

PHA 5-Year and Annual Plan

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

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

1.0	PHA Information PHA Name: <u>DEARBORN HOUSING COMMISSION</u> PHA Code: <u>MI-003</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>333</u> Number of HCV units: <u>96</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA 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: <i>The Dearborn Housing Commission primary mission is to provide for the administration of housing programs and the maintenance of decent, safe and sanitary properties in a manner that promotes serviceability, efficiency and the improved social well being of households such programs were intended to serve.</i>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>Please see Attachment "A"</i>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>Please see Attachment "D"</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Dearborn Housing Commission Offices, 13615 Michigan Avenue, Dear born, MI 48126				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable. NA</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>Please see Capital Fund Program Tables in Attachment "E"</i>				
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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>Please see Capital Fund Program Tables in Attachment "E"</i>				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>Please see Capital Fund Program Tables in Attachment "E"</i>				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>NA</i>				
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. <p style="text-align: right;"><i>See Attachment "C"</i></p>				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>See Attachment "C"</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <i>Please refer to Attachment "A"</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>The Dearborn Housing Commission may occasionally modify or amend the PHA Plan as the result of changes in needs, funding and goals. The Commission shall consider the following actions to be significant amendments or modifications:</i></p> <ul style="list-style-type: none"> • <i>Changes to rent or admissions policies or organization of the waiting list;</i> • <i>Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;</i> • <i>Additions of new activities not included in the current PHA Plan; and</i> • <i>Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities, and</i> • <i>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD</i> • <i>An exception to this definition will be made for addition of work items anticipated as required to the Work Statement for Year 5 of the 5-Year Action Plan (form HUD-50075.2) resulting from additional annual funding, if any, under the Capital Fund Program.</i> <p><i>Should events outlined above occur, the Dearborn Housing Commission staff shall meet with and consult the current Resident Advisory Board regarding the revision keeping minutes or notes from such meeting, publish the modified plan for the required public comment period, conduct the required public hearing on the proposed revision, and adopt the revised Plan by way of regular or special meeting of the Dearborn Housing Commission.</i></p> <p>(c) Violence Against Women Act and Policy - <i>Please refer to Attachment "B"</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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 office 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.

ATTACHMENT "A"

5.2 – Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. **Goal: Expand the supply of assisted housing**

Objective:

a. **Reduce vacancy turnaround time to 20 days or less –**

Progress:

The following table reflects the unit turnaround trends for the past five years. Initially, staff reassignments and the addition of occupancy staff reduced the overall turnaround days significantly, with lease-up days reflecting the area of greatest improvement.

Early retirements and general maintenance staff turnover have continued to hinder improvement in make-ready days. Delays in hiring replacement maintenance workers have been a persistent problem over the past 5 years. If the department is able to achieve some stabilization in staffing, significant improvement is possible, as was evidenced in the reduction in make ready day reflected in 2006.

The Commission looks for opportunities to improve performance in this area, while at the same time not sacrificing the high standards for preparation of vacant units which result in lower overall vacancy rates and the attractiveness of the properties. The Commission's goal of 20 day or less average turnaround time remains unchanged, and the Commission is developing specifications and is considering contracting for vacant unit preparation to improve unit turnaround time. The following chart reflects the status of unit turnaround times:

<i>Year</i>	<i>Down Time</i>	<i>Make-Ready</i>	<i>Lease-up</i>	<i>Overall Turnaround</i>
2005	1.97	41.34	135.97	179.29
2006	1.90	22.40	11.63	35.93
2007	2.26	40.29	10.29	52.85
2008	5.7	41.90	4.10	52.21
2009	6.09	42.27	11.5	58.90

b. **Maintain an average vacancy rate of less than 5%**

Progress:

The Commission currently has a adequate waiting list for public housing and a vacancy rate of less than 1%, and over the past 5 years the vacancy rate has been consistently maintained at less than 5%.

2. **Goal: Improve the quality of assisted housing**

Objective:

a. **Improve public housing management (PHAS score) 91% or better**

Progress:

The Housing Commission continues to struggle to break the 91% necessary to move from standard performer to high performer. The Commission's RASS score was reduced a full 3 points for failure to complete a follow-up plan for the period ended 9/30/2007. The incorrectly reduced score was then carried forward for the FYE 9/30/2008. In the fiscal year ended 9/30/08, the Commission would have achieved a PHAS score of 91% had the appeal over resident assessments scores been approved. The Commission maintains that the rejection of the appeal was arbitrary and not in keeping with the spirit of the appeal process, and that its performance warrants a designation of "high performer." Over the past four reporting periods the Commission has, however, maintained an overall PHAS rating of "Standard Performer" and the goal of "High Performer" remains unchanged.

b. **Improve voucher management: (SEMAP score) 91% or better**

Progress:

Over the past four reporting periods the Commission has maintained an overall SEMAP rating of Standard Performer. Reporting problems caused by original tenant processing software resulted in lower reporting frequency. During the current fiscal year which ends on 9/30/2009, software was upgraded, data converted and staff training completed. As a result of the software upgrade, improvement in reporting frequency and lower error counts are anticipated.

c. **Renovate or modernize public housing units**

Progress:

Public housing units have seen replacement of apartment windows, door walls and common area windows at two properties, complete renovation of lobbies and common areas at all three properties, replacement of lobby air conditioning units all three properties, complete renovation of elevator cabs and controls at two properties, renovation of all kitchens at Townsend Towers. As a result, REAC inspection scores are consistently very high in the range of 97 to 98%.

The obligation and expenditure of Capital Funds has been aggressive. The following chart outlines the status of modernization funds provided under the Capital Fund Program:

✓ Provided	Grant Number	Obligation End	Reporting Period	Due	LOCCS Authorized	Cumulative PHA Obligated	LOCCS Disbursed	Cumulative PHA Expended
Capital Fund Program (CFP)								
	<u>MI28P003501-05</u>	08-17-2007	<u>06-30-2010</u> ✓	07-08-2010	\$191,996.00	\$191,996.00	100%	\$191,996.00
			<u>07-31-2010</u>	08-06-2010	\$191,996.00	-	\$191,996.00	-
	<u>MI28P003501-06</u>	07-17-2008	<u>06-30-2010</u> ✓	07-08-2010	\$444,824.00	\$444,824.00	100%	\$444,824.00
			<u>07-31-2010</u>	08-06-2010	\$444,824.00	-	\$444,824.00	-
	<u>MI28P003501-07</u>	09-12-2009	<u>06-30-2010</u> ✓	07-08-2010	\$455,323.00	\$455,323.00	100%	\$455,323.00
			<u>07-31-2010</u>	08-06-2010	\$455,323.00	-	\$455,323.00	-
	<u>MI28P003501-08</u>	06-12-2010	<u>07-31-2010</u> ✓	08-06-2010	\$445,781.00	\$445,781.00	100%	\$445,781.00
	<u>MI28P003501-09</u>	09-14-2011	<u>06-30-2010</u> ✓	07-08-2010	\$443,453.00	\$166,305.40	37%	\$24,884.56
			<u>07-31-2010</u>	08-06-2010	\$443,453.00	-	\$24,884.56	-
Capital Fund Recovery Grants (CFRG)								
	<u>MI28S003501-09</u>	03-17-2010	<u>06-30-2010</u> ✓	07-08-2010	\$564,270.00	\$564,270.00	100%	\$517,913.50
			<u>07-31-2010</u>	08-06-2010	\$564,270.00	-	\$517,913.50	-

Capital Fund Recovery Grant Funds recently provided are 100% obligated. Bids were recently solicited for replacement of windows, exterior doors and exterior insulation panels at Townsend Towers, but were over the project grant amount. Additional funds from the 2009 Capital Fund Grant (MI28P003501-09) will be coordinated with Recovery Grant Funds to complete this project. The Capital Fund Tables (attachment "D") reflect the funds required complete this energy saving improvement.

The Housing Commission has pursued a structured and aggressive maintenance and modernization path for its public housing stock. Provided grant funding for capital improvements from HUD is maintained, the modernization of its inventory will continue. Capital funding priorities and goals are detailed in the *Annual Statement/Performance and Evaluation Report*, (form HUD-50075.1) and the *Capital Fund Program – Five Year Action Plan*, (form HUD-50085.2) which are included in Attachment "D".

3. **Goal: Increase assisted housing choices**

Objective:

- a. Conduct outreach efforts to potential voucher landlords

Progress:

The commission takes every opportunity to meet with and identify potential landlords for the Section 8 program. The Housing Coordinator personally meets with current and potential landlords to discuss issues with Section 8 voucher holders and the benefits of participation. As the result of those efforts we currently enjoy an abundance of willing landlords and have been effective in helping new voucher holders find suitable and qualified housing.

4. **Goal: Provide an improved living environment**

Objectives:

- a. Implement public housing security improvements

Progress:

Modernization planning incorporates measures are intended to enhance the security of properties. Technological advancements in security systems, keying, processes and procedures, together with close communication with local police improves the perception of security and overall safety. The commission enjoys low crime statistics throughout its inventory. In spite of the relatively low crime rate in the area, the Commission has made infrastructure improvements including wireless Ethernet to each property that connects each property to the City of Dearborn MIS Department wireless backbone located near the police headquarters, lobby renovations which will allow for installation of cameras in lobby areas, master keying of properties with keys that cannot be copied (ie. keyway is proprietary and blanks cannot be obtained), and installation of Keywatcher® boxes at each property to control access to building sub-master key and various building access keys. Keywatcher® boxes provide management with a complete computerized access audit record for each key accessed which can be provided to local police during investigation of incidents.

Additional projects included in the *Annual Statement/Performance and Evaluation Report*, (form HUD-50075.1) and the *Capital Fund Program – Five Year Action Plan*, (form HUD-50085.2) incorporate security elements. For example, parking lot renovations will include infrastructure improvements for controlled access to renovated and newly fenced parking lots, emergency generators for improved reliability and life safety, structured wiring to include fire system upgrades and installation of closed circuit cameras, etc. All work is contingent upon local government approval and available CFP Grant funding.

The Commission also issues a monthly calendar of events and newsletter to keep residents and staff informed. Health care screenings by City nurses and tenant meetings also present opportunities to communicate with residents. Non-English speaking elderly residents present significant challenges; however, the commission has affirmatively pursued hiring of bi-lingual occupancy and clerical staff, and translations of many forms of written and internet communication in an effort to improve communication with residents.

- b. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress:

The Commission applied for and was granted an elderly only designation for Townsend Towers (MI003001); Kennedy Plaza (MI003002) and Sisson Manor (MI003003). At the time the elderly only designation was granted, the Commission applied for and was granted 50 additional Housing Choice Vouchers for the non-designated, disabled population.

The elderly only designation is a key component of the Commission's success and has resulted in significant improvements in safety and security perceptions by residents and applicants alike. The existing designation expires soon and the Commission has requested renewal of the designation. Maintaining the existing elderly only designation is key to the continuity of services provided to our residents and is vital to meeting our goal of promoting self-sufficiency and asset development of assisted households.

5. **Goal:** Promote self-sufficiency and asset development of assisted households

Objective:

- a. Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Progress:

Meals-On-Wheels

Two Housing Commission properties – Kennedy Plaza and Sisson Manor – are host to the Wayne County Meals-On-Wheels program. These sites provide hot meals to the elderly and handicapped residents of the property Monday thru Friday. They are also delivery location where meals are packaged and delivered to other home-bound residents of the community. While most residents are elderly and “retired” the meals-on-wheels program provide an opportunity to remain active by volunteering for packaging and sometimes delivery of meals to other residents that are not so fortunate.

Bus Transportation Services

The Dearborn Housing Department owns and operates three (3) 17 passenger busses used to transport residents to local shopping venues, malls, and special events (annual Homecoming festivals, Fall Color Tours, special restaurant dinner trips, etc.) The bus transportation, paid for by the City of Dearborn Housing Department, is currently offered free of charge for Housing Commission Residents.

Outreach Counselor

A trained social worker serves as the Housing Outreach Counselor for our elderly and handicapped residents. Having an extensive background in Medicare, Social Security, and assisted living/nursing home care issues is key to assisting residents in obtaining needed services from various agencies. The counselor also works closely with family members of tenants to solicit help and transition to more appropriate health care settings as residents age in place. The counselor also coordinates delivery of commodities to qualified low income residents, schedules activities, programs, and special events, and produces a monthly calendar of events that is distributed to all residents.

Daily Stat-Check

Started some time ago, the Commission uses special slide tabs mounted on each apartment door jamb. Residents are asked to slide the tab daily. Building staff walk the building checking all units where the stat-check has not been moved. Stat-check offers the opportunity to check on elderly residents to make sure they are not in need of medical assistance.

Health Care Screening and Other services

Provided by registered nurses from the City of Dearborn Health Department, the Commission offers monthly health screening to its residents. Services include blood pressure checkups, cholesterol screening, blood sugar testing, and general information. Health care screenings by City nurses and tenant meetings also present opportunities to communicate with residents. The Commission also issues a monthly calendar of events and newsletter to keep residents and staff informed. Non-English speaking elderly residents present significant challenges; however, the commission has affirmatively pursued hiring of bi-lingual occupancy and clerical staff, and translations of many forms of written and internet communication in an effort to improve communication with residents.

The services listed above for residents in public housing support the agency’s general mission, and specifically the designations as “elderly only” properties. They offer residents services that sometimes can only be delivered in a congregate setting such designated properties afford. Collectively, the delivery of services to our elderly population significantly improves the quality of life and independence for most residents.

6. **Goal:** Ensure Equal Opportunity in Housing for all Americans

Objective:

- a. Work to further develop and maintain an ethnically, racially, and gender diverse workforce, and continue to promote tolerance and sensitivity among residents and staff. We shall continue to solicit applications from underrepresented populations at religious, social service and other organizations.

Progress:

Applications and tenancy from minority groups have increased slowly in both federally subsidized senior apartments and city owned properties as well. Senior citizen information fairs, A.C.C.E.S.S., churches and print advertisements have been used effectively to attract applicants/tenants from a wide range of racial and ethnic backgrounds. The only racial group not represented in public housing is "Native Hawaiian/Pacific Islanders." The Section 8 Housing Choice Voucher waiting list opened 2 years ago and we saw a significant increase in applications from minorities. Upgraded software and reports will allow us to better track changes in ethnic/racial makeup of applicants and tenants, and changes in population.

The commission's workforce continues to diversify both racially and ethnically, thereby creating a more welcoming atmosphere for all racial and ethnic groups. In addition, some positions are being filled with female workers in maintenance area which have traditionally seen only male applicants. The addition of bilingual staff in occupancy and front desk has facilitated work flow and improved communication with Arabic speaking residents and applicants.

ATTACHMENT “B”

Dearborn Housing Commission *Violence Against Women Act Policy*

I. PURPOSE AND APPLICABILITY

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the Dearborn Housing Commission’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the Dearborn Housing Commission of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 et seq.). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. GOALS AND OBJECTIVES

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the Dearborn Housing Commission;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the Dearborn Housing Commission, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the Dearborn Housing Commission; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Dearborn Housing Commission.

III. OTHER DEARBORN HOUSING COMMISSION POLICIES AND PROCEDURES

This Policy shall be referenced in and attached to the Dearborn Housing Commission’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of the Dearborn Housing Commission’s Admissions and Continued Occupancy Policy. The Dearborn Housing Commission’s annual public housing agency plan shall also contain information concerning the Dearborn Housing Commission’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the Dearborn Housing Commission, the provisions of this Policy shall prevail.

IV. DEFINITIONS

As used in this Policy:

- A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”
- B. *Dating Violence* – means: violence committed by a person:
 - a. who is or has been in a social relationship of a romantic or intimate nature with the victim; and

- b. where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - i. The length of the relationship.
 - ii. The type of relationship.
 - iii. The frequency of interaction between the persons involved in the relationship.
- C. *Stalking* – means:
 - a. to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (b) to place under surveillance with the intent to kill, injure, harass or intimidate another person; *and*
 - b. in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
 - i. that person;
 - ii. a member of the immediate family of that person; or the spouse or intimate partner of that person;
- D. *Immediate Family Member* - means, with respect to a person:
 - a. a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
 - b. any other person living in the household of that person and related to that person by blood or marriage.
- E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. **ADMISSIONS AND SCREENING**

- A. *Non-Denial of Assistance.* The Dearborn Housing Commission will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, the Dearborn Housing Commission, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, the Dearborn Housing Commission shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. The Dearborn Housing Commission will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. **TERMINATION OF TENANCY OR ASSISTANCE**

- A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by the Dearborn Housing Commission:
 - a. A documented incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 - b. In addition to the foregoing, tenancy or assistance will not be terminated by the Dearborn Housing Commission as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim
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or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- i. Nothing contained in this paragraph shall limit any otherwise available authority of the Dearborn Housing Commission or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither the Dearborn Housing Commission nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.
 - ii. Nothing contained in this paragraph shall be construed to limit the authority of the Dearborn Housing Commission or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or the Dearborn Housing Commission, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the Dearborn Housing Commission or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the Dearborn Housing Commission. Leases used for all public housing operated by the Dearborn Housing Commission and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the Dearborn Housing Commission, shall contain provisions setting forth the substance of this paragraph.

VII. VERIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING

- A. *Requirement for Verification.* The law allows, but does not require, the Dearborn Housing Commission or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the Dearborn Housing Commission shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the Dearborn Housing Commission. Section 8 owners or managers receiving rental assistance administered by the Dearborn Housing Commission may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

- a. A HUD-approved form (HUD-50066) is available in multiple languages at <http://www.hud.gov/offices/adm/hudclips/forms/hud5.cfm>. This HUD approved form may be used to provided the Dearborn Housing Commission or to the requesting Section 8 owner or manager a written certification, that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
 - b. Other documentation - by providing to the Dearborn Housing Commission or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service
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provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

- c. Police or court record – by providing to the Dearborn Housing Commission or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed to provide verification / failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the Dearborn Housing Commission, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. *Waiver of verification requirement.* The Executive Director of the Dearborn Housing Commission (or his/her designee including Deputy Executive Director, or Housing Coordinator), owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director or his/her designee, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. CONFIDENTIALITY

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the Dearborn Housing Commission or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
- a. requested or consented to by the individual in writing, or
 - b. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 - c. otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by the Dearborn Housing Commission shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. COURT ORDERS/FAMILY BREAKUP

- A. *Court orders.* It is the Dearborn Housing Commission's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the Dearborn Housing Commission and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* Other Dearborn Housing Commission policies regarding family break-up are contained in the Dearborn Housing Commission's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.
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X. RELATIONSHIPS WITH SERVICE PROVIDERS

It is the policy of the Dearborn Housing Commission to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If the Dearborn Housing Commission staff should become aware that an individual assisted by the Dearborn Housing Commission is a victim of domestic violence, dating violence or stalking, the Dearborn Housing Commission will refer the victim to such providers of shelter or services as appropriate. Providers funded in part with HUD Community Development Block Grants awarded to the City of Dearborn include the following organizations:

1. *First Step, Inc.* – Provides shelter services for victims of domestic violence
2. *Wayne Family Center* – Administered by Lutheran Social Services, provides homeless assistance for families with minor children.
3. *Wayne Homeless Network* – Provides essential services for homeless and at risk
4. *Covenant House* – Provides shelter for Homeless Youth
5. *Fair Housing Center of Metropolitan Detroit*

Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the Dearborn Housing Commission or City of Dearborn either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. The Dearborn Housing Commission's annual public housing agency plan and City of Dearborn Consolidated Plan may describe, if applicable, providers of shelter or services to victims of domestic violence with which the Dearborn Housing Commission has referral or other cooperative relationships. Referral to such agencies may be made directly or thru the City of Dearborn Community Development Department.

XI. NOTIFICATION

The Dearborn Housing Commission shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XII. RELATIONSHIP WITH OTHER APPLICABLE LAWS

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIII. AMENDMENT

This policy may be amended from time to time by the Dearborn Housing Commission as approved by the Dearborn Housing Commission Board of Commissioners.

ATTACHMENT “C”

9.0 Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	5842	3	3	2	3	3	3
Income >30% but <=50% of AMI	4382	3	2	2	2	2	2
Income >50% but <80% of AMI	6633	2	1	1	1	1	1
Elderly	10956	4	4	2	2	1	1
Persons with Disabilities	12961	4	3	2	3	1	1
Race/Ethnicity: White – Non-Hispanic	94899	2	2	2	2	2	2
Race/Ethnicity: Black	4116	4	2	2	2	2	2
Race/Ethnicity: Hispanic	3357	2	2	2	2	2	2
Race/Ethnicity: Asian & Pacific Islanders	1677	2	2	2	2	2	2
Race/Ethnicity: Native American	226	3	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2010 - 2015
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: 2003
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
http://factfinder.census.gov/java_prod/dads.ui.homePage.HomePage

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1000		18
Extremely low income <=30% AMI	875	88	
Very low income (>30% but <=50% AMI)	113	11	
Low income (>50% but <80% AMI)	12	1	
Families with children	908	91	
Elderly families	3	.3	
Families with Disabilities	105	11	
Race/ethnicity – White	277	28	
Race/ethnicity – Black	675	68	
Race/ethnicity – Asian/Pac. Islander	15	3	
Race/ethnicity – Native American	23	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	176	17.552	
2 BR	734	73.435	
3 BR	43	4.269	
4 BR	30	3.036	
5 BR	5	.474	
5+ BR	12	1.233	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (36 MONTHS)?

CLOSED ON FEBRUARY 22, 2007 FOR ALL BUT HANDICAPPED/DISABLED FAMILIES.

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	308		40
Extremely low income <=30% AMI	263	84.5	
Very low income (>30% but <=50% AMI)	39	12.7	
Low income (>50% but <80% AMI)	6	1.9	
Families with children	0	0.0	
Elderly families	172	55.8	
Families with Disabilities	136	44.2	
Race/ethnicity – White	246	79.9	
Race/ethnicity – Black	54	17.5	
Race/ethnicity – Asian/Pac. Islander	2	.7	
Race/ethnicity – Native American	5	1.6	
Native Hawaiian/Other Pacific Islander	1	.3	
Characteristics by			

Housing Needs of Families on the Waiting List

Bedroom Size (Public Housing Only)			
1BR	308	100	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? N/A Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

9.1 Strategy for Addressing Needs

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

The needs of families on the waiting lists will be addressed largely through re-occupancy of vacated units in low income public housing and turnover is Section 8 Housing Choice Vouchers. Because of the large number of applicants for non-designated vouchers, the waiting list was closed. The commission has, however, expanded the availability of Section 8 Vouchers as part of its designation plan, thereby addressing the need for affordable housing for disabled populations. The applicant waiting list for Designated Housing Choice Vouchers remains open for disabled populations.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek or maintain designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Attachment "D"

Amended or New Policies:

1. ***Personnel Policy (and all other existing City Employee Policies by reference) ****
 2. Housing Departmental Employee Policies and Work Rules; Ethics Policy (*City of Dearborn*)*
 3. ***Violence Against Women Policy****
 4. ***Equal Housing Opportunity Policy****
 5. ***FOIA & Public Records Policy****
 6. ***Criminal Activity Tracking and Reporting Policy****
 7. ***Applicant Screening Policy (as amended)****
 8. ***Lease Enforcement & One Strike Policy (as amended)****
 9. ***Resident Involvement / Advisory Board Policy (as amended)****
 10. ***Economic Self Sufficiency & Up Lift Policy (as amended)****
 11. ***Resident Organization Policy (as amended)****
 12. Policy on Public Statements
 13. Confidentiality of Information and Records Privacy
 14. Records Management, Security and ID Theft Prevention Policy
 15. Data Security Policy
 16. Solicitation & Distribution of Literature Policy
 17. Standards of Conduct
 18. ***Capitalization Policy****
 19. ***Disposition Policy****
 20. ***Check Signing Policy****
 21. ***Rent Collection Policy and Bad Debt Write-Off Policy****
 22. ***Maintenance Policy****
 23. Drug Free Workplace Policy
 24. Facility Use and Community Room Policy
 25. Pest Control Policy
 26. Tenant Charges Policy & Current Charges List
 27. ***Travel Policy****
 28. ***Harassment Policy****
-

ATTACHMENT "E"

CAPITAL FUND

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORTS

AND FIVE YEAR ACTION PLAN SECTION

Part I: Summary		Grant Type and Number		FFY of Grant: 2005	
PHA Name: Dearborn Housing Commission		Capital Fund Program Grant No: M128P003501-05 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2006	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 19,197		\$ 19,197	\$ 19,197
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$ 45,511	\$ 46,254.36	\$ 46,254.36
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		\$ 127,288	\$ 126,544.64	\$ 126,544.64
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary		EFY of Grant: 2005	
PHA Name: Dearborn Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28P003501-05 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2006	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010 <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 191,996	\$ 191,996
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director	Date 7-8-10

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

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

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 Office of Public and Indian Housing
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Part II: Supporting Pages		Federal FFY of Grant: 2005						
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P003501-05 CFFP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²	
MI003000001 <i>Townsend Towers</i>	Complete Lobby A/C Replacement	1460	1 unit	\$29,279.50	28,538.89	28,538.89	28,538.89	Complete
MI003000002 <i>Kennedy Plaza</i>	Complete Lobby A/C Replacement	1460	2 units	\$49,005.75	49,002.75	49,002.75	49,002.75	Complete
MI003000003 <i>Sisson Manor</i>	Complete Lobby A/C Replacement	1460	2 units	\$49,002.75	49,003	49,003	49,003	Complete
PHA Wide	Operations	1406		\$ 19,197	19,197	19,197	19,197	Complete
Fees and Costs	A/E Fees	1430		\$ 45,511	46,254.36	46,254.36	46,254.36	Complete
Total				\$ 191,996	\$ 191,996	\$ 191,996	\$ 191,996	

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

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		Grant Type and Number Capital Fund Program Grant No: MI28P003501-06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval: 2007	
PHA Name: Dearborn Housing Commission					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 44,000		44,000	44,000
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 30,000		30,000	30,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 370,824		370,824	370,824
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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Part I: Summary		FFY of Grant: 2006	
PHA Name: Dearborn Housing Commission		FFY of Grant Approval: 2007	
Grant Type and Number Capital Fund Program Grant No: MI28P003501-06			
Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 444,824	444,824
21	Amount of line 20 Related to LBP Activities		444,824
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	370,824	370,824
Signature of Executive Director <i>Floyd Adams</i>		Signature of Public Housing Director	
Date 7-8-10		Date	

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages		Federal FFY of Grant: 2006						
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P003501-06 CFPP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²	
MI003000001 <i>Townsend Towers</i>								
MI003000002 <i>Kennedy Plaza</i>	Window/Door Wall – Phase I	1460	119 units	\$180,000		\$180,000	\$180,000	Complete
MI003000003 <i>Sisson Manor</i>	Window/Door Wall – Phase I	1460	135 units	\$190,824		\$190,824	\$190,824	Complete
<i>PHA Wide</i>	Operations	1406		\$44,000		\$44,000	\$44,000	Complete
<i>Fees and Costs</i>	A/E Fees – Windows & Door Walls	1430		\$30,000		\$30,000	\$30,000	Complete
Total Grant				\$444,824		\$444,824	\$444,824	

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

² To be completed for the Performance and Evaluation Report.

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 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 I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name:		Capital Fund Program Grant No: MI28P003501-07		FFY of Grant Approval: 2008	
Dearborn Housing Commission		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Development Account		Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ¹	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 90,000	45,000	45,000	45,000
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 45,000	45,000	45,000	45,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 320,323	365,323	365,323	365,323
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2007 FFY of Grant Approval: 2008	
PHA Name:	Grant Type and Number		
Dearborn Housing Commission	Capital Fund Program Grant No: M128P003501-07 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010 <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated
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)	\$ 455,323	\$ 455,323
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	\$ 320,323	\$ 365,323
Signature of Executive Director		Signature of Public Housing Director	
<i>Floyd Johnson</i>		<i>[Signature]</i>	
Date		Date	
7-8-10			

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

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

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P003501-07 CFFP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²	
MI003000001 <i>Townsend Towers</i>	Operations	1406		\$ 21,351	0			
MI003000002 <i>Kennedy Plaza</i>	Operations Windows/Door Walls – Phase I	1406 1460 1460		\$ 32,162 \$ 130,000 0	0 \$182,661.50	182,661.50	182,661.50	Complete
MI003000003 <i>Sisson Manor</i>	Operations Windows/Door Walls – Phase I	1460		\$ 36,487 \$ 190,323 0	0 \$182,661.50	182,661.50	182,661.50	Complete
<i>PHA Wide</i>	Operations Capital Fund Management	1406 1410		0 \$ 45,000	\$45,000 \$45,000	\$45,000 \$45,000	\$45,000 \$45,000	Complete Complete
<i>Fees and Costs</i>								
Total Grant				\$ 455,323	\$ 455,323	\$ 455,323	\$ 455,323	

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

² To be completed for the Performance and Evaluation Report.

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: M128P003501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2009	
PHA Name: Dearborn Housing Commission					
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010			
Summary by Development Account		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line		Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 45,000	45,000	45,000	45,000
3	1408 Management Improvements	\$ 37,369	37,369	37,369	37,369
4	1410 Administration (may not exceed 10% of line 21)	\$ 45,000	45,000	45,000	45,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,312	20,312	20,312	20,312
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 298,100	298,100	298,100	298,100
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2009	
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P003501-08 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised ² Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 445,781	\$ 445,781
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	\$ 298,100	\$ 298,100
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
7-28-10			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

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Part II: Supporting Pages		Federal FFY of Grant: 2008					
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P003501-08 CEFP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²
M1003000001							
<i>Townsend Towers</i>							
M1003000002	Windows/Door Walls – Phase II	1460	119 units	\$146,338.50	133,875.21	133,875.21	133,875.21
<i>Kennedy Plaza</i>							
M1003000003	Windows/Door Walls – Phase II	1460	135 units	\$151,761.50	164,224.79	164,224.79	164,224.79
<i>Sisson Manor</i>							
<i>PHA Wide</i>	Operations	1406		\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
	Software Upgrade & Training	1408		\$ 37,369	\$ 37,369	\$ 37,369	\$ 37,369
	Capital Fund Management	1410		\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
<i>Fees and Costs</i>	A/E Fees – Window Completion	1430		\$ 20,312	\$ 20,312	\$ 20,312	\$ 20,312
Total Grant				\$ 445,781	\$ 445,781	\$ 445,781	\$ 445,781

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

² To be completed for the Performance and Evaluation Report.

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: M128P003501-09 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2009 FFY of Grant Approval: 2010	
PHA Name: Dearborn Housing Commission		Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010) <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account			
Line	Description	Original	Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 44,000			
3	1408 Management Improvements	\$ 44,000			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 25,000		\$ 1,309.16	1,309.16
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 330,453		\$ 171,285.40	23,575.40
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2010	
PHA Name: Dearborn Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28P003501-09 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised ²
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)	\$ 443,453	\$ 172,594.56
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	\$ 173,576	\$ 172,594.56
Signature of Executive Director		Signature of Public Housing Director	
<i>Floyd Adams</i>		Date	
		7-8-10	

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

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Part II: Supporting Pages		Federal FFY of Grant: 2009					
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P003501-09 CFPP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²
MI003000001	Begin Apartment Interior Doors	1460	79 units	\$ 31,531	\$ 31,531		
<i>Townsend Towers</i>	Windows & Door Completion	1460	79 units	150,000	\$ 150,000	\$ 147,710	0
MI003000002	Begin Apartment Interior Doors	1460	119 units	47,481	\$ 58,481		
<i>Kennedy Plaza</i>	Balcony Brick Ledge Enclosure	1460	119 units	11,000	0		
MI003000003	Begin Apartment Interior Doors	1460	135 units	53,865	\$ 66,865		
<i>Sisson Manor</i>	Balcony Brick Ledge Enclosure	1460	135 units	13,000	0		
	Windows & Door Wall Completion	1460	135 units	23,576	\$ 23,576	23,575.40	23,575.40
<i>PHA Wide</i>	Operations	1406		44,000	44,000		
	Capital Fund Management	1410		44,000	44,000		
<i>Fees and Costs</i>	A/E Fees - Windows/Exterior IT	1430		25,000	25,000	1,309.16	1,309.16
Total				\$ 443,453	\$ 443,453	\$ 172,594.56	24,884.56

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital 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		Grant Type and Number		FFY of Grant: 2009	
PHA Name:		Capital Fund Program Grant No: MI28S003501-09 (CFRG)		FFY of Grant Approval: 2010	
Dearborn Housing Commission		Replacement Housing Factor Grant No:			
Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 40,000		\$ 40,000	\$ 40,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 524,270		\$ 524,270	\$ 477,913.50
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2010	
PHA Name: Dearborn Housing Commission	Grant Type and Number Capital Fund Program Grant No: M128S003501-09 (CFRG) Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2010	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated
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)	\$ 564,270	\$ 564,270
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	\$ 524,270	\$ 524,270
Signature of Executive Director		Signature of Public Housing Director	
<i>[Signature]</i>		<i>[Signature]</i>	
Date		Date	
7-8-10			

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

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28S003501-09 (CFRG) CFFP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²	
MI003000001								
<i>Townsend Towers</i>	Windows & Door & Exterior Repair	1460	79 units	\$ 524,270		\$ 524,270	477,913.50	On Schedule
MI003000002								
<i>Kennedy Plaza</i>								
MI003000003								
<i>Sisson Manor</i>								
<i>PHA Wide</i>								
<i>Fees and Costs</i>	A/E Fees – Windows/Exterior TT	1430		\$ 40,000		\$ 40,000	40,000	On Schedule
Total	Total			\$ 564,270		\$ 564,270	517,9143.50	

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

² To be completed for the Performance and Evaluation Report.

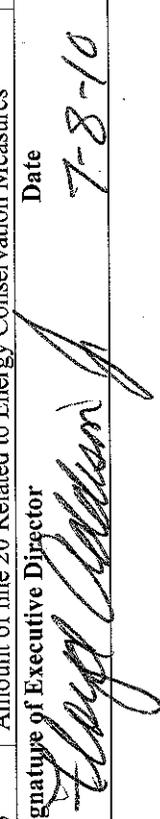
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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		Grant Type and Number		FFY of Grant: 2010 FFY of Grant Approval: 2011	
PHA Name: Dearborn Housing Commission		Capital Fund Program Grant No: MI28P003501-10			
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 44,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 44,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 53,961			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$ 300,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2011	
PHA Name: Dearborn Housing Commission	Grant Type and Number Capital Fund Program Grant No: M128P003501-10 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization of Debt Service paid by the PHA		Obligated
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)	\$ 441,961	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
		Date	
		7-8-10	

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

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Dearborn Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P003501-10 CFPP (Yes/No): No 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 ¹	Funds Obligated ²	Funds Expended ²	
MI003000001								
<i>Townsend Towers</i>	Emergency Generators	1475	2	\$ 100,000				
MI003000002								
<i>Kennedy Plaza</i>	Emergency Generators	1475	2	\$ 100,000				
MI003000003								
<i>Sisson Manor</i>	Emergency Generators	1475	2	\$ 100,000				
<i>PHA Wide</i>	Administration	1410		\$ 44,000				
	Operations	1406		\$ 44,000				
<i>Fees and Costs</i>	A/E Fees – Interior Doors	1430		\$ 30,000				
	A/E Fees – Emergency Generators	1430		\$ 23,961				
Total	Total			\$ 441,961				

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program – Five-Year Action Plan

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

PART I: SUMMARY

PH A Name/Number <i>Dearborn Housing Commission</i>	Locality (City/county & State) <i>Dearborn, Michigan</i>		Original 5-Year Plan <input checked="" type="checkbox"/> Revision No:		
	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
	Annual Statement				
MI003000001					
<i>Townsend Towers</i>		\$ 120,000	\$ 90,000	\$ 77,000	\$ 79,000
MI003000002					
<i>Kennedy Plaza</i>		\$ 120,000	\$ 90,000	\$ 120,000	\$ 119,000
MI003000003					
<i>Sisson Manor</i>		\$ 80,000	\$ 150,000	\$ 138,000	\$ 135,000
<i>PHA Wide</i>		\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
<i>Fees and Costs</i>		\$ 40,000	\$ 30,000	\$ 25,000	\$ 33,000
Total		450,000	450,000	450,000	\$ 456,000

**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 X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 10/1/10 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.

Dearborn Housing Commission
 PHA Name

MI003
 PHA Number/HA Code

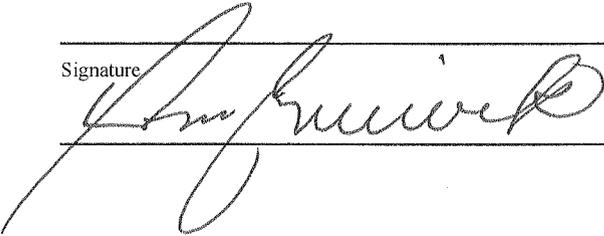
XX 5-Year PHA Plan for Fiscal Years 2010 - 2014

 Annual PHA Plan for Fiscal Years 20 - 20

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

Name of Authorized Official
 Douglas Gniewek

Title
 President

Signature


Date
 7/8/2010

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Dearborn Housing Commission

MI003

PHA Name

PHA Number/HA Code

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)

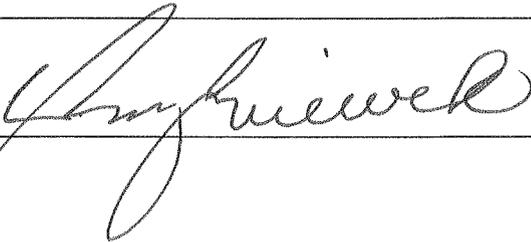
Name of Authorized Official

Mr. Douglas Gniewek

Title

President, Dearborn Housing Commission

Signature



Date

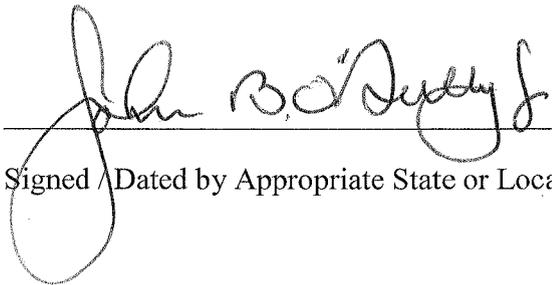
7/8/2010

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, John B. O'Reilly, Jr., Mayor of the City of Dearborn, Michigan certify that the Five Year and
Annual PHA Plan of the Dearborn Housing Commission is consistent with the Consolidated Plan of
Dearborn, Michigan prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

APPROVED:
DATE: 7/7/10

CORPORATION COUNSEL



CITY OF DEARBORN

Home Town of Henry Ford

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

BARRY S. MURRAY, DIRECTOR

JOHN B. "JACK" O'REILLY, JR.
MAYOR

Monday, June 28, 2010

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
477 Michigan Avenue
Detroit, Michigan 48226

To Whom It May Concern:

SUBJECT: DEARBORN HOUSING COMMISSION
PHA 5-YEAR & ANNUAL PLAN (2011-2015, MI-003)

As the lead agent responsible for the City of Dearborn's 2010-2015 Housing and Community Development Consolidated Plan, I have reviewed the Dearborn Housing Commission's 5-Year PHA Plan for the period beginning October 1, 2010. The PHA Plan is consistent in all material aspects (as defined at 24 CFR 91.510(c)) with our Consolidated Plan.

Sincerely,

Michelle DaRos
Deputy Director

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> B b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> A b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> A b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: None Congressional District, if known:	
6. Federal Department/Agency: U.S. Dept. of Housing and Urban Development	7. Federal Program Name/Description: 2010 Capital Fund Grant Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 441,961.00	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): None	
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: <u>Floyd Addison Jr.</u> Print Name: <u>Floyd Addison, Jr.</u> Title: <u>Director-Secretary, Dearborn Housing Commission</u> Telephone No.: <u>313-943-2390</u> Date: <u>6-30-10</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Dearborn Housing Commission

Program/Activity Receiving Federal Grant Funding

2010 Capital Fund Program (MI28P00350110)

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

Floyd Addison, Jr.

Title

Director-Secretary

Signature



Date (mm/dd/yyyy)

6-30-10

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Dearborn Housing Commission

Program/Activity Receiving Federal Grant Funding

2010 Capital Fund Program (MI28P00350110)

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 Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

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

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

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

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

13615 Michigan Avenue, Dearborn, MI 48126 (Main Offices)
7000 Freda, Dearborn, MI 48126 (Townsend Towers)
5111 Bingham, Dearborn, MI 48126 (Kennedy Plaza)
1515 Mason, Dearborn, MI 48124 (Sisson Manor)

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

Floyd Addison, Jr.

Title

Director-Secretary

Signature

X *Floyd Addison Jr*

Date

6-30-10

2010 PHA Plan – Resident Advisory Meeting

Questions/Comments

Friday, April 30, 2010

Question: What is the Section 8 Program?

Resident: L. DeVore

Answer: Explanation of each program and differences between Section 8 and Federally Subsidized public housing buildings was provided.

Question: How are you handling safety and crime prevention, especially in relation to a recent event at Sisson Manor?

Resident: J. Smith

Answer: It is being looked into by the Police. Residents must remember to keep their apartment doors closed and locked. The upgrade and installation of cameras is included in the 5-Year PHA Plan as part of the larger wiring upgrade. Also, we will be looking into fencing in the properties and securing parking areas which is also in the 5-Year PHA Plan already.

Question: Can lights be installed in the laundry and trash rooms that do not turn off? This would be great since I live next to the laundry room and would feel safer going in there at night because it will make it harder for someone to hide in the trash rooms.

Resident: J. Smith

Answer: This will be looked into and would not come out of the Capital Fund, but can be done from the operating budget. Lights in laundry rooms should be off, as the laundry room is supposed to be closed and locked after 8:00PM. Will discuss with maintenance.

Comment: The replacement exterior doors and alarms when doors are propped open make them feel much safer. (Not sure of source)

Answer: This was mentioned during previous planning sessions and was a relatively minor upgrade to the fire alarm system panel.

Question: Can screens be installed on the casement (emergency egress) windows in apartments?

Resident: J. Smith

Answer: Due to fire codes we can not install screens that would impede egress in the event of a fire on hi-rise buildings.

Comment: Everyone is happy with the enclosure of brick ledge on the balcony.

Resident: J. Smith

Answer: This item was originally included in last year's grant, but was done with operating funds sooner.

Question: Will the company that installed the enclosures be back to re-check each apartment? The caulking has gotten loose or gaps have formed, and bees or other insects can go inside and nest.

Resident: T. Arnold

Answer: Great observation. The company that did the work will have to be contacted for that. Brian Bayley will follow up with Edwards Glass.

Discussion regarding interior doors

Question: What kind of apartment interior doors would you like to see in the apartments?

Color- lighter/darker? Locks? Residents were provided with color photos of doors at each facility for comparison purposes and to facilitate discussion.

Housing Deputy Director: B. Bayley

Answer: All agreed that the doors should be standard. Doors that are sliding or bi-fold should stay the same. Size should stay from floor to ceiling, as shorter doors would limit storage in the upper area. They would like the doors to

be made of wood and with a light color of varnish to match the built-in dresser in the bedroom. Door knobs with push button locks should be used for bedroom and bathroom doors.

Question: Can a full length mirror be mounted on the inside of the bedroom door? Existing mirrors are on the exterior of the bedroom door which makes no sense.

Resident: R. Smith

Answer: That can be done. This will be included in specifications for the interior door project.

Question: When would this project begin?

Resident: S. Hammoud

Answer: There are projects in progress right now, so it would be best to wait. I will work with an architect on getting better estimates and development of specification. This will likely be sent out for bids later this year.

Question: What about the tracks for the sliding doors, they aren't strong enough?

Resident: T. Arnold

Answer: Industrial/heavy duty tracks will be needed.

Question: We would like to have our vents & ducts cleaned.

Resident: J. Smith

Answer: Will work on preparing specifications for this work and solicit quotes from companies to complete the work. This is a maintenance item and will be done from the operating budget.

Comment: The vent over the stove should be replaced. It is dirty.

Resident: J. Anderson

Answer: This is a maintenance issue and you must call the work order line for assistance.

Question: There are smells that come up through the vents, such as food and smoke. I think it is from Meals on Wheels, can you tell them to use the fans?

Resident: J. Smith

Answer: There could be a problem with the exhaust fans on the roof. The manager will look into it and advise if the HVAC contractor should be called out to fix any fans. (In fact, fan #5 had failed and needed to be replaced which was causing the problem.)

Question: Can the roof hold a generator?

Resident: J. Smith

Answer: The location of where the generator will be placed is stilling being looked into. It would have to be placed somewhere close to the building, such as the roof.

Question: If the building is fenced in, how will visitors have access to the front driveway entrance?

Resident: T. Arnold

Answer: Each building is different. The structure of the parking lots may change. Each resident would have keyless entry to enter the parking lot and building, and visitor parking will be provided so visitors can pick-up or drop-off residents at the front door and park in visitor parking if necessary.

Question: What will be done about all the terrible satellite dishes?

Resident: E. Guerresso

Answer: With the "structured wiring" renovation, it will allow for easier cable/satellite installation on either side of the building and will eliminate line of sight issues the prohibit some residents from being able to have the option of satellite TV. All current and future installation will be on the roof and satellite dishes will be out of sight. Also, this renovation will allow for wiring for security cameras in the parking lots, hallways, lobbies and where needed.

Question: Will the building be wired for Wi-Fi?

Resident: T. Arnold

Answer: I am working with "Open Dearborn" on having free Wi-Fi for the buildings. No promises on this item.

Question: Would it be better if you painted the apartments with paint made for kids so it would last longer?

Resident: J. Anderson

Answer: Eggshell/satin paint is used for the apartments that are painted now. This makes it easier cleaning much easier and is a little less “institutional” than semi-gloss. It seems to provide a good balance so far.

Question: Is it a good idea to have a battery powered smoke detector in the apartment in case of a fire while the generator is down?

Resident: J. Smith

Answer: Current detectors are hard wired to 100 volts. The planned upgrade of the fire alarm system will include a class “A” system with 24 volt detectors all of which can be powered from the emergency generator eliminating the need for batteries in each detector and the annoyance when the battery goes dead.

Question: It is possible to have the vertical blinds replaced?

Resident: J. Anderson

Answer: Replacement of window treatments can be a future project. This will be added to the 5-Year Plan and may be brought forward if funding allows.

Question: Would you prefer replacing the window treatments instead of working on renovating the bathrooms?

Deputy Housing Director, Bayley

Answer: Yes! All residents were overwhelmingly in agreement and did not see the need to renovate the bathrooms at all. It was removed from the 5 Year Plan, but may be revisited at a later date. The bathrooms are dated and the wall-hung toilets may begin to create problems.

Question: At SM, there is a problem with the shower corner. When taking a shower water sprays onto surrounding areas.

Resident: R. Smith

Answer: That can be looked into, but is mainly a maintenance issue.

Question: Can the hallways be painted and carpets replaced at KP?

Resident: T. Arnold

Answer: Yes. The hallway carpets do need to be replaced. Also, there should be linoleum or tiles in front of apartment doors and elevators where traffic is heaviest and the hardest to keep clean. The hallways will be painted a lighter color (more reflective) on top and a darker color from the handrail and down. General agreement was reached that the hallways need paint and carpet, new window treatments in apartments before renovations to bathrooms. This will be added to the 5-Year Plan for modernization, and may be brought forward if funding allows.

No other elements of the PHA Plan were challenged and no other comments were received during the comment period ended 6/23/2010.

Current Resident Advisory Board – (2010)

Marion Chahine –312 Townsend Towers – 584-4584
Sekne Hammoud – 502 Townsend Towers - 581-1612

Elizabeth Guerresso –511 Kennedy Plaza 584-8070
Thomas Arnold – 403 Kennedy Plaza 945-9954
Janine Anderson – 302 Kennedy Plaza – No phone. Tenant is hearing impaired

Lunell DeVore – 408 Sisson Manor - 278-6199
Jackquline Smith – 208 Sisson Manor – 278-0276
Rebecca Smith – 815 Sisson Manor – no phone



Brian W. Bayley
Brian W. Bayley, Deputy Housing Director