

PHA 5-Year and Annual Plan Version 2	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0 PHA Information
 PHA Name: Saginaw Housing Commission PHA Code: MI006
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
 Number of PH units: 632 Number of HCV units: 1197

3.0 Submission Type
 5-Year and Annual Plan **Version 2** Annual Plan Only 5-Year Plan Only

4.0 PHA Consortia PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

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

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

The Saginaw Housing Commission is committed to providing quality housing services in a professional timely, respectful and cooperative manner to all Housing Commission residents, residents of the City of Saginaw and residents of the neighboring communities. The Saginaw Housing Commission is determined to develop safe and secure affordable housing communities, while promoting economic opportunities for all Commission residents. The Saginaw Housing Commission will be the best landlord in the City of Saginaw and surrounding communities.

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.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available: when available
- Reduce public housing vacancies

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Improve voucher management:

- Increase customer satisfaction: Provide customer service training to all staff
- Concentrate on efforts to improve specific management functions:
 - 1) Quality Controls
 - 2) Decrease vacant unit turnaround
 - 3) Deliver timely maintenance services
- Renovate or modernize public housing units

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords
- Implement public housing site-based waiting lists

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements: Maintain contracted security services
- Designate developments or buildings for particular resident groups
- Work to have effective Resident Associations in each development

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Increase enrollment in FSS programs
- Implement new partnerships to enhance FSS Programs

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Saginaw Housing Commission. N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE:

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- N/C 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- N/C 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(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.

The following are the specific locations where the public may obtain copies of the 2010 5-Year and Annual Plan:

- Main Administrative Office – 1803 Norman Street, Saginaw, MI 48604
- PHA development management offices
 - Davenport Manor, 2811 Davenport Avenue, Saginaw, MI 48602
 - Elmwood Manor, 2814 E. Genesee Avenue, Saginaw, MI 48601
 - Maplewood Manor, 535 S. Warren Avenue, Saginaw, MI 48607
 - Pinewood Manor, 2715 S. Jefferson Avenue, Saginaw, MI 48601
 - Rosien Towers, 310 S. Harrison, Saginaw, MI 48602

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures *NO CHANGES*

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures for maintaining waiting lists for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility

Saginaw Housing Commission (SHC) verifies eligibility for admission to public housing when families are within 60-90 days of being offered a unit.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Credit report

The Housing Commission requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment

Selection for admission to public housing shall be made from the SHC's current waiting list in accordance with date and time of application and applicable transfers that take precedence as stated below.

(3) Preferences

The PHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA

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- Resident Choice (circumstances stated below)
 - Resident in good standing with no violations of the lease.
- Transfers granted 1:5 to new admissions

The PHA has not established any preferences for admission to public housing.

(4) Unit Assignment

Applicants are ordinarily given three (3) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

Saginaw Housing Commission maintains a community-wide waiting list and site-based waiting lists. The Commission plans to continue to operate seven site-based waiting lists.

Interested persons may apply for admission to public housing at the main administrative office located at 1803 Norman St., Saginaw, MI 48601 and at the following PHA development site management offices.

- Davenport Manor, 2811 Davenport Avenue, Saginaw, MI 48602
- Elmwood Manor, 2814 E. Genesee Avenue, Saginaw, MI 48601
- Maplewood Manor, 535 S. Warren Avenue, Saginaw, MI 48607
- Pinewood Manor, 2715 S. Jefferson Avenue, Saginaw, MI 48601
- Rosien Towers, 310 S. Harrison, Saginaw, MI 48602

There are no new site-based waiting lists. All are existing waiting lists from the previous year.

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision
- At time of move-in

(7) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule.

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The analysis results follow:

The PHA does have any general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Town & Garden	92	The covered development's or developments' size, location, and/or configuration promote income deconcentration, such as scattered site or small developments;	
Scattered Sites	82	The covered development's or developments' size, location, and/or configuration promote income deconcentration, such as scattered site or small developments;	

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting lists.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation

The Housing Commission requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Current address on file
- Names, ages, relationship of household member
- Former address on file

(2) Waiting List Organization

The Saginaw Housing Commission's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The SHC does give extensions on standard 60-day period to search for a unit. Under the following circumstances:

- Voucher holder must demonstrate efforts to search for a unit; or
- When inspection cannot be scheduled with the 60-day period

(4) Preferences

The SHC plans to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

The SHC has not established any preferences for admission to section 8. All selections for voucher issuance will be made from the Section 8 waiting list in accordance with date and time of application.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Agencies (DHS, Saginaw County Youth Protection Council, Saginaw County Mental Health, Underground Railroad)

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	720,886.00	
b) Public Housing Capital Fund	985,145.00	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,788,370.00	
f) Resident Opportunity and Self- Sufficiency Grants	48,676.00	
g) Community Development Block Grant		
h) HOME		
i) FSS	85,636.00	
Other Federal Grants (list below)		
SNAPS and SPC	2,057,475.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Fund Grant	985,145.00	Public housing capital improvements
2008 Capital Fund Grant	675,689.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	1,267,000.00	
4. Other income (list below)		
Other income: IT Fees, charges to tenants, late fees, NSF check charges	15,168.00	
Section 8 Admin fees	609,732.00	
Stimulus Admin fees	67,643.00	
Settlement costs proceeds	1,287,068.00	
Management fees	339,551.00	
Section 8 Management fees	172,368.00	
Section 8 Bookkeeping fees	107,730.00	
Asset Management fees	75,840.00	
CFP Management fees	98,515.00	
Bookkeeping fees	164,610.00	
Non-dwelling rent	18,000.00	
Excess utilities	4,000.00	
Laundry commissions, vending machines, etc.	13,785.00	
Extraordinary admin fees	420,000.00	
5. Non-federal sources (list below)		
Antenna rental	115,000.00	
Total resources		
	14,856,032.00	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The SHC will employ discretionary rent-setting policies for income based rent in public housing.

Income-based rents are set at the higher of:

- 30% of adjusted monthly income; or
- 10% of unadjusted monthly income; or
- Welfare rent; or
- Minimum rent

b. Minimum Rent

SHC's minimum rent is \$0.00

SHC has not adopted any discretionary minimum rent hardship exemption policies.

c. Rents set at less than 30% than adjusted income

SHC does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

SHC does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

Saginaw Housing Commission has ceiling rents in place set at a level lower than 30% of adjusted income for all of its developments.

SHC arrived at the ceiling rents based on a market comparability study.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the SHC such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Change in family composition

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g. Individual Savings accounts (ISAs)

The SHC does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The SHC used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing

B. Section 8 Tenant-based Assistance

(1) Payment Standards *CHANGE*

The SHC's payment standard is 100% of FMR.

The SHC reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

SHC's minimum rent is \$0.00.

The SHC has not adopted discretionary minimum rent hardship exemption policies.

903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the Saginaw Housing Commission follows:

The Executive Director directs the day-to-day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

- Executive Assistant
- Administrator of Human Resources
- Administrator of Business Operations
 - Accounting Coordinator
 - Accounting Clerk

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- Office Assistant II
 - Learning Center Coach (2)
 - Clerical II (part-time)
 - Custodial Worker (part-time)
- Administrator of Section 8
- Housing Specialist (3)
 - Housing Aide (2)
 - FSS Coordinators (3) (Contractual)
- Property Managers (3)
- Assistant Property Managers (3)
 - Maintenance Mechanics (19) (Maintenance contracted to OMNI)

b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	632	102
Section 8 Vouchers	1197	60
Special Purpose Section 8 Certificates/Vouchers (below)		
- Family Unification Vouchers	177	
Other Federal Programs (below)		
Supportive Housing Programs		
- MI28B41002 – Innerlink Supportive Services & Transitional Living		
- MI28B41001 – Teen Parent Supportive Services Project		
- MI28B510003 – St. Rita’s Harvest Home		
- MI28B410003 – Underground Railroad		
- MI28B410004 – Restoration Community Outreach		
- MI128B510002 – House to Home Program		
- MI128B510004 – Underground Railroad		
- MI128B510005 – House to Home Program		
Shelter Plus Care Programs		
- MI128C510001 – Shelter Plus Care Mustard Seed		
- MI128C510006 – Shelter Plus Care Underground Railroad		
- MI128C510009 – Shelter Plus Care	11	
- MI128C910001 – Shelter Plus Care-Family	7	
- MI128C010001 – (Extension) Shelter Plus Care – Dwelling Place III	12	
- MI128C210001 – Shelter Plus Care – Dwelling Place IV	10	
- MI128C510008 – Shelter Plus Care-Emmaus House S+C	2	
- MI128C310001 – Shelter Plus Care-Emmaus House/Restoration Community Outreach	29	

c. Management and Maintenance Policies

The SHC has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Capitalization Policy
- Investment Policy
- Public Housing Lease
- Procurement Policy
- Pest Control Policy
- Risk Control Policy
- Travel Policy
- E-mail/Electronic Communication Policy
- Telephone Communication Policy
- Collection Loss Write Off Policy

Section 8 Management:

- Section 8 Administrative Plan

903.7(5) Grievance Procedures

A. Public Housing

Saginaw Housing Commission has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Public Housing residents or applicants who desire to initiate the SHC grievance process should contact the following:

- PHA main administrative office
- PHA development management offices

B. Section 8 Tenant-Based Assistance

Saginaw Housing Commission has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982. (if yes, list below)

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

Saginaw Housing Commission has applied for and received approval to designate the following public housing developments for occupancy only by the elderly families; or occupancy only by families with disabilities, or occupancy by only elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Activity descriptions for each designation are provided below:

Designation of Public Housing Activity Description
1a. Development name: Pinewood Manor 1b. Development (project) number: MI28P006/007
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the SHC's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (05/30/1997)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 89 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Elmwood Manor 1b. Development (project) number: MI28P006/005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the SHC's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (05/30/1997)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 122 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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Designation of Public Housing Activity Description	
1a. Development name: Maplewood Manor	
1b. Development (project) number: MI28P006/003	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the SHC's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (05/30/1997)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
8. Number of units affected: 76	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Rosien Towers	
1b. Development (project) number: MI28P006/004	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the SHC's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: (05/30/1997)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
9. Number of units affected: 110	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

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Designation of Public Housing Activity Description	
1a. Development name: Davenport Manor	
1b. Development (project) number: MI28P006/010	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the SHC's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved , submitted, or planned for submission: (05/30/1997)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?	
10. Number of units affected: 61	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency.

1. The SHC has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The agreement was signed on 11/09/2005.

2. Other coordination efforts between the SHC and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 - Jointly administer programs

B. Services and programs offered to residents and participants by the Saginaw Housing Commission are as follows:

(1) General

a. Self-Sufficiency Policies

Saginaw Housing Commission will not employ discretionary policies to enhance the economic and social self-sufficiency of assisted families.

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b. Economic and Social self-sufficiency programs

Saginaw Housing Commission coordinates, promotes or provides the following programs for the enhancement of the economic and social self-sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office/PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self-Sufficiency (FSS)	131	Sec 8 Participants	PHA Main Office	Section 8 Participants
Family Self-Sufficiency (FSS)	27	PHA Participants	PHA Main Office	Public Housing participants
Service Coordinator Program	451	High-Rise Residents	On-site at Developments	Public Housing Participants

(2) Family Self Sufficiency programs

a. Participation Description:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 02/00/10)
Public Housing	25	27
Section 8	143	131

b. If the SHC is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the SHC plans to take to achieve at least the minimum program size? List steps the SHC will take below:

The Family Self-Sufficiency (FSS) Action Plan is currently being updated. Both the 2005 FSS Action Plan and the 2010 revised FSS Action Plan contain information regarding steps to be taken to achieve the minimum program size.

These steps include, but are not limited to:

1. FSS brochures and FSS Coordinator business cards will continue to be included in the briefing packets that are prepared for new Section 8 participants. An available FSS Coordinator will briefly describe the program at this time and indicate the availability for a full FSS group or individual Orientation.

2. FSS Coordinators will continue to mail information describing the benefits of the FSS program to all current Section 8/HCV participants.
3. FSS Coordinators will continue to conduct FSS Group Program Orientations, on a monthly basis, as needed to maintain a continuing list of eligible applicants to fill available program slots.
4. FSS Coordinators will continue to conduct FSS Individual Program Orientations, as requested by eligible program applicants, SHC staff referrals or program participant referrals.
5. Section 8 Housing Specialists will continue to distribute FSS brochures to Section 8/HCV recipients during their annual income and interim re-certifications.
6. FSS Coordinators will provide brochures, describing the program, to local agencies and organizations.
7. The FSS Program will be featured on the SHC Internet site.
8. The FSS Program will continue to be featured in every installment of the SHC Quarterly Newsletter.
9. FSS program activities and accomplishments will be advertised and reported to the local media to enhance positive publicity for the program and encourage increased participation.

C. Welfare Benefit Reductions

The Saginaw Housing Commission is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the SHC's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

E. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the SHC will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

**THE SAGINAW HOUSING COMMISSION
COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY**

As required by The Department of Housing and Urban Development (HUD), each adult resident of a Saginaw Housing Commission (SHC) Public Housing Development, unless exempt, shall contribute 8 hours per month of community service within the community; or participate in an economic self-sufficiency program for 8 hours per month; or perform 8 hours per month of combined community service and participation in an economic self-sufficiency program. Community service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities. An 'economic self-sufficiency program' means any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants, including programs for job training, employment counseling, work placement, basic skills training, education, workfare, financial or household management, and apprenticeships.

An exempt individual is an adult who:

1. Is 62 years or older;
2. Is a blind or disabled individual, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), and who is unable to comply with this section, or is a primary caretaker of such individual;
3. Is engaged in work activities for at least 20 hours per week;
4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State, including a State-administered welfare-to-work program; or
5. Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act or under any other welfare program of the State, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

At lease execution, all adult members shall receive a written description of the service requirement, and the process for claiming exempt status. Each adult member must sign a certification that they have received and read the service requirement and understand that if they are not exempt, failure to comply will result in non-renewal of their lease. The SHC will provide exemption verification forms and community service and self-sufficiency tracking forms.

The SHC will determine exempt status upon presentation of documentation by the claimant. Documentation may include: a birth certificate, certification of disability, employment verification, a letter from an economic self-sufficiency or Welfare-to-Work program, written verification of full-time student status from the admissions officer of school attending, or other forms of documentation as reviewed by the SHC.

At the time of annual recertification, the SHC shall review and determine compliance of each family member who is required to fulfill the requirement. If the SHC determines noncompliance by a family member, the SHC shall send notice to the resident:

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1. Describing such noncompliance;
2. That the determination of noncompliance is subject to the SHC grievance process; and
3. That, unless the resident enters into an agreement to cure the noncompliance, and in fact cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease, the resident's lease will not be renewed or extended upon expiration of the lease term and shall take action to terminate the tenancy.

To the greatest extent possible and practicable, the Saginaw Housing Commission will provide names and contacts of agencies that can provide opportunities for residents to fulfill their Community Service obligations and/or provide opportunities for volunteer work.

The SHC will make the final determination of exemption of the requirement. Residents may use the grievance procedure if they disagree with the determination.

Examples of Community Service include, but are not limited to volunteer work at:

- A local institution including but not limited to: schools, child care centers, hospitals, hospice, the United Way (Voluntary Action Council), Commission on Aging, Underground Railroad, homeless shelters, soup kitchen, Red Cross, etc;
- A non-profit organization such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, community clean-up programs, beautification programs, other youth or senior organizations;
- Resident organizations, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for children of other residents so they may volunteer.

Examples of Self-Sufficiency Activities include, but are not limited to:

- Michigan Works!
- Work First
- Job readiness/training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps move a person toward economic independence; and
- Full time student status at any school, college or vocational school.

Community Service Implementation Report:

- Number of tenants performing community service: 21
- Number of tenants granted exemptions: 78
- Number of tenants in non-compliance: 9
- Number of tenants terminated/evicted due to non-compliance: -0-

6.0 903.7(8) Safety and Crime Prevention

Saginaw Housing Commission's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the SHC's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - Community perception of high level-crime related activities in and around SHC developments
2. Information or data used by the SHC to determine the need for SHC actions to improve safety of residents:
 - Resident reports
 - SHC employee reports
 - Police reports
3. Developments that are most affected:
 - Elmwood Manor
 - Pinewood Manor
 - Maplewood Manor
 - Town & Garden
 - Scattered Sites

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

1. List of crime prevention activities:
 - Activities targeted to at-risk youth, adults, or seniors
 - Strategy meetings with local police
 - Contracted with private security firm
2. Developments that are most affected:
 - Elwood Manor
 - Pinewood Manor
 - Maplewood Manor
 - Town & Garden
 - Scattered Sites

C. Coordination between SHC and the police.

1. Description of the coordination between the SHC and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police provide crime data to Housing Commission staff for analysis and action
 - Police regularly testify in and otherwise support eviction cases
 - Agreement between SHC and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:
 - Elwood Manor
 - Pinewood Manor
 - Maplewood Manor
 - Town & Garden
 - Scattered Sites

903.7(9) Pets

The description of the SHC's Pet Policy follows:

**THE SAGINAW HOUSING COMMISSION
PET POLICY**

I. In compliance with Section 227 of Title II of the Housing and Urban-Rural Recovery Act of 1983, and with 24 CFR Parts 5, 243, 842, and 942, Final Rule, the Saginaw Housing Commission will permit residents of housing projects built exclusively for occupancy by the elderly and persons with disabilities, to own and keep common household pets in their apartment. The Saginaw Housing Commission will permit residents of public housing to own and keep common household pets in their units. This policy set forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all tenants to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

- Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.
- Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.
- Dogs: All dogs must be neutered/spayed (male and female.)
- Cats: All cats must be neutered and de-clawed.

No animal may exceed twenty-five (25) pounds in weight. At no time will the Commission approve of exotic pets such as snakes, monkeys, rodents, etc. The Commission will not allow any animals deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs.

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Residents who currently have properly registered pets that exceed the twenty-five pound limit as of 4/2005 will be allowed to keep those pets, provided they are not disruptive to other tenants, visitors, or the Commission.

II. Registration

Every pet must be registered with the Saginaw Housing Commission's management prior to moving into the building and updated annually thereafter. Registration requires the following:

- A. A certificate signed by a licensed veterinarian, State and local authority, stating that the pet has received all inoculations required by the State and local law, if applicable.
- B. Proof of current license, if applicable.
- C. Identification tag bearing the owner's name, address, and phone number (dogs and cats.)
- D. Proof of neutering/spaying and/or declawing (dogs and cats.)
- E. Photograph (no smaller than 3x5) of pet or aquarium.
- F. The name, address, and phone number of a responsible party that will care for the pet if the owner is incapacitated, expires, or is otherwise unable to care for the pet.
- G. Fish - size of tank or aquarium.

III. Density of Pets

Only one (1) four-legged, warm-blooded pet will be allowed per unit. Only two (2) birds will be allowed per unit. The Saginaw Housing Commission only will give final approval on type and density of pets.

IV. Visitors and Guests

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

V. Pet Restraints

- A. All dogs must be on a leash and muzzled when not in the owner's apartment. The leash must be no longer than three (3) feet.
- B. Cats must be in a caged container when taken out of the owner's apartment.
- C. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

VI. Sanitary Standards and Waste Disposal

- A. Litter boxes must be provided for cats with use of odor-reducing chemicals.

- B. Dogs must be provided with a pet bed or box.
- C. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be charged to pet owner.
- D. Dogs and cats shall not excrete anywhere within the building or in undesignated areas outside the building on building property.
- E. The Saginaw Housing Commission has designated areas on the grounds for “pet runs”. These areas only are to be used by pet owners for exercising and waste disposal.
- F. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to Commission property due to pet or removal of pet feces by staff.
 - 1. Waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated container marked “Pet Waste”.
 - 2. Tenants with litter boxes must clean them on a daily basis by using containers provided for disposal of feces.
 - 3. Pet owners are never to dispose of pet waste in the trash chutes in the buildings.
- G. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner’s apartments may be subject to inspections once a month.

VII General Rules

The resident agrees to comply with the following rules imposed by the Saginaw Housing Commission:

- A. No pet shall be tied up anywhere on Commission property and left unattended for any amount of time.
- B. Pet owners will be required to make arrangements for their pets in the event of vacation or hospitalization.
- C. Dog houses are not allowed on Commission property.

VIII No Pet Areas

At no time will pets be allowed in any public area such as community space, laundry rooms, sitting rooms, etc. Pets should only be in the lobby when entering or leaving the building.

IX. Pet Rule Violation and Pet Removal

- A. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has violated a rule governing the pet policy, the Saginaw Housing Commission shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner’s tenancy, or both.

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- B. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents; owner will remove the pet from premises upon request of management within forty-eight (48) hours. Nuisance complaints regarding pets are subject to immediate inspections.
- C. If a pet owner becomes unable either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, after, said twenty-four (24) hour limitation. the Saginaw Housing Commission can officially remove the pet. The Commission accepts no responsibility for pets so removed.

X. Grievance

Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet.

XI. Damage Deposit

A "Pet Damage Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Damage Deposit" must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The amount of the "Pet Damage Deposit" will be the maximum amount allowable under the State law.

For new residents, the amount will be equal to one-half month's rent. For residents who have already paid a security deposit to the Commission, the "Pet Damage Deposit" will be the maximum dollar amount allowable, so that the total of both deposits does not exceed one and one-half month's tenant rent.

XII. Exceptions

This policy does not apply to animals used to assist persons with disabilities. This exclusion applies to animals that reside in the development exclusively for the elderly or persons with disabilities, as well as animals used to assist persons with disabilities that visit the development.

903.7(10) Civil Rights Certification

The SHC has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The SHC assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The SHC has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs.

The SHC will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;

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- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The SHC will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the SHC main administrative office and at each development office.

The SHC will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The SHC will make sure that all employees of the SHC are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The SHC prominently displays a fair housing poster at each office where applications are taken and at each management office.

The SHC's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The SHC will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The SHC reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The SHC is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were some findings as the result of that audit.

All findings have been resolved to HUD's satisfaction.

6.0 903.7(12) Asset Management

The SHC conducted a Physical Needs Assessment (PNA) of all AMP's in fiscal year 2009. The needs of the projects has been prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by SHC staff and HUD REAC and during Energy Audits. A combination of these methods has determined the agency's long- term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The SHC will proceed to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA)

SAGINAW HOUSING COMMISSION VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY ADOPTED 4/9/2007

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 Saginaw Housing Commission's (SHC) policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined. This Policy shall be applicable to the administration by SHC of all federally subsidized public housing and Housing Choice Voucher 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. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by SHC;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between SHC, 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 SHC; and

- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by SHC.

III. Other SHC Policies and Procedures

This Policy shall be referenced in and attached to SHC's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of SHC's Admissions and Continued Occupancy Policy and the Section 8 Housing Choice Voucher Administrative Plan. SHC's annual public housing agency plan shall also contain information concerning SHC'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 SHC, 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)
 - (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and
 - (ii) 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
 - (iii) 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.* SHC will not deny admission to public housing or to the Housing Choice Voucher 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, SHC, 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, SHC 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. SHC 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 Housing Choice Voucher rental assistance program have the following specific protections, which will be observed by SHC:

1. An 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.
2. In addition to the foregoing, tenancy or assistance will not be terminated by SHC 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 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:

(a) Nothing contained in this paragraph shall limit any otherwise available authority of SHC or a Housing Choice Voucher 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 SHC nor a Housing Choice Voucher 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.

(b) Nothing contained in this paragraph shall be construed to limit the authority of SHC or a Housing Choice Voucher owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or SHC, 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, SHC or a Housing Choice 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

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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 SHC. Leases used for all public housing operated by SHC and, at the option of Housing Choice Voucher owners or managers, leases for dwelling units occupied by families assisted with Housing Choice Voucher rental assistance administered by SHC, 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, SHC or a Housing Choice Voucher 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., SHC shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by SHC. Housing Choice Voucher owners or managers receiving rental assistance administered by SHC 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:

1. *HUD-approved form* - by providing to SHC or to the requesting Housing Choice Voucher owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), 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.
2. *Other documentation* - by providing to SHC or to the requesting Housing Choice Voucher owner or manager documentation signed by an employee, agent, or volunteer of a victim service 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.
3. *Police or court record* - by providing to SHC or to the requesting Housing Choice Voucher 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 SHC, or a Housing Choicer Voucher 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.

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C. *Waiver of verification requirement.* The Executive Director of SHC, or a Housing Choice Voucher 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, 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 SHC or to a Housing Choice Voucher 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:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Housing Choice Voucher assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Housing Choice Voucher rental assistance program administered by SHC shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Transfer to New Residence

A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, SHC will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Housing Choice Voucher tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence, dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

B. *Action on applications.* SHC will act upon such an application promptly.

C. *No right to transfer.* SHC will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Housing Choice Voucher assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of SHC, and this policy does not create any right on the part of any applicant to be granted a transfer.

D. *Family rent obligations.* If a family occupying SHC public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by SHC. In cases where SHC determines that the family's decision to move was reasonable under the circumstances, SHC may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

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E. *Portability.* Notwithstanding the foregoing, a Housing Choice Voucher-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Housing Choice Voucher program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence, or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. COURT ORDERS/FAMILY BREAK-UP

A. *Court orders.* It is SHC's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by SHC 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 SHC policies regarding family break-up are contained in SHC's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Housing Choice Voucher Administrative Plan.

XI. RELATIONSHIPS WITH SERVICE PROVIDERS

It is the policy of SHC to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If SHC staff becomes aware that an individual assisted by SHC is a victim of domestic violence, dating violence or stalking, SHC will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring SHC 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. SHC's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which SHC has referral or other cooperative relationships.

XII. NOTIFICATION

SHC shall provide written notification to applicants, tenants, and Housing Choice Voucher owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. 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.

XIV. AMENDMENT

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

6.0 Section 6.0 b

Identify where the Annual SHC Plan may be obtained by the public. At a minimum, SHCs must post SHC Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the SHC.

- Administrative Office – 1803 Norman Street, Saginaw, MI 48604
- Davenport Manor, 2811 Davenport Avenue, Saginaw, MI 48602
- Elmwood Manor, 2814 E. Genesee Avenue, Saginaw, MI 48601
- Maplewood Manor, 535 S. Warren Avenue, Saginaw, MI 48607
- Pinewood Manor, 2715 S. Jefferson Avenue, Saginaw, MI 48601
- Rosien Towers, 310 S. Harrison, Saginaw, MI 48602

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

a. HOPE VI or Mixed Finance Modernization or Development

The SHC has not received a HOPE VI revitalization grant.

The SHC does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The SHC will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The SHC will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

b. Demolition and/or Disposition

Saginaw Housing Commission plans to conduct demolition or disposition activities in the plan Fiscal Year. SHC is proposing to demolish the Grandstand located at 2701 E. Genesee Ave., Saginaw, MI 48601, commonly known as Fairgrounds Property. The demolition is proposed in order to make the property more marketable to potential investors and to avoid potential liability.

Activity Description:

Demolition/Disposition Activity Description
1a. Development name: “the Fairgrounds Property” 2701 E. Genesee Avenue Saginaw MI 48601
1b. Development (project) number:
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: (05/11/10)
5. Number of units affected: 0
6. Coverage of action (select one)

7.0

<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <u>(Upon Approval of Application)</u> b. Projected end date of activity:

c. Conversion of Public Housing

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

The SHC does not have any developments or portions of developments identified by HUD or the SHC as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

d. Homeownership

1. Public Housing

The SHC does not administer any homeownership programs for public housing.

2. Section 8 Tenant Based Assistance

The SHC does plan to administer any homeownership programs for section 8.

Program Description:

The SHC will limit the number of families participating in the Section 8 homeownership option to 51 – 100 participants.

The SHC has established the following eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.

- The head of household or spouse must have maintained full time employment continuously for a minimum of one year or be an elderly or disabled family
- Total annual household income must exceed \$10,500 per year or \$6,8—for an elderly or disabled household and cannot be derived from any form of welfare unless it is an elderly or disabled household.
- No family member can have any ownership interest in any real property.
- No family household member may receive any rental income during any period of homeownership assistance.
- No family member may have a history of any default on a mortgage or other purchase instrument for the past three years prior to receiving assistance under the homeownership program.
- All household members age 18 and older must satisfactorily complete a homeownership counseling and education program prior to approval for participation in the homeownership program.
- The family must be a first time homebuyer. No individual household member may have held title to any property for a period of three years prior to participation in the program.

7.0	<ul style="list-style-type: none"> ▪ An existing Section 8 rental voucher participant cannot convert the rental voucher to a homeowner voucher until such time that the lease expires on the rental unit and all program and family obligations have been met. ▪ The family may be a participant in the Family Self-Sufficiency program administered by SHC or another similar self-sufficiency program and have satisfactorily met all program goals and objectives, or develop and successfully complete a homeownership plan for a minimum of six months. ▪ Applicants must have acceptable credit to obtain private mortgage financing and complete a pre-qualification process for a mortgage prior to determination of final eligibility. <p>e. Project-based Vouchers</p> <p style="text-align: center;">The Saginaw Housing Commission does not intend to operate a Section 8 Project-Based Voucher Program.</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the SHC 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - mi006a02 ▪ 2009 Performance and Evaluation Report - mi006c02 ▪ 2009 ARRA Performance and Evaluation Report - mi006d02 ▪ 2008 Performance and Evaluation Report - mi006e02 ▪ 2007 Performance and Evaluation Report - mi006f02 ▪ 2006 Performance and Evaluation Report - mi006g02
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, SHCs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - mi006b02
8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the SHC proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0 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 SHC, 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, 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”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3455	5	5	5	5	5	5
Income >30% but <=50% of AMI	1864	5	5	5	5	5	5
Income >50% but <80% of AMI	1573	4	4	4	5	5	4
Elderly	958	5	5	5	5	5	5
Families with Disabilities	1265	4	4	4	4	5	5
White	2255	4	4	4	4	5	5
Black/African American	3840	4	5	4	5	5	5
Hispanic	705	4	5	4	4	5	5
Other	44	4	5	4	4	5	5

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing – **Senior/Persons with Disabilities**
- Combined Section 8 and Public Housing
- 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	159		89
Extremely low income <=30% AMI	147	95%	
Very low income (>30% but <=50% AMI)	7	5%	
Low income (>50% but <80% AMI)	5	3%	
Families with children	1		
Elderly families	77	8%	
Families with Disabilities	81	52%	
White	38	25%	
Black/African American	117	66%	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Hispanic	4	2%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	156	98%	
2 BR	3	2%	
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

How long has it been closed (# of months)?

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 - **Family**
- Combined Section 8 and Public Housing
- 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	717		
Extremely low income <=30% AMI	692	97%	
Very low income (>30% but <=50% AMI)	22	3%	
Low income (>50% but <80% AMI)	3	>1%	
Families with children	688	51%	
Elderly families	12	2%	
Families with Disabilities	17	2%	
White	135	19%	
Black/African American	538	59%	
American Indian/Alaska Native	0	0	
Asian	2	>1%	
Native Hawaiian/Other Pacific Islander	2	>1%	
Hispanic	40	6%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	192	27%	
2 BR	324	45%	
3 BR	157	22%	
4 BR	43	6%	
5 BR	1	>1%	
5+ BR			

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

If yes:

How long has it been closed (# of months)?

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

9.0

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/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	937		
Extremely low income <=30% AMI	918	98%	
Very low income (>30% but <=50% AMI)	16	2%	
Low income (>50% but <80% AMI)	3	>1%	
Families with children	89	9%	
Elderly families	35	4%	
Families with Disabilities	40	4%	
White	75	8%	
Black/African American	808	86%	
American Indian/Alaska Native	5	.5%	
Asian	1	.1%	
Native Hawaiian/Other Pacific Islander	1	.1%	
Hispanic	47	5%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? 22 months

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

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

SHC shall maximize the number of affordable units available to the SHC within its current resources by:

- 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
- 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 SHC, 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
- Transfer families to appropriate sized units when the family composition no longer conforms to the SHC occupancy standards

SHC shall increase the number of affordable housing units by:

- 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

Need: Specific Family Types: The Elderly

SHC shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Request extension of the Designation Plan
- Apply for funding to support services for the elderly

9.1**Need: Specific Family Types: Families with Disabilities**

SHC shall target available assistance to Families with Disabilities:

- 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
- Request extension of the Designation Plan
- Apply for funding to support services for families with disabilities
- Continue to carry out and implement Section 504 and establish HUD visit-ability priorities within newly constructed public housing units

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

SHC shall increase awareness of SHC resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

SHC shall conduct activities to affirmatively further fair housing

- 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

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the SHC
- Influence of the housing market on SHC 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

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

(a) Progress in Meeting Mission and Goals

Below are the Goals and objectives identified by SHC for 2009 PHA Plan and progress made during fiscal years 2005-2009.

The Saginaw Housing Commission continues to maintain its mission of providing quality housing to residents of the Saginaw Housing Commission. In the previous years our efforts to promote and maintain adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for all of our residents was reflected in the maintenance of the PHAS indicator of Standard Performer status and will continue to strive to achieve High Performer status. The Saginaw Housing Commission will continue to strive towards resident satisfaction and will continue to operate within all HUD requirements.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: *when available from HUD*
 - Reduce public housing vacancies: *to 3%*
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - *Implement quality controls in Public Housing and HCV Programs*
 - *Decrease vacant unit average turnaround days*
 - *Deliver timely maintenance service to residents of SHC*
 - *Maintain an average response time less than 4 days for routine work orders and complete all emergency work orders within 24 hours*
 - *Maintain all units and developments in compliance with UPCS*
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
 - *Build or acquire new rental units*

<p>10.0</p>	<p><input checked="" type="checkbox"/> PHA Goal: Increase assisted housing choices Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide voucher mobility counseling: <input checked="" type="checkbox"/> Conduct outreach efforts to potential voucher landlords <input checked="" type="checkbox"/> Implement voucher homeownership program: <input checked="" type="checkbox"/> Implement public housing or other homeownership programs: <input checked="" type="checkbox"/> Implement public housing site-based waiting lists: <p>HUD Strategic Goal: Improve community quality of life and economic vitality</p> <p><input checked="" type="checkbox"/> PHA Goal: Provide an improved living environment Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: <input checked="" type="checkbox"/> Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: <input checked="" type="checkbox"/> Implement public housing security improvements: <i>Continue private security activities</i> <input checked="" type="checkbox"/> Designate developments or buildings for particular resident groups (elderly, persons with disabilities). <input checked="" type="checkbox"/> Other: (list below) <ul style="list-style-type: none"> ▪ <i>Continue to apply for funds to expand quality of life services and programs</i> ▪ <i>Work to have effective resident organizations in each public housing development</i> <p>HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals</p> <p><input checked="" type="checkbox"/> PHA Goal: Promote self-sufficiency and asset development of assisted households Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Increase the number and percentage of employed persons in assisted families: <input checked="" type="checkbox"/> Provide or attract supportive services to improve assistance recipients' employability: <input checked="" type="checkbox"/> Provide or attract supportive services to increase independence for the elderly or families with disabilities. <input checked="" type="checkbox"/> Other: (list below) <ul style="list-style-type: none"> ▪ <i>Increase enrollment in HCV FSS Program</i> ▪ <i>Implement new partnerships to enhance FSS Services</i> ▪ <i>Continue to incorporate in all contracts that contractors hire residents under Section 3</i> <p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p><input checked="" type="checkbox"/> PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and
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10.0

- disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

(b) Significant Amendment and Substantial Deviation/Modification

Any significant amendment or substantial deviation/modification to this Plan is subject to the same requirements as the original Plan. Significant amendment or substantial deviations include:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan);
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
Provided as attachment mi006h02)
- (g) Challenged Elements – no elements challenged
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
Provided as attachments mi006a02, mi006c02, mi006d02, mi006e01, mi006f02 and mi006g02)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)
Provided as attachment mi006b02)

Attachment: mi006a02

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

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

Part I: Summary						
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	197,029.00				
3	1408 Management Improvements	197,029.00				
4	1410 Administration	98,514.00				
5	1411 Audit	0.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	44,332.00				
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	48,441.00				
10	1460 Dwelling Structures	324,500.00				
11	1465.1 Dwelling Equipment-Nonexpendable	0.00				
12	1470 Nondwelling Structures	75,300.00				
13	1475 Nondwelling Equipment	0.00				
14	1485 Demolition	0.00				
15	1492 Moving to Work Demonstration	0.00				
16	1495.1 Relocation Costs	0.00				
17	1499 Development Activities 4	0.00				

- 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 Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part I: Summary					
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
No.	Description	Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-		
		0.00			
19	1502 Contingency (may not exceed 8% of Line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-20)	\$985,145.00			
21	Amount of Line 21 Related to LBP Activities	0.00			
22	Amount of Line 21 Related to Section 504 Compliance	0.00			
23	Amount of Line 21 Related to Security - Soft Costs	0.00			
24	Amount of Line 21 Related to Security - Hard Costs	0.00			
25	Amount of Line 21 Related to Energy Conservation Measures	0.00			
Signature of Executive Director 		Date 5/25/2010		Signature of Public Housing Director Date	

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

Part II: Supporting Pages

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-10 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____				Federal FFY of Grant: 2010		
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	
MI006000003	Site Improvements:							
Maplewood	Sidewalk, handrails, replace (504)	1450	250 lf	11,100.00				
Manor	Site signage	1450	1 ea	2,300.00				
	Dwelling Structures:							
	Grab bars install (504)	1460	4 ea	900.00				
	Lower sink, bathroom (504)	1460	4 ea	5,000.00				
	Bathroom p-trap insulation (504)	1460	4 ea	200.00				
	Kitchen p-trap insulation	1460	4 ea	200.00				
	Non-Dwelling Structures:							
	Common area kitchen rehab (504)	1470	lump sum	5,500.00				
	Laundry area cabinets (504)	1470	15 lf	1,800.00				
	Total Maplewood Manor			\$27,000.00				
MI006000003	Site Improvements:							
Davenport	Install handicap signage (504)	1450	4 ea	700.00				
Manor	Dwelling Structures:							
	Bathroom p-trap insulation	1460	6 ea	300.00				
	Non-Dwelling Structures:							
	TV Security camera	1470	1 ea	3,800.00				
	Surveillance Station	1470	1 ea	13,400.00				
	Security system	1470	1 ea	3,500.00				
	HVAC central (common area)	1470	3 ea	13,500.00				
	Total Davenport Manor			\$35,200.00				
MI006000004	Site Improvements:							
Rosien	Install accessible parking spaces (504)	1450	5 ea	4,200.00				
Towers	Storm drains, parking areas	1450	6 ea	9,000.00				
	Dwelling Structures:							
	Handicap accessibility, units (504)	1460	6 ea	43,800.00				
	Non-Dwelling Structures:							
	Community area and kitchen (504)	1470	1 ea	6,000.00				
	Total Rosien Towers			\$63,000.00				

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

Part II: Supporting Pages

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-10 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP:				Federal FFY of Grant: 2010		
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	
MI006000005	Site Improvements:							
Elmwood	Site signage	1450	1 ea	2,300.00				
Manor	Install handicap signage (504)	1450	4 ea	700.00				
	Dwelling Structures:							
	New/replace grease shield	1460	121 ea	7,100.00				
	Handicap accessibility units (504)	1460	1 unit	13,100.00				
	Cabinet, wall kitchen w/pulls (504)	1460	48 ea	5,900.00				
	Cabinet, base kitchen w/pulls (504)	1460	60 ea	8,100.00				
	Countertop	1460	60 ea	2,000.00				
	Non-Dwelling Structures:							
	TV Security camera	1470	10 ea	4,700.00				
	Surveillance station	1470	1 ea	1,700.00				
	Security system	1470	1 ea	3,500.00				
	Cabinets common area kitchen (504)	1470	lump sum	6,000.00				
	Total Elmwood Towers			\$55,100.00				
MI006000007	Dwelling Structures:							
Pinewood	Cabinet, pulls (504)	1460	18 ea	200.00				
Manor	Remove base cabinets under sink (504)	1460	11 ea	6,400.00				
	Kitchen p-trap insulation	1460	11 ea	500.00				
	Non-Dwelling Structures:							
	Doors, automatic public entrance (504)	1470	2 ea	11,900.00				
	Total Pinewood Manor			\$19,000.00				
MI006000011	Site Improvements:							
Town and Garden Terrace	Parking, pre-cast bumpers	1450	92 ea	7,700.00				
	Driveway, concrete replace	1450	27,600 sf	155,200.00				
	Sidewalk, concrete steps	1450	1,840 sf	24,900.00				
	Sidewalk, concrete replace	1450	6,480 sf	39,800.00				
	Total Town and Garden Terrace			\$227,600.00				

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

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

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-10 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____				Federal FFY of Grant: 2010		
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	
MI006000013	Non-Dwelling Structures:							
Scattered Site -08	Install handrail to building (504)	1450	40 lf	2,400.00				
	Sidewalks, replace handrails (504)	1450	40 lf	1,800.00				
	Total Scattered Site - 08			\$4,200.00				
MI006000013	Site Improvements:							
Scattered Site -SFD	Sidewalk, replace handrails (504)	1450		1,800.00				
	Begin sidewalk, driveway concrete replacement, continue in year 2011	1450	2,160 sf	12,141.00				
	Dwelling Structures:							
	Insulation R13 wall (basement rim joist)	1460		1,900.00				
	Showerhead (1.5 gallon per minute low flow)	1460		1,300.00				
	Total Scattered Site - SFD			\$17,141.00				
MI006000013								
Scattered Site -014	<i>No CFPs anticipated next 5 years per PNA</i>							
MI006000013								
Scattered Site -015	<i>No CFPs anticipated next 5 years per PNA</i>							
MI006000013								
Scattered Site -17	<i>No CFPs anticipated next 5 years per PNA</i>							
MI006000013								
Scattered Site -018	<i>No CFPs anticipated next 5 years per PNA</i>							
	TOTAL 2010 CAPITAL FUNDS GRANT			\$985,145.00				

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

Attachment: mi006b02

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number Saginaw Housing Commission MI006			Locality (City/County& State) Saginaw/Saginaw County/State of Michigan			<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____
A.	Development Number and Name MI006000000 PHA Wide	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	- 448,241.00	- 309,841.00	- 411,841.00	- 448,241.00
C.	Management Improvements		112,029.00	197,029.00	197,029.00	197,029.00
D.	PHA-Wide Non-dwelling Structures and Equipment		85,000.00	\$138,400.00	36,400.00	0.00
E.	Administration		98,514.00	98,514.00	98,514.00	98,514.00
F.	Other (fees & costs)		44,332.00	44,332.00	44,332.00	44,332.00
G.	Operations		197,029.00	197,029.00	197,029.00	197,029.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00 -	0.00 -	0.00 -	0.00 -
K.	Total CFP Funds		\$985,145.00	\$985,145.00	\$985,145.00	\$985,145.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$985,145.00	\$985,145.00	\$985,145.00	\$985,145.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year: <u>2</u> 2011			Work Statement for Year: <u>2</u> 2011		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	Maplewood Manor			Pinewood Manor		
Annual	MI006000003			MI006000007		
Statement	Parking stripes & curb painting	924 lf	3,600.00	Sidewalk, concrete replacement	500 sf	2,700.00
	Parking/approach, remove 1-3" asphalt	17595 sf	8,900.00	Landscaping	various	3,500.00
		-	-	Interior door units	179	26,700.00
	Parking, resurface asphalt paving	17595 sf	21,800.00	Fencing replacement	1250 lf	14,400.00
	Parking, precast bumpers	42	3,600.00	Total Pinewood Manor		\$47,300.00
	Sewer Lines	100 lf	4,500.00			
	Renovate public restrooms & craft area		29,000.00	Town and Garden Terrace		
	Total Maplewood Manor		\$71,400.00	MI006000011		
				Handicap access ramp, railing both sides 3' wide	100 lf	50,000.00
	Davenport Manor			Total Town and Garden Terrace		\$50,000.00
	MI006000003					
	Fence, wood privacy 6'	920 lf	33,700.00			
	Site Light pole w/light	6 ea	16,600.00	Scattered Site - 08		
	Parking stripes & curb painting	1188 lf	1,100.00	MI006000013		
	Parking, re-seal asphalt paving	14499 sf	4,100.00	Grilles, HVAC supply and return	52 ea	2,000.00
	Parking, precast bumpers	54 ea	4,500.00	Landscaping (plants)	various	1,941.00
	Total Davenport Manor		\$60,000.00	Total Scattered Site - 08		\$3,941.00
	Rosien Towers			Scattered Site - SFD		
	MI006000004			MI006000013		
	Parking stripes & curb painting	1408 lf	1,300.00	Sidewalk/driveway concrete replace	3340 sf	18,859.00
	Corridor flooring replacement	15859 sf	100,000.00	(continuation)	-	-
	Site Light pole w/light	12 ea	33,100.00	Caulking and sealant	272 lf	900.00
	Total Rosien Towers		\$134,400.00	Weather-stripping, exterior door	544 lf	5,100.00
				Landscaping (plants)		1,941.00
	Elmwood Manor			Total Scattered Site - SFD		\$26,800.00
	MI006000005					
	Sewer lines	1210 lf	54,400.00			
	Total Elmwood Manor		\$54,400.00	Subtotal		\$128,041.00
	SUB-TOTAL PHYSICAL NEEDS 2011		\$320,200.00	TOTAL PHYSICAL NEEDS 2011		\$448,241.00

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year: <u>3</u> 2012			Work Statement for Year: <u>3</u> 2012		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
	See Maplewood Manor				Pinewood Manor	
Annual Statement	MI006000003			MI006000007		
	HVAC Power ventilator (roof)	10 ea	20,000.00	Non-Dwelling Structures:		
	Water Motor (Sump Pump) Alarm	1 ea	500.00	Lobby, rehab (common bldg.)	600 sf	18,000.00
	Corridor flooring replacement	18400 sf	90,000.00	Painting, corridor " "	27000 sf	16,900.00
	Trash compactor	1 ea	25,000.00	Flooring, vinyl Coving, lobby/corridor	18004 sf	29,800.00
				Baseboard, " " " "	3600 lf	9,100.00
				Total Pinewood Manor		\$73,800.00
	Total Maplewood Manor		\$135,500.00	Town and Garden Terrace		
				MI006000011		
	Davenport Manor			Soffit, hardboard replacement	3680 sf	12,100.00
	MI006000003			Fascia board replacement	3680 sf	17,200.00
	Non-Dwelling Structures:			Total Town and Garden Terrace		\$29,300.00
	Flooring, vinyl, lobby & corridor	13237 sf	21,900.00			
	Baseboard, vinyl, " " "	2400 lf	6,100.00	Scattered Site - 08		
				MI006000013		
	Total Davenport Manor		\$28,000.00	Landscaping (plants)	14 ea	15,541.00
						0.00
	Rosien Towers			Total Scattered Site - 08		\$15,541.00
	MI006000004					
	Non-Dwelling Structures:			Scattered Site - SFD		
	Flooring, Vinyl Coving Lobby & Corridor	15859 sf	26,200.00	MI006000013		
	Baseboard, Vinyl Coving " " "	4108 lf	10,400.00	Landscaping (plants)	16 ea	17,700.00
				Total Scattered Site - SFD		\$17,700.00
	Total Rosien Towers		\$36,600.00			
	Elmwood Manor					
	MI006000005					
	Site light pole w/light	15 ea	41,300.00			
	Parking area concrete (add parking)	5000 sf	26,300.00			
	Parking stripes & curb painting	1320 lf	1,300.00			
	Parking/approach asphalt remove 1-3"	20700 sf	11,400.00			
	Painting, lobby and corridors (hallways)	40000 sf	24,800.00			
	Parking, precast bumpers	80 ea	6,700.00			
	Total Elmwood Manor		\$111,800.00	Subtotal		\$136,341.00
	SUB-TOTAL PHYSICAL NEEDS 2012		\$311,900.00	TOTAL PHYSICAL NEEDS 2012		\$448,241.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year: <u>4</u> 2013			Work Statement for Year: <u>4</u> 2013		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	Maplewood Manor			Pinewood Manor		
Annual Statement	MI006000003			MI006000007		
	Non-Dwelling Structures:					0.00
	Flooring, vinyl Coving Lobby & Corridor	18400 sf	30,400.00			
	Baseboard, Vinyl Coving " " "	2376 lf	6,000.00			
	Dwelling Structures:					
	Caulking and sealant		8,200.00			
	Door, exterior (staff entry)		2,900.00	Total Pinewood Manor		\$0.00
	Doors, steel, basement entry		1,200.00			
	Total Maplewood Manor		\$48,700.00	Town and Garden Terrace		
				MI006000011		
	Davenport Manor			Unit conversion to 504	5 ea	325,941.00
	MI006000003					
				Total Town and Garden Terrace		\$325,941.00
				Scattered Site - 08		
				MI006000013		
	Total Davenport Manor		\$0.00	Replace carpet/cabinetry	14 ea	59,400.00
				Furnace, 100 K BTU	14 ea	14,200.00
	Rosien Towers			Total Scattered Site - 08		\$73,600.00
	MI006000004					
			0.00	Scattered Site - SFD		
				MI006000013		
	Total Rosien Towers		\$0.00	Total Scattered Site - SFD		\$0.00
	Elmwood Manor					
	MI006000005					
	Total Elmwood Manor		\$0.00	Subtotal		\$399,541.00
	SUB-TOTAL PHYSICAL NEEDS 2013		\$48,700.00	TOTAL PHYSICAL NEEDS 2013		\$448,241.00

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year: <u>5</u>			Work Statement for Year: <u>5</u>		
	FFY: 2014			FFY: 2014		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	Maplewood Manor			Pinewood Manor		
Annual	MI006000003			MI006000007		
Statement	Flooring, vinyl	41576 sf	68,700.00			0.00
	Baseboard, Coving, vinyl	17621 lf	44,300.00			
	Boiler, hot water domestic	1 ea	19,500.00			
				Total Pinewood Manor		\$0.00
	Total Maplewood Manor		\$132,500.00	Town and Garden Terrace		
				MI006000011		
	Davenport Manor					
	MI006000003					
	HVAC (through wall each unit)	61 ea	215,741.00	Total Town and Garden Terrace		\$0.00
				Scattered Site - 08		
				MI006000013		
	Total Davenport Manor		\$215,741.00			
	Rosien Towers			Total Scattered Site - 08		\$0.00
	MI006000004					
			0.00	Scattered Site - SFD		
				MI006000013		
	Total Rosien Towers		\$0.00	Total Scattered Site - SFD		\$0.00
	Elmwood Manor					
	MI006000005					
	Intercom system, replace	1 ea	100,000.00			
	Total Elmwood Manor		\$100,000.00	Subtotal		\$0.00
	SUB-TOTAL PHYSICAL NEEDS 2014		\$448,241.00	TOTAL PHYSICAL NEEDS 2014		\$448,241.00

Attachment: mi006c02

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

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

Part I: Summary					
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20)3	196,189.00		0.00	0.00
3	1408 Management Improvements	207,811.00		0.00	0.00
4	1410 Administration	100,000.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	35,000.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	90,000.00		0.00	0.00
10	1460 Dwelling Structures	356,145.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

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

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

Part I: Summary						
PHA Name: <p style="text-align: center;">Saginaw Housing Commission</p>		Grant Type and Number: Capital Fund Program No: MI28P006501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/10		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-20)	\$985,145.00		\$0.00	\$0.00	
21	Amount of Line 21 Related to LBP Activities	0.00		0.00	0.00	
22	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00	
23	Amount of Line 21 Related to Security - Soft Costs	180,000.00		0.00	0.00	
24	Amount of Line 21 Related to Security - Hard Costs	20,000.00		0.00	0.00	
25	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00	
Signature of Executive Director 			Signature of Public Housing Director			
Date <p style="text-align: right;">5/25/2010</p>			Date			

1 To be completed for the Performance and Evaluation Report
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 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-09 Replacement Housing Factor Grant No: CFFP (Yes/No) No Date of CFFP:					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MI006000001	Operations	1406		196,189.00		0.00	0.00	
PHA Wide	Staff Training	1408		15,811.00		0.00	0.00	
	Advertising/Marketing	1408		12,000.00		0.00	0.00	
	Security Services	1408		180,000.00		0.00	0.00	
	Administrative Salaries	1410		100,000.00		0.00	0.00	
	A/E Services	1430		35,000.00		0.00	0.00	
MI006000003	Masonry Signage/Landscaping	1450		50,000.00		0.00	0.00	
Maplewood Manor	Window Replacement	1460		10,000.00		0.00	0.00	
	Cycle Painting	1460		20,000.00		0.00	0.00	
	Carpet Replacement	1460		60,000.00		0.00	0.00	
	Parking Lot Control Entry	1450		20,000.00		0.00	0.00	
	Furniture (common area)	1460		5,000.00		0.00	0.00	
MI006000004	Exterior Masonry Repair	1460		35,000.00		0.00	0.00	
Rosien Towers	Cycle Painting	1460		22,000.00		0.00	0.00	
MI006000005	Exterior Masonry Repair	1460		35,000.00		0.00	0.00	
Elmwood Manor								

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

Attachment: mi006d02

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

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

Part I: Summary					
PHA Name: <p style="text-align: center; margin: 0;">Saginaw Housing Commission</p>		Grant Type and Number: Capital Fund Program No: MI28S006501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	124,168.00	67,642.50	67,642.50	12,246.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	47,500.00	47,500.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	842,514.00	951,060.00	951,060.00	115,737.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	141,842.00	141,842.00	0.00
12	1470 Nondwelling Structures	275,000.00	33,637.50	33,637.50	6,727.50
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

Part I: Summary					
PHA Name: <p style="text-align: center;">Saginaw Housing Commission</p>		Grant Type and Number: Capital Fund Program No: MI28S006501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-20)	\$1,241,682.00	\$1,241,682.00	\$1,241,682.00	\$134,710.50
21	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director 			Signature of Public Housing Director		
Date 5/25/2010			Date		

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

Part II: Supporting Pages

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28S006501-09 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MI006000013	Central Air Conditioning Installation	1460		-	181,496.00	181,496.00	0.00	
Scattered Sites								
MI006000011	Bathroom Renovations	1460		-	95,948.00	95,948.00	95,948.00	
Town and Garden								
Terrace								
MI006000005	Elevator Upgrade	1460		-	59,996.00	59,996.00	0.00	
Elmwood Manor	Floor Tile Installation	1470		-	33,637.50	33,637.50	6,727.50	
MI006000003	Fire Prevention Materials	1460		-	19,789.00	19,789.00	19,789.00	
Maplewood Manor								
MI006000007	Roof Replacement	1460		-	193,887.00	193,887.00	0.00	
Pinewood Manor								
MI006000004	Window Replacement	1460		-	399,944.00	399,944.00	0.00	
Rosien Towers								
MI006000005	Appliances - Ranges and Refrigerators	1465.1		-	141,842.00	141,842.00	0.00	
Elmwood Manor								
MI006000001	A/E	1430		-	47,500.00	47,500.00	0.00	
PHA Wide								
MI006000001	Administrative Salaries	1410		-	67,642.50	67,642.50	12,246.00	
PHA Wide								
TOTAL 2009 ARRA CAPITAL FUNDS GRANT					1,241,682.00	\$1,241,682.00	\$1,241,682.00	\$134,710.50

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

Attachment: mi006e02

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

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

Part I: Summary					
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20)3	182,000.00		27,149.65	27,149.65
3	1408 Management Improvements	232,000.00		149,210.00	149,210.00
4	1410 Administration	98,095.00		22,651.81	22,651.81
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	35,000.00		17,175.00	17,175.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	140,000.00		80,000.00	80,000.00
10	1460 Dwelling Structures	263,850.00		9,069.56	9,069.56
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	30,000.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00

- 1 To be completed for the Performance and Evaluation Report
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- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part I: Summary					
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/10		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-
19	1502 Contingency (may not exceed 8% of Line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-20)	\$980,945.00		\$305,256.02	\$305,256.02
21	Amount of Line 21 Related to LBP Activities	0.00		0.00	0.00
22	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
23	Amount of Line 21 Related to Security - Soft Costs	185,000.00		129,143.89	129,143.89
24	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00
Signature of Executive Director 		Date 5/25/2010		Signature of Public Housing Director Date	

- 1 To be completed for the Performance and Evaluation Report
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-08 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		182,000.00		27,149.65	27,149.65	
	Staff Training	1408		15,000.00		11,147.91	11,147.91	
	Advertising/Marketing	1408		12,000.00		8,918.20	8,918.20	
	Security Services	1408		185,000.00		129,143.89	129,143.89	
	Physical Needs Assessment	1408		20,000.00		0.00	0.00	
	Administrative Salaries	1410		98,095.00		22,651.81	22,651.81	
	A/E Services	1430		35,000.00		17,175.00	17,175.00	
MI 6-3	Masonry Signage/Landscaping Upgrade	1450		10,000.00		0.00	0.00	
Maplewood Manor	Cycle Painting	1460		20,000.00		7,349.91	7,349.91	
MI 6-4	Cycle Painting	1460		22,000.00		0.00	0.00	
Rosien Towers								
MI 6-5	Carpet Replace - Halls & Common Areas	1460		53,850.00		1,160.00	1,160.00	
Elmwood Manor	Cycle Painting	1460		24,000.00		559.65	559.65	
MI 6-7	Landscaping Upgrade	1450		10,000.00		10,000.00	10,000.00	
Pinewood Manor	Fencing Replacement	1450		40,000.00		40,000.00	40,000.00	

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

Attachment: mi006f02

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

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

Part I: Summary					
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20)3	182,000.00	182,000.00	182,000.00	182,000.00
3	1408 Management Improvements	222,000.00	236,030.02	236,030.02	226,030.02
4	1410 Administration	100,194.00	100,194.00	100,194.00	100,194.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	45,000.00	45,000.00	45,000.00	43,475.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	121,750.00	119,630.76	119,630.76	43,217.83
10	1460 Dwelling Structures	271,000.00	271,999.94	271,999.94	170,217.40
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	60,000.00	47,089.28	47,089.28	1,119.30
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

1 To be completed for the Performance and Evaluation Report
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 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program

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

Part I: Summary						
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/10		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-20)	\$1,001,944.00	\$1,001,944.00	\$1,001,944.00	\$766,253.55	
21	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 21 Related to Section 504 Compliance	10,000.00	10,000.00	10,000.00	0.00	
23	Amount of Line 21 Related to Security - Soft Costs	185,000.00	185,000.00	185,000.00	185,000.00	
24	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
Signature of Executive Director 		Date 5/25/2010		Signature of Public Housing Director Date		

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
 Capital Funds 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								
PHA Name: Saginaw Housing Commission			Grant Type and Number: Capital Fund Program No: MI28P006501-07 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		182,000.00	182,000.00	182,000.00	182,000.00	Ongoing
	Staff Training	1408		15,000.00	29,030.02	29,030.02	29,030.02	Ongoing
	Advertising/Marketing	1408		12,000.00	12,000.00	12,000.00	12,000.00	Ongoing
	504/ADA Unit Feasibility Study	1408		10,000.00	10,000.00	10,000.00	0.00	
	Security Services	1408		185,000.00	185,000.00	185,000.00	185,000.00	Ongoing
	Administrative Salaries	1410		100,194.00	100,194.00	100,194.00	100,194.00	Ongoing
	A/E Services	1430		45,000.00	45,000.00	45,000.00	43,475.00	Ongoing
	Office Generator	1470		40,000.00	40,000.00	40,000.00	0.00	
MI 6-3	Cycle Painting	1460		20,000.00	20,999.94	20,999.94	20,999.94	Ongoing
Maplewood Manor	Community Room Reconfiguration	1470		20,000.00	5,969.98	5,969.98	0.00	
MI 6-4	Cycle Painting	1460		22,000.00	22,000.00	22,000.00	21,666.47	Ongoing
	Rosien Towers							
MI 6-5	Masonry Signage	1450		10,000.00	10,000.00	10,000.00	0.00	
Elmwood Manor	Landscaping Upgrade	1450		10,000.00	10,000.00	10,000.00	1,808.97	Ongoing
	(cont'd)							

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

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

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-07 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____					Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MI 6-5	Exterior Lighting Upgrade	1450		30,000.00	7,647.24	7,647.24	1,175.34	On Going
Elmwood Manor	Add Phone Jacks to Living Rooms	1460		18,000.00	18,000.00	18,000.00	0.00	
(cont'd)	Smoke Detectors/Fire Protection	1460		60,000.00	60,000.00	60,000.00	0.00	
	Cycle Painting	1460		24,000.00	24,000.00	24,000.00	22,372.31	Ongoing
	Non-dwelling structures	1470		0.00	1,119.30	1,119.30	1,119.30	Added
MI 6-7	Parking Lot Improvements	1450		20,000.00	40,233.52	40,233.52	40,233.52	Ongoing
Pinewood Manor	Cycle Painting	1460		20,000.00	20,000.00	20,000.00	12,802.68	Ongoing
MI 6-10	Masonry Signage	1450		10,000.00	10,000.00	10,000.00	0.00	
Davenport	Sidewalk Replacement	1450		30,000.00	30,000.00	30,000.00	0.00	
Manor	Cycle Painting	1460		15,000.00	15,000.00	15,000.00	7,905.00	Ongoing
MI 6-11	Street Repairs	1450		11,750.00	11,750.00	11,750.00	0.00	
Town & Garden Apts.	Hard Wired Smoke Detectors	1460		92,000.00	92,000.00	92,000.00	84,471.00	Completed
TOTAL 2007 CAPITAL FUNDS GRANT				\$1,001,944.00	\$1,001,944.00	\$1,001,944.00	\$766,253.55	76% Completed

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

Attachment: mi006g02

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

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

Part I: Summary					
PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20)3	151,200.00	151,200.00	151,200.00	151,200.00
3	1408 Management Improvements	212,000.00	212,000.00	212,000.00	212,000.00
4	1410 Administration	97,572.00	97,572.00	97,572.00	97,572.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	34,951.00	8,450.00	8,450.00	8,450.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	70,000.00	72,579.00	72,579.00	72,579.00
10	1460 Dwelling Structures	326,375.00	219,023.40	219,023.40	219,023.40
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	28,201.20	28,201.20	28,201.20
12	1470 Nondwelling Structures	23,625.00	159,298.00	159,298.00	159,298.00
13	1475 Nondwelling Equipment	60,000.00	27,399.40	27,399.40	27,399.40
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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

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

Part I: Summary

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-06 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies			<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/11/10		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-20)	\$975,723.00	\$975,723.00	\$975,723.00	\$975,723.00	
21	Amount of Line 21 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
23	Amount of Line 21 Related to Security - Soft Costs	185,000.00	137,962.00	137,962.00	137,962.00	
24	Amount of Line 21 Related to Security - Hard Costs	0.00	47,038.00	47,038.00	47,038.00	
25	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
Signature of Executive Director 			Signature of Public Housing Director			
Date 5/25/2010			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
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Annual Statement /Performance and Evaluation Report
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and
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U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Saginaw Housing Commission		Grant Type and Number: Capital Fund Program No: MI28P006501-06 Replacement Housing Factor Grant No: _____ CFFP (Yes/No) No Date of CFFP: _____				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		151,200.00	151,200.00	151,200.00	151,200.00	Completed
	Staff Training	1408		15,000.00	15,000.00	15,000.00	15,000.00	Completed
	Advertising/Marketing	1408		12,000.00	12,000.00	12,000.00	12,000.00	Completed
	Security Services	1408		185,000.00	137,962.00	137,962.00	137,962.00	Completed
	Security T&G Door Replacement	1408		0.00	47,038.00	47,038.00	47,038.00	Completed
	Administrative Salaries	1410		97,572.00	97,572.00	97,572.00	97,572.00	Completed
	A/E Services	1430		34,951.00	8,450.00	8,450.00	8,450.00	Completed
	Equipment Replacement:	1475		60,000.00	0.00	0.00	0.00	
	Office Furniture and Equipment	1475		-	4,123.59	4,123.59	4,123.59	Completed
	Maintenance Equipment	1475		-	4,980.96	4,980.96	4,980.96	Completed
	Computer Hardware/Software Upgrade	1475		-	18,294.85	18,294.85	18,294.85	Completed
	Cycle Painting - <i>Unit Repair/Paint</i>	1460		191,422.00	97,721.00	97,721.00	97,721.00	Completed
	Landscaping/Repairs	1450		0.00	2,579.00	2,579.00	2,579.00	Completed
	Ranges, Refrigerators, Water Heaters	1465.1		0.00	28,201.20	28,201.20	28,201.20	Completed
	Demolition (Old Fairgrounds)	1470		0.00	127,050.00	127,050.00	127,050.00	Completed
MI 6-3	Intercom Replacement	1470		0.00	0.00	0.00	0.00	Cancelled
Maplewood	Coping Repair	1460		35,852.00	35,852.00	35,852.00	35,852.00	Completed
Manor								
MI 6-4	Roof Replacement	1460		56,486.00	56,486.00	56,486.00	56,486.00	Completed
Rosien	Intercom Replacement	1460		8,165.00	8,165.00	8,165.00	8,165.00	Completed
Towers	Boiler Replacement	1460		19,450.00	20,799.40	20,799.40	20,799.40	Completed

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

Attachment: mi006h02
Saginaw Housing Commission
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – SHC has an established RAB

2. Resident Advisory Board Selection

Selection made from resident/participant response – SHC has an established RAB

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan – January 22, 2010

Notify Resident Advisory Board of scheduled meeting – January 22, 2010

Hold Resident Advisory Board meeting – January 27, 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad – January 19, 2010

Notify Resident Advisory Board – March 26, 2010

Hold Public Hearing meeting – April 6, 2010

5. Documentation of resident recommendations and PHA’s response to recommendations

**RESIDENT ADVISORY BOARD
MEETING MINUTES
JANUARY 27, 2010**

PRESENT: Earl Jesse Kay McMillan Rodney Bailey
Bonnie Baker Charlene Jones Michael Richardson
Jeanette Vaughn Dawn Genwright
Peter Chitekwe, Interim Executive Director-SHC
Crystal Mays, Property Manager-SHC

Debra Garner, Property Manager-SHC
Patricia Krogman, Property Manager-SHC

A meeting of the Resident advisory Board came to order at 10:05 AM.

Peter Chitekwe opened the meeting, welcoming all and thanking residents for their time. Mr. Chitekwe explained the purpose of the meeting was to review the five-year action plan for the Capital Fund for 2010-2014 and the Annual Plan for 2010 and this meeting was a HUD requirement. Mr. Chitekwe asked residents to please make suggestions as well as write down questions when the floor was opened up. Mr. Chitekwe introduced the Property Managers who then reported on the planned projects.

Crystal Mays reported the following projects for Pinewood Manor: Sidewalk concrete replacement, landscaping, replacement of unit entrance doors, fencing replacement, lobby renovation (including flooring), and corridor painting. Reported projects for Town and Garden included: handicap access ramps and railings, soffit and fascia replacement, and conversion of 5 units to 504 units.

Debra Garner reported the following projects for Elmwood Manor: Replacement of sewer lines, upgraded site lighting, striping and pre-cast bumpers for the parking lots, entry intercom replacement and corridor painting. Reported projects for Scattered Sites included: replacing carpet, cabinetry and furnaces in 0-8 units, landscaping, concrete replacement, HVAC supply and return, and weather-stripping. Ms. Garner also explained all projects were identified through a physical needs assessment.

Patricia Krogman reported the following projects for Davenport Manor: privacy fence, upgraded site lighting, re-sealing of asphalt, parking stripes, curb painting, new pre-cast bumpers, replacement of lobby and corridor flooring, installation of handicap signage, bathroom p-trap insulation, and common area AC. The following projects were reported for Rosien Towers: replacement of lobby and corridor flooring, parking stripes and curb painting, upgraded site lighting, replace storm drains, install accessible parking spaces, renovate 504 units and renovate community area and kitchen. The following projects were reported for Maplewood Manor: replacement of handrails on the exterior, site signage, installation of grab bars, lowering bathroom sinks and installation of p-trap insulation in 504 units, renovation of the public restrooms, resurface the asphalt paving, parking stripes and curb painting, add pre-cast bumpers, replace sewer lines, corridor flooring replacement, replacement of perimeter fence and the automatic gate entry, replacement of HVAC power ventilators and replacement of the sump pump alarm.

Mr. Chitekwe opened the floor for suggestions from residents.

Dawn Genwright proposed the following suggestions for Elmwood Manor: better windows, addition of a cabinet vanity in the public restrooms, installation of cameras in the parking lot and on all floors, new furniture, including tables, in the living room area, additional heat in the community room, wood patio furniture and a big screen TV.

Kay McMillon proposed the following suggestions for Davenport Manor: check the ventilation system, addition of bathroom vanity cabinets in all apartments, additional heat in the community room and a big screen TV with a DVD and VCR.

Mr. Chitekwe reported the following projects funded by the American Recovery and Reinvestment Act (ARRA): roof replacement at Pinewood Manor and Maplewood Manor, window replacement at Pinewood Manor, addition of AC sleeves at Rosien Towers and Davenport Manor, parking lot expansion at Elmwood Manor and installation of security camera systems at all high-rise sites.

Mr. Chitekwe asked if there were any more suggestions. Ms. Genwright asked if security services would remain with the addition of security cameras, to which the response was affirmative. Mr. Chitekwe added the only way security would be discontinued was if HUD did not allocated funding.

Mr. Chitekwe thanked all for the suggestions, assuring that the suggestions will be taken seriously, and if there were addition suggestions after today's meeting to go to the Property Managers.

Submitted by Patricia Krogman.