
	A & E Fees	1430		$ 25,000.00	$ 25,000.00	$ 11,782.00	$ -	
	Advertisement	1430		$ 2,000.00	$ 2,000.00	$ -	$ -	
	Dwelling Equipment-Ranges/Refrigerators	1465.1		$ 27,400.00	$ 27,400.00	$ -	$ -	
	Maintenance Tools/Vehicles	1475		$ 2,500.00	$ 2,500.00	$ 1,102.95	$ 1,102.95	
	Office Equipment	1475		$ 2,500.00	$ 2,500.00	$ -	$ -	
	Computer Hardware Upgrade	1475		$ 7,500.00	$ 7,500.00	$ 1,258.64	$ 1,258.64	
	Contingency	1502		$ 6,800.00	$ 9,752.00	$ -	$ -	
	Sub-Total			**$ 198,700.00**	**$ 201,652.00**	**$ 14,143.59**	**$ 2,361.59**	
MI064-100 West	SM-Window Replacement	1460		$ -	$ 42,000.00	$ -	$ -	
	SS/WW-New bathroom windows	1460		$ 4,000.00	$ 4,000.00	$ -	$ -	
	MM-Bathroom sink/vanities/shutoff valves	1460		$ 42,000.00	$ 12,000.00	$ -	$ -	
	MM-Replace Waste Pipes	1460		$ 25,000.00	$ 25,000.00	$ -	$ -	
	NMD-Windows	1460		$ 12,000.00	$ -	$ -	$ -	
	Sub-Total			**$ 83,000.00**	**$ 83,000.00**	**$ -**	**$ -**	
MI064-200-East	GR-Concrete Repair	1450		$ 15,000.00	$ 15,000.00	$ -	$ -	
	GR-HVAC Furnaces	1460		$ 5,000.00	$ 5,000.00	$ -	$ -	
	GR-Window Replacement	1460		$ 80,000.00	$ 80,000.00	$ -	$ -	
	HK-Window Replacement	1460		$ 100,000.00	$ 100,000.00	$ -	$ -	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM CFP501-08
Capital Fund Program Grant No: 501-08
Replacement Housing Factor Grant No: N/A

CFFP (Yes/No) NO | **Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
MI064-200-East	HK-HVAC Furnaces	1460		$ 2,500.00	$ 2,500.00	$ -	$ -	
	OA-Concrete Work	1450		$ 1,500.00	$ 1,500.00	$ 1,368.75	$ 1,368.75	
	OA-360 Degree Rotating Grill	1450		$ 300.00	$ 300.00	$ -	$ -	
	OA-Picnic Tables	1450		$ 1,300.00	$ 1,300.00	$ -	$ -	
	PLU-Walkways-cement repair	1450		$ 1,500.00	$ 1,500.00	$ -	$ -	
	BR-New Roof	1460		$ 25,000.00	$ 25,000.00	$ -	$ -	
	BR-Repaint Entry doors	1460		$ 500.00	$ 500.00	$ -	$ -	
	PLC-Replace Roof(4 units-one already done)	1460		$ 12,000.00	$ 12,000.00	$ -	$ -	
	WSH-Cement walkway repair	1450		$ 5,000.00	$ 5,000.00	$ 4,797.06	$ 4,797.06	
	WSH-Garbage Disposals	1460		$ 4,200.00	$ 4,200.00	$ -	$ -	
	BC-Landscaping	1450		$ 5,000.00	$ 5,000.00	$ -	$ -	
	BC-New Hotwater Heater	1460		$ 6,000.00	$ 6,000.00	$ -	$ -	
	BC-Carpet Replacement occupied units	1460		$ 3,000.00	$ 3,000.00	$ -	$ -	
	BC-Paint hallways	1460		$ 5,000.00	$ 5,000.00	$ -	$ -	
	BC-Window Replacement	1460		$ 2,000.00	$ 2,000.00	$ -	$ -	
	Sub-Total			**$ 274,800.00**	**$ 274,800.00**	**$ 6,165.81**	**$ 6,165.81**	
	Grand Total CFP 501-08			**$ 556,500.00**	**$ 559,452.00**	**$ 20,309.40**	**$ 8,527.40**	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION — **Federal FFY of Grant: 2008**

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION — Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary

ANN ARBOR HOUSING COMMISSION	CAPITAL FUND PROGRAM MI28S06450109 Capital Fund Program Grant No: CFP501-09S Replacement Housing Factor Grant No: Date of CFFP: N/A	FFY of Grant: 2009 FFY of Grant Approval

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$ -			
2	1406 Operations (may not exceed 20% of line 21)	$ -			
3	1408 Management Improvements	$ -			
4	1410 Administration(may not exceed 10% of line 21)	$ 70,000.00			
5	1411 Audit	$ -			
6	1415 Liquidated Damages	$ -			
7	1430 Fees and Costs	$ 86,245.00			
8	1440 Site Acquisition	$ -			
9	1450 Site Improvement	$ 56,200.00			
10	1460 Dwelling Structures	$ 344,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	$ -			
12	1470 Non-dwelling Structures	$ 132,600.00			
13	1475 Non-dwelling Equipment	$ -			
14	1485 Demolition	$ -			
15	1492 Moving to Work Demonstration	$ -			
16	1495.1 Relocation Costs	$ -			
17	1499 Development Activities	$ -			
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)	$ 19,110.00			
20	Amount of Annual Grant: (sum of lines 2-19)	$ 708,155.00			
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	$ -			

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
2) Revised Budget-to be completed for the Performance and Evaluation Report
3)PHA's with under 250 units may use 100% of CFP Grants for operations.
4)Line 17-RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary

ANN ARBOR HOUSING COMMISSION	**CAPITAL FUND PROGRAM MI28S06450109** Capital Fund Program Grant No:_CFP501-09S_____Replacement Housing Factor Grant No:_____ Date of CFFP:____N/A_____	**FFY of Grant:** ____2009_____ **FFY of Grant Approval**

Type of Grant
(x)Original Annual Statement **( )Reserve for Disasters/Emergencies** **( )Revised Annual Statement(revision no:)**
( )Performance and Evaluation Report for Period Ending:_____ **( )Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
[signature]	4/7/09		

form HUD-50075.1 (4/2008)

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ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM MI28S06450109
Capital Fund Program Grant No: CFP501-09S
Replacement Housing Factor Grant No: N/A

CFFP (Yes/No) NO

Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
PHA-WIDE	Administrative Salaries	1410		$ 70,000.00				
	A & E	1430		$ 86,245.00				
	Sub-Total			**$ 156,245.00**				
MI064-100 WEST	SM-Parking lot-reseal & restripe	1450		$ 2,000.00				
	SM-Drainage Improvement(860-870)	1450		$ 50,000.00				
	SM-Roof Replacement	1460		$ 40,000.00				
	SM-Unit 802 water damage repair	1460		$ 7,500.00				
	NM-Foundation Repair	1460		$ 100,000.00				
	NM-Roof Replacement	1460		$ 66,000.00				
	SS/WW0Parking lot-reseal & restripe	1450		$ 1,200.00				
	MM-Parking lot-reseal & restripe	1450		$ 2,000.00				
	MM-Alarm Panel upgrade	1470		$ 70,000.00				
	Contingency	1502		$ 9,555.00				
	Sub-Total			**$ 348,255.00**				
MI064-200 EAST	GR-Parking lot-reseal & restripe	1450		$ 1,000.00				
	WSH-Replace carpet in 701 Henry/1520 White	1460		$ 2,000.00				
	WSH-Paint hallways	1470		$ 12,600.00				
	BC-Vent cleaning	1460		$ 25,000.00				
	BC-Smoke/Fire Alarm Monitor upgrade	1470		$ 50,000.00				
	BC-kitchen/bath tile floor replacement	1460		$ 96,000.00				
	HK-Unit 2714 Unit mold & insect problems	1460		$ 7,500.00				
	Contingency	1502		$ 9,555.00				
	Sub-Total			**$ 203,655.00**				
	Grand Total CFP501-09S			**$ 708,155.00**				

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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ANN ARBOR HOUSING COMMISSION	CAPITAL FUND PROGRAM MI28S06450109 Capital Fund Program Grant No: CFP501-09S Replacement Housing Factor Grant No: N/A	CFFP (Yes/No) NO	Federal FFY of Grant: 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	Funds Obligated	Funds Expended	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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N/A

ANN ARBOR HOUSING COMMISSION

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Federal FFY of Grant: 2009 Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary

ANN ARBOR HOUSING COMMISSION	**CAPITAL FUND PROGRAM 501-09** Capital Fund Program Grant No: CFP501-09 Replacement Housing Factor Grant No: Date of CFFP: N/A	**FFY of Grant:** 2009 **FFY of Grant Approval**

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$ -			
2	1406 Operations (may not exceed 20% of line 21)	$ -			
3	1408 Management Improvements	$ 128,000.00			
4	1410 Administration(may not exceed 10% of line 21)	$ 34,500.00			
5	1411 Audit	$ 1,500.00			
6	1415 Liquidated Damages	$ -			
7	1430 Fees and Costs	$ 39,500.00			
8	1440 Site Acquisition	$ -			
9	1450 Site Improvement	$ 34,500.00			
10	1460 Dwelling Structures	$ 212,200.00			
11	1465.1 Dwelling Equipment-Nonexpendable	$ 27,400.00			
12	1470 Non-dwelling Structures	$ 32,000.00			
13	1475 Non-dwelling Equipment	$ 52,500.00			
14	1485 Demolition	$ -			
15	1492 Moving to Work Demonstration	$ -			
16	1495.1 Relocation Costs	$ -			
17	1499 Development Activities	$ -			
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)	$ 562,100.00			
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	$ -			

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
2) Revised Budget-to be completed for the Performance and Evaluation Report
3)PHA's with under 250 units may use 100% of CFP Grants for operations.
4)Line 17-RHF funds shall be included here.

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ANN ARBOR HOUSING COMMISSION	**CAPITAL FUND PROGRAM 501-09** Capital Fund Program Grant No:_CFP501-09_____Replacement Housing Factor Grant No:_____ Date of CFFP:____N/A_____	FFY of Grant: ____2009_____ FFY of Grant Approval

Type of Grant

(x)Original Annual Statement ( )Reserve for Disasters/Emergencies ( )Revised Annual Statement(revision no:)

( )Performance and Evaluation Report for Period Ending:_____ ( )Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

Signature of Executive Director — Date

Elizabeth A Findley 4/7/09

Signature of Public Housing Director — Date

Annual Statement/Performance and Evaluation Report
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ANN ARBOR HOUSING COMMISSION | CAPITAL FUND PROGRAM CFP501-09 | CFFP (Yes/No) NO | Federal FFY of Grant: 2009

Capital Fund Program Grant No: CFP501-09
Replacement Housing Factor Grant No: N/A

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	Funds Obligated	Funds Expended	
PHA-WIDE	Resident Initiatives	1408		$ 9,000.00				
	Staff Training	1408		$ 8,000.00				
	Computer Software Upgrade	1408		$ 5,000.00				
	Family Supportive Services	1408		$ 106,000.00				
	Administrative Salaries	1410		$ 34,500.00				
	Audit	1411		$ 1,500.00				
	A & E Fees	1430		$ 37,500.00				
	Advertisement	1430		$ 2,000.00				
	Dwelling Equipment-Ranges/Refrigerators	1465.1		$ 27,400.00				
	Maintenance Tools/Vehicles	1475		$ 2,500.00				
	Office Equipment	1475		$ 2,500.00				
	Computer Hardware Upgrade	1475		$ 7,500.00				
	Sub-Total			**$ 243,400.00**				
MI064-100 WEST	MM-New door locks for apartments	1460		$ 20,800.00				
	MM-Paint/carpet for longterm residents	1460		$ 13,000.00				
	MM-Security Cameras	1475		$ 40,000.00				
	MM-Stairwell Door Hardware	1460		$ 5,000.00				
	MM-Repack/rebuild fire pump	1470		$ 7,000.00				
	NM-Community Center A/C	1460		$ 5,000.00				
	NM-New Basement windows	1460		$ 4,000.00				
	SS/WW-Expand Parking Area	1450		$ 15,000.00				
	SS/WW-Additional shelving/closet, hall, kitchen	1460		$ 50,000.00				
	WW-HVAC Furnaces	1460		$ 16,000.00				
	Sub-Total			**$ 175,800.00**				

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
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ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM CFP501-09
Capital Fund Program Grant No: CFP501-09
Replacement Housing Factor Grant No: N/A

CFFP (Yes/No) NO

Federal FFY of Grant: 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	Funds Obligated	Funds Expended	
MI064-200 EAST	BC-Reflective Film-west side windows	1460		$ 6,400.00				
	BC-Carpet replacement-occupied units/long term residents	1460		$ 10,000.00				
	BC-Window Replacement	1460		$ 2,000.00				
	BC-Trash compactor replacement	1460		$ 50,000.00				
	GR-HVAC Furnaces	1460		$ 10,000.00				
	GR-Community Center A/C	1460		$ 5,000.00				
	HK-HVAC Furnaces	1460		$ 5,000.00				
	HK-central mailboxes	1450		$ 12,000.00				
	OA-Playground Equipment	1450		$ 5,000.00				
	PLC-Install Privacy fences	1460		$ 10,000.00				
	WSH-Remove mulberry tree	1450		$ 2,500.00				
	WSH-Tuckpoint buildings	1470		$ 25,000.00				
	Sub-Total			**$ 142,900.00**				
	CFP501-09 Grand Total			**$ 562,100.00**				

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part III: Implementation Schedule for Capital Fund Financing Program
N/A

ANN ARBOR HOUSING COMMISSION

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Federal FFY of Grant: 2009 Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

1) Reasons for Revised Target Dates-Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program---Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part I: Summary

ANN ARBOR HOUSING COMMISSION/MI064 ANN ARBOR/WASHTENAW/MICHIGAN [X] Original 5-Year Plan [ ] Revision No:

A.	Development Number and Name	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	$ 428,400	$ 295,600	$ 468,500	$ 108,500
C.	Management Improvements		$ 23,600	$ 151,900	$ 40,000	$ 101,500
D.	PHA-Wide Non-dwelling Structures and Equipment		$ 35,000	$ 12,500	$ 12,500	$ 12,500
E.	Administration		$ 38,000	$ 38,000	$ 20,000	$ 56,000
F.	Other		$ 26,000	$ 53,000	$ 10,000	$ 150,000
G.	Operations		$ -	$ -	$ -	$ 110,200
H.	Demolition		$ -	$ -	$ -	$ -
I.	Development		$ -	$ -	$ -	$ -
J.	Capital Fund Financing-Debt Service		$ -	$ -	$ -	$ -
K.	Total CFP Funds		$ 551,000	$ 551,000	$ 551,000	$ 538,700
L.	Total Non-CFP Funds					
M.	Grand Total		$ 551,000	$ 551,000	$ 551,000	$ 538,700

1 $89K/year less $39K from 501-09 on Family Self-Sufficiency Line
2 $12,500/year + $22,500 for new van
3 $38K/year
4 $26K/year dw equip, $27K/year A&E + $10,000 Contingency Year 4 and $44,000 Contingency Year 5, less $27K from 501-09 on A&E Line

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

ANN ARBOR HOUSING COMMISSION/MI064		ANN ARBOR/WASHTENAW/MICHIGAN		X	Original 5-Year Plan		Revision No:
A.	Development Number and Name	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.	MI064100-West Side	Annual Statement	$ 245,900	$ 236,000	$ 150,000		$ 36,000
B.	MI064200-East Side		$ 182,500	$ 59,600	$ 318,500		$ 72,500
C.	Management Improvements		$ 23,600	$ 151,900	$ 40,000		$ 101,500
D.	PHA-Wide Non-dwelling Structures and Equipment		$ 35,000	$ 12,500	$ -		$ 12,500
E.	Administration		$ 38,000	$ 38,000	$ 20,000		$ 56,000
F.	Other		$ 26,000	$ 53,000	$ 10,000		$ 150,000
G.	Operations		$ -	$ -	$ -		$ 110,200
H.	Demolition		$ -	$ -	$ -		$ -
I.	Development		$ -	$ -	$ -		$ -
J.	Capital Fund Financing-Debt Service		$ -	$ -	$ -		$ -
K.	Total CFP Funds		$ 551,000	$ 551,000	$ 538,500		$ 538,700
L.	Total Non-CFP Funds						
M.	Grand Total		$ 551,000	$ 551,000	$ 538,500		$ 538,700

Capital Fund Program---Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year FFY 2010			Work Statement for Year FFY 2011		
	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	**MI064-100 West**			**MI064-100 West**		
	EC-kitchen cabinets/countertops		$ 3,000	MM-replace elevators		$ 200,000
	MC-kitchen cabinets/countertops		$ 7,500	SM-New entry doors		$ 36,000
	MM-additional bathroom shelves		$ 10,400	**MI064-200 East**		
	MM-kitchen cabinets		$ 75,000	BC-carpet replacement/window replacement		$ 10,000
	NM-kitchen cabinets/countertops		$ 50,000	BR-paint hallways		$ 8,000
	SM-kitchen cabinets/countertops		$ 75,000	GR-HVAC Furnaces		$ 10,000
	SS/WW-kitchen cabinets/countertops		$ 25,000	GR-Storm doors		$ 9,600
	MI064-200 East			HK-HVAC Furnaces		$ 5,000
	GR-kitchen cabinets/countertops		$ 60,000	HK-storm doors		$ 12,000
	HK-kitchen cabinets/countertops		$ 75,000	PLU-playground equipment		$ 5,000
	OK-kitchen cabinets/countertops		$ 7,500			
	PLU-kitchen cabinets/countertops		$ 10,000			
	WSH-kitchen cabinets/countertops		$ 30,000			
	Subtotal of Estimated Cost		$ 428,400	Subtotal of Estimated Cost		$ 295,600

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 II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY 2012			Work Statement for Year _____ FFY 2013		
	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	**MI064-100 West**			**MI064-100 West**		
Annual	SM-Vinyl siding		$ 150,000	SM-New entry doors		$ 36,000
Statement				**MI064-200 East**		
	MI064-200 East			BC-carpet replacement/window replacement		$ 5,000
	GR-vinyl siding		$ 120,000	GR-HVAC Furnaces		$ 5,000
	GR-HVAC Furnaces		$ 5,000	HK-HVAC Furnaces		$ 2,500
	HK-vinyl siding		$ 150,000	HK-First Floor Tile		$ 60,000
	HK-HVAC Furnaces		$ 2,500			
	BR-Clean air vents		$ 10,000			
	WSH-Replace windows		$ 25,000			
	WSH-Security Lighting		$ 1,000			
	BC-Carpet Replacement		$ 5,000			
	Subtotal of Estimated Cost		$ 468,500	Subtotal of Estimated Cost		$ 108,500

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 III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year FFY 2010		Work Statement for Year FFY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated cost	Development Number/Name General Description of Major Work Categories	Estimated cost
See	Operations	$ -	Operations	$ -
Annual	Management Improvements	$ 23,600	Management Improvements	$ 151,900
Statement	Administrative Salaries	$ 38,000	Administrative Salaries	$ 38,000
	A & E Fees	$ -	A & E Fees	$ 27,000
	Dwelling Structures(PHA-Wide)	$ -	Dwelling Structures(PHA-Wide)	$ -
	Dwelling Equipment(PHA-Wide)	$ 26,000	Dwelling Equipment(PHA-Wide)	$ 26,000
	Non-Dwelling Equipment(PHA-Wide)	$ 35,000	Non-Dwelling Equipment(PHA-Wide)	$ 12,500
	Subtotal of Estimated Cost	$ 122,600	Subtotal of Estimated Cost	$ 255,400

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 III: Supporting Pages - Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year FFY 2012		Work Statement for Year FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated cost	Development Number/Name General Description of Major Work Categories	Estimated cost
See	Operations	$ -	Operations	$ 110,200
Annual	Management Improvements	$ 40,000	Management Improvements	$ 101,500
Statement	Administrative Salaries	$ 20,000	Administrative Salaries	$ 56,000
	A & E Fees	$ -	A & E Fees	$ 54,000
	Dwelling Structures(PHA-Wide)	$ -	Dwelling Structures(PHA-Wide)	$ -
	Dwelling Equipment(PHA-Wide)	$ -	Dwelling Equipment(PHA-Wide)	$ 52,000
	Non-Dwelling Equipment(PHA-Wide)	$ 12,500	Non-Dwelling Equipment(PHA-Wide)	$ 12,500
	Contingency	$ 10,000	Contingency	$ 44,000
	Subtotal of Estimated Cost	$ 82,500	Subtotal of Estimated Cost	$ 430,200

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the___ 5-Year and/or___ Annual PHA Plan for the PHA fiscal year beginning 2010, *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

ANN ARBOR HOUSING COMMISSION
PHA Name

MI064
PHA Number/HA Code

✓ 5-Year PHA Plan for Fiscal Years 2010 - 2014

✓ Annual PHA Plan for Fiscal Years 2009 - 2010

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

Name of Authorized Official	Title
Alan Levy	Vice-Chair.
Signature	Date
	4/7/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Ann Arbor Housing Commission

Program/Activity Receiving Federal Grant Funding

Public Housing, CFP, SPC, Section 8, Section 8 New Construction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Main Administrative Offices: 727 Miller Avenue, Ann Arbor, Washtenaw Cty, MI 48103 (Section 8 and Public Housing)
406 N. Ashley, Ann Arbor, Washtenaw Cty, MI 48103 (Finance and Administration of all programs)

See attached sheet for physical locations of all Public Housing properties in Ann Arbor, Washtenaw Cty, MI

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

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

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

Name of Authorized Official	Title
Elizabeth A. Lindsley	Executive Director
Signature	**Date**
x Elizabeth A Lindsley	April 15, 2009

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

ANN ARBOR HOUSING COMMISSIONS
LOCATIONS/BUILDINGS/UNIT SIZES

HUD PROJ#	LOCATION	# BLD	ZIP CODE	BEDROOM SIZES 1	2	3	4	5	TOTAL	OFFLINE DEPROG
AMP-200 PH-EAST Mgmt Office-Baker Commons-106 Packa					**Office phone: 994-9**			**Mgr cell: 368-8962**		
Eld/Dis	106 PACKARD	1	48104	64					64	
Eld/Dis	1504-1508 BROADWAY	3	48105	20					20	
Eld/Dis/Fam	WHITE/STATE/HENRY 1514-1520White St. 1521 S.State St. 701-719 Henry St.	1	48104	14	14				28	
Family	2702-2760 HIKONE	5	48108		10	15	5		30	1 3BR
Family	1701-1747 GREEN RD	4	48105		8	12	4		24	1 3BR
Family	3451-3457 PLATT RD	4	48108					4	4	
Family	3681-3689 PLATT RD	1	48108	1	2	1	1		5	
Family	3565-3585 OAKWOOD	3	48104					3	3	
	TOTALS:	22		99	34	28	10	7	178	
AMP-100 PH-WEST - Mgmt Office-Miller Manor-727 Miller						**Office phone: 996- Mgr cell: 260-371**				
Eld/Dis	727 MILLER AVE	1	48103	99	5				104	1 1BR
Eld/Dis	221-253 S.7TH	4	48103	8					8	
Eld/Dis	805-807 W.WASH'GTON	1	48103	2					2	
Family	800-890 S.MAPLE	5	48103		10	15	5		30	1 3BR
Family	701-739 N.MAPLE	20	48103				10	10	20	1 5BR
Family	743-747 N.Maple	2	48103			4			4	
Family/Disab	909 Evelyn Ct.	1	48103			1			1	
Family	2670-2680S.Main	3	48103			6			6	
Family	1020-1042 Pennsylvania	3	48103			6			6	
Family	2072 Garden Circle	1	48103			1			1	
	TOTALS:	41		109	15	33	15	10	182	
	AAHC TOTALS:	63		208	49	61	25	17	360	

Revised: 05/2008
U/Lindsley/Quattro/locbldg.xls

OMB Approval No. 2577-0157 (Exp. 3/31/2010)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Ann Arbor Housing Commission

Program/Activity Receiving Federal Grant Funding

Public Housing, CFP, Section 8, Section 8 New Construction, Shelter Plus Care

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

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

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

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

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

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

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

Name of Authorized Official	Title
Elizabeth A. Lindsley	Executive Director

Signature	Date (mm/dd/yyyy)
Elizabeth A Lindsley	04/15/2009

Previous edition is obsolete

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:
[b] a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:
[a] a. bid/offer/application
b. initial award
c. post-award

3. Report Type:
[a] a. initial filing
b. material change
For Material Change Only:
year _____ quarter _____
date of last report _____

4. Name and Address of Reporting Entity:
[x] Prime [ ] Subawardee
Tier _____, *if known*:

Ann Arbor Housing Commission
727 Miller Avenue
Ann Arbor, MI 48103

Congressional District, *if known*: 4c

5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:

Congressional District, *if known*:

6. Federal Department/Agency:

US Dept of Housing & Urban Development

7. Federal Program Name/Description:

CFP (Capital Fund Program)

CFDA Number, *if applicable*: 14.872

8. Federal Action Number, *if known*:

Annual Agency Plan- form HUD50075

9. Award Amount, *if known*:

$ 550,000 (estimated)

10. a. Name and Address of Lobbying Registrant
(*if individual, last name, first name, MI*):

Not Applicable

b. Individuals Performing Services (*including address if different from No. 10a*)
(*last name, first name, MI*):

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: Elizabeth A. Lindsley
Print Name: Elizabeth A. Lindsley
Title: Executive Director, Ann Arbor Housing Commission
Telephone No.: 734 794-6720 ext 47201 Date: 4/15/09

Federal Use Only:

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

11.0 (f) Resident Advisory Board (RAB) and other Public Comments on Agency Plan

The RAB met on February 2, 2009 to review new format of Annual Agency Plan. There were no questions or challenges. Most interest was focused on the CFP Annual Statements, and projected future modernization work.

A second RAB meeting was held on March 16, 2009, at which time a review of the CFRG (Capital Fund Recovery Grant) award took place. Requirements of that CFP grant were detailed along with the Annual Statement that would be submitted along with the Board Resolution to accept the grant. Again, residents were excited about the additional funding. Residents in attendance were predominately from one high-rise building, which will be upgraded with new fire/smoke monitoring system as a result of economic stimulus funding. Most discussion was focused on immediate operational improvement requests (carpet cleaning; lobby furniture cleaning; current work being done on boiler for hot water system).

The Commission held a Public Hearing on the Annual Plan on March 18, 2009, at which one new program request was shared with the Board, and several other current policies were challenged and new suggestions offered. The following people spoke:

Washtenaw Aging Out Coalition: (represented by Peri Stone-Palmquist, Katie Doyle, and Dan Burnett). This group, representing 17 local agencies, submitted a written propsal to AAHC to consider a limited (5) preference for a combination of Section 8 and Public Housing units, targeted to teens aging out of foster care in Washtenaw County. Foster youth, ages 18 to 21, transitioning to adulthood are particularly vulnerable to homelessness, after the state terminates services and without family supports. Approximately 12-36% of youg people transitioning out experience homelessness, and as many as 3 in 10 of homeless adults nationally have a prior history in foster care. In exchange for a limited housing preference for "aging out youth", the coalition, lead by Ozone House and the Corner Health Center would provide wrap-around casework and supportive services to those receiving housing placements.

AAHC Board reponse: The Board supported this proposal, stating that it was another way for the Housing Commission to be supportive of the County's 10-year plan to end homelessness. The Board directed the Executive Director to meet with agents of Ozone and the Corner Health, to flush out details and write up a draft memorandum of agreement for the Board's review and consideration.

Joan Doughty, Director of Community Action Network: At a previous Board meeting, Ms. Doughty submitted written commentary on the Annual and 5-year plan. Among Ms Doughty's written suggestions were:

(1) to incorporate a specific goal addressing and improving customer service to residents. *Board Response*: has no problem with including a Strategic Goal focused on Customer Service, even though in the RFP for Operational and Organization assessment, there is a specific charge to "evaluate customer service practices."

(2) to limit the number of interim certifications would be a positive for PH residents

Board Response: the discussion at the Board meeting on limiting the number of interim certifications was focused more specifically on the Section 8 program than the Public Housing program. In both cases, there is tremendous amounts of administrative time spent in processing and verifying all reported changes. However, in public housing rents are a significant operating revenue stream impacted by reported changes. The EID (earned income disallowance) in PH is already a significant inducement for working families, and has an up to 2 year impact on operating revenues. In Section 8 there is no operating impact. The position of agency, not yet approved by resolution, is to limit interims in Section 8 where the income change per month is more than $200. Earning increases less than $200/month if reported would not result in interims, but be reflected only at the annual recertification. No change is currently under review in PH.

(3) to withdraw consideration of second late fee charge of $5 at day 10.
Board Response: this was a discussion item but did not come before the Board as a resolution for approval. NO additional late fee charge is anticipated to be enacted at this time.

During public hearing on 3/18/09, Ms. Doughty raised several other policy issues for the Board's consideration:

(1) Revisit of the 7 day overnight guest policy.
Board Response: this matter was reviewed and discussed last year, and no change in policy was recommended, as managers have the discretion to work with families on a case by case basis, so long as the household is forthcoming in disclosing the guest and the rationale for a greater than 7 day extended stay. The Board believes no further review of this policy is required at this time.

(2) Revisit the commission's discretionary perogative to deduct "child support" witholdings from household income, when calculating rent.
Board Response: this matter was reviewed and discussed last year, and the decision was not to support this change. It was staff's position then and now that there are already many issues mandated to monitor and track without adding discretionary ones. Further, the applicability of the proposed change was very limited within the population that we serve, ie., not many male head of households. Also, child support is a responsibility of the parent and a reflection of personal choices made, and most debt and credit issues are not considered in approving a household for public housing. Persons and households in this situation have a better chance of remaining housed with a housing subsidy than would be possible outside of public housing. The Board believes no further review of this policy option is required at this time.

(3) Request for a policy formulation to address evictions of persons with mental illness.
Board Response: AAHC will discuss and formulate policy guidelines regarding evictions, particularly related to persons known to have mental illness and effectine delivery of supportive services for that issue, during the up-coming year.

On 3/26/09, members of Baker Commons resident council (Barbara Collinson, Janice Lay, Larry Tyson, and Mary Kirkland) submitted written input on their priorities for the stimulus money, as follows:

(1) Duct cleaning, including furnace, blower motor and coil cleaning.
Many residents have respiratory problems due to asthma, allergies, copd and emphysema, especially those with MS or wheelchair-limited.
AAHC Response: A work items has been designated in the CFRG annual statement that Targets $25,000 for vent/duct cleaning. This work item has already been incorporated Via amendment to the A&E contract, and will be going out for bid in April, 2009.

(2) Cleaning of dryer ducts
Advantages to residents noted as reduction in fire hazard and clothes dry more efficiently.
AAHC Response: Laundry room dryer vents were cleaned about a year ago, under a previous CFP grant. However, this matter will be referred to the PH-E site manager for inclusion in standard annual maintenance procedures, like furnace filter replacements.

(3) Cleaning of sewage system from Baker Commons to the Street
Residents have experienced a number of backed up sinks, and are concerned about Health and sanitary issues related to back-ups.
AAHC Response: Most of the backup issues have related more to what has been disposed of, causing back ups (ex: kitty litter); however, this matter will again be referred to the PH-East site manager to be incorporated in annual preventative maintenance procedures.

(4) West-side solar gain issues recommendations:
a) replace single pane windows with double pane windows
b) try reflective window treatment or cellular shades
This issue again relates to health and well being of elderly and breathing compromised residents who live at Baker, and who are vulnerable to extreme heat And cold.

AAHC Response:

a) All windows at Baker are double pane. There is $2000/per year "contingency" funding in current CFP grants (501-07, -08, -09 revised) for replacement of "fogged windows", where seal has failed.
b) Reflective window treatment remains a work item in our CFP501-09 for west-side facing units, with a $6400 budget. We will probably test this out on the community foom windows first, to see how effective it is in reducing the solar gain in that space. regarding the use of "insulating" cellular shades as opposed to standard curtain issue, this matter will be referred to the PH-East manager, who may be willing to try these on a test basis with unit turnaround. Initial and replacement cost will probably exceed current curtain cost.

(5) Elevator Repairs: request for more extensive repair or replacement of elevators.
Resident have safety concerns, due to frequency of repair calls.
AAHC Response: The elevators at Baker take a lot of wear and tear due to wheelchair use. AAHC does not currently have "replacement of elevators" in its CFP-5 year plan; and if funding remains constrained, it will not be added until next year's review. AAHC

is engaging in Physical Needs Assessment with CFRG funds, which will include an assessment of all equipment, and its useful life, and that assessment should address whether there is an imminent need for replacement.

(6) Installation of Firestops, Firex and Fire Extinguishers in Apartments
AAHC Response: Included in the CFRG grant (S501-09) is an upgrade to existing fire and smoke monitoring system (currently under review with the fire department and building department of the city), and is to be bid out in April, 2009. However, this new upgrade may or may not include change to interior apartment smoke detectors. However, product recommendations (Fire Stop @ $23 and Firex @ $9.00) has been referred to our architect for investigation. The Commission is not inclined to provide $13 fire extinguishers for each and every unit, as these need to be routinely recharged to be effective. If a resident wants same, they should acquire for themselves.

No other written comments were received via the locations where the Agency Plan was on display, including but not limited to: the City/County office of Community Development; the Clerk's Office at Ann Arbor City Hall; the District Library Reference desk.