

1.0	PHA Information PHA Name: <u>Benton Township Housing Commission</u> PHA Code: <u>MI 032</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>300</u> Number of HCV units: <u>75</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:5%;">PH</th> <th style="width:10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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: See attached Mission																										
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. See attached Goals and Objectives																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: To identify ARRA grant funding. (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. Copies are available at the Administration Office located at 1216 Blossom LN, Benton Harbor, MI 49022																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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. See attached 2010 Annual Statement, 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report; 2008 Performance and Evaluation Report; and 2007 Performance and Evaluation Report.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attached 2010-2014 Capital Fund Program Five-Year Action Plan																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. . N/A for qualified PHA See attached Housing Needs																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A for qualified PHA See attached Housing Needs</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. N/A for qualified PHA The BTHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies. We are continuing to address public housing vacancies very aggressively and our BTHCS scores indicate that other operational issues are being positively addressed. Capital funds have been utilized to provide modernization of our property and our FY 2010 application will continue that effort. BTHC has implemented local preferences to improve the living environment in addition to our modernization efforts We are confident that the BTHC will be able to continue to meet and accommodate all our goals and objectives for FY 2010.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” N/A for qualified PHA PHAs must define the terms “Substantial Deviation” and “Significant Amendment or Modification” by stating the basic criteria for such definitions in an annual plan that has met full public process and Resident Advisory Board review. Until the PHA has met the requirement to define “significant amendments or modification, “HUD will consider the following actions to be significant amendment or modification, “HUD will consider the following actions to be significant amendments or modifications:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the capital fund; • Additions of new activities not included in any current HUD-funded program such as PHDEP, or EDSS; • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>Any exception to this definition will be made for any of the above activities that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by HUD.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

10.0
VAWA Policy Attached

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.
BTHC received no comments from the RAB.

(g) Challenged Elements
No elements of the plan were challenged.

5.1 Mission

The mission of the Benton Township Housing Commission is to serve the citizens of Blossom Acres and Plaza Manor by:

1. Providing affordable housing opportunities in a safe environment.
2. Revitalizing and maintaining neighborhoods and strong urban core.
3. Forming effective partnerships to maximize social and economic opportunities.

The mission shall be accomplished by a fiscally responsible, creative organization committed to excellence in public service.

5.2 Goals and objectives

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

BTHC Goal: Expand the supply of assisted housing

Objectives:

- Reduce public housing vacancies:

BTHC Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management
- Increase customer satisfaction
- Renovate or modernize public housing units:

BTHC Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords

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

BTHC Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement public housing security improvements:

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

BTHC Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

BTHC Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Progress the BTHC has made in meeting the goals and objectives described in the previous 5-Year Plan

The BTHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernization of our property and our FY 2010 application will continue that effort.

BTHC has implemented local preferences to improve the living environment in addition to our modernization efforts

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment.

We are confident that the BTHC will be able to continue to meet and accommodate all our goals and objectives for FY 2010.

The VAWA Policy has the following principal goals and objectives:

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

Part I: Summary					
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Replacement Housing Factor Grant No: Program Grant No: <u>MI33P032501-10</u>			FFY of Grant: <u>2010</u> FFY of Grant Approval: _____
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	49,213.00			
3	1408 Management Improvements	37,000.00			
4	1410 Administration (may not exceed 10% of line 21)	49,200.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	37,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000.00			
10	1460 Dwelling Structures	269,700.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	20,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	492,113.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

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

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

Part I: Summary					
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>M(33P032501-10)</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2010</u> FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Sharon Nester</i>		Date <i>7/19/10</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-10 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		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	
HA Wide Operations	Housing Operations	1406	10%	49,213.00				
	Sub total			49,213.00				
HA Wide Management Improvements	A. Resident programs	1408	100%	5,000.00				
	B. Commissioner training	1408	2	2,500.00				
	C. Staff training	1408	2	2,500.00				
	D. Computer training	1408	4	5,000.00				
	E. Family Investment Center Operations	1408	50%	22,000.00				
	Sub total			37,000.00				
HA Wide Administration	Partial salary/benefits of staff involved in CFP	1410	10%	49,200.00				
	Sub total			49,200.00				
HA Wide Fees and Cost	A. A/E services	1430	100%	30,000.00				
	B. Consulting fees	1430	100%	7,000.00				
	Sub total			37,000.00				
MI 32-1 Blossom Acres	A. Replace sidewalks	1450	2000 SF	20,000.00				
	B. Continue window replacement	1460	30 Units	209,700.00				
	C. Rehab vacant units	1460	3 Units	6,700.00				
	D. Rehab heating furnace	1460	200 EA	25,000.00				
	Sub total			261,400.00				

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: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-10 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		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	
MI 32-2	A. Replace sidewalks	1450	1000 SF	10,000.00				
Plaza Manor	B. Rehab vacant units	1460	2 Units	3,300.00				
	C. Rehab heating boilers	1460	100 EA	25,000.00				
	Sub total			38,300.00				
HA Wide	Replace maintenance vehicle	1475	1 EA	20,000.00				
	Sub total			20,000.00				
	Grand total			492,113.00				

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Benton Township Housing Commission, MI33P032501-10					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	7/14/2012		7/14/2014		
MI 32-1 Blossom Acres	7/14/2012		7/14/2014		
MI 32-2 Plaza Manor	7/14/2012		7/14/2014		

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number Benton Township Housing Commission/MI 32		Locality (City/County & State) Benton Township/Berrien County/Michigan			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	294,700.00	319,700.00	319,700.00	319,700.00
C.	Management Improvements		37,000.00	37,000.00	37,000.00	37,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		25,000.00			
E.	Administration		49,200.00	49,200.00	49,200.00	49,200.00
F.	Other		37,000.00	37,000.00	37,000.00	37,000.00
G.	Operations		49,213.00	49,213.00	49,213.00	49,213.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		492,113.00	492,113.00	492,113.00	492,113.00
L.	Total Non-CFP Funds					
M.	Grand Total		492,113.00	492,113.00	492,113.00	492,113.00

Part I: Summary (Continuation)						
PHA Name/Number Benton Township Housing Commission/MI 32		Locality (City/County & State) Benton Township/ Berrien County/Michigan			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	MI 32-1 Blossom Acres		192,700.00			319,700.00
	MI 32-2 Plaza Manor		100,000.00	319,700.00	319,700.00	
	Subtotal		292,700.00	319,700.00	319,700.00	319,700.00
	HA Wide Non-dwelling		25,000.00		40,000.00	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual	Housing Operations	49,213.00	Housing Operations	49,213.00
Statement	Subtotal	49,213.00	Subtotal	49,213.00
	HA Wide Mgt Improvements		HA Wide Mgt Improvements	
	A. Resident programs	5,000	A. Resident programs	5,000
	B. Commissioner training	2,500	B. Commissioner training	2,500
	C. Staff training	2,500	C. Staff training	2,500
	D. Computer upgrades	5,000	D. Computer upgrades	5,000
	E. Family Investment Center	22,000	E. Family Investment Center	22,000
	Subtotal	37,000.00	Subtotal	37,000.00
	HA Wide Admin Cost		HA Wide Admin Cost	
	Partial Salary & benefits to staff working with CFP	49,200.00	Partial Salary & benefits to staff working with CFP	49,200.00
	Subtotal	49,200.00	Subtotal	49,200.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A. A/E Services	30,000.00	A. A/E Services	30,000.00
	B. Consulting Service	7,000.00	B. Consulting Service	7,000.00
	Subtotal	37,000.00	Subtotal	37,000.00
	Subtotal of Estimated Cost	\$172,413.00	Subtotal of Estimated Cost	\$172,413.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual	Housing Operations	49,213.00	Housing Operations	49,213.00
Statement	Subtotal	49,213.00	Subtotal	49,213.00
	HA Wide Mgt Improvements		HA Wide Mgt Improvements	
	A. Resident programs	5,000	A. Resident programs	5,000
	B. Commissioner training	2,500	B. Commissioner training	2,500
	C. Staff training	2,500	C. Staff training	2,500
	D. Computer upgrades	5,000	D. Computer upgrades	5,000
	E. Family Investment Center	22,000	E. Family Investment Center	22,000
	Subtotal	37,000.00	Subtotal	37,000.00
	HA Wide Admin Cost		HA Wide Admin Cost	
	Partial Salary & benefits to staff working with CFP	49,200.00	Partial Salary & benefits to staff working with CFP	49,200.00
	Subtotal	49,200.00	Subtotal	49,200.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A. A/E Services	30,000.00	A. A/E Services	30,000.00
	B. Consulting Service	7,000.00	B. Consulting Service	7,000.00
	Subtotal	37,000.00	Subtotal	37,000.00
	Subtotal of Estimated Cost	\$172,413.00	Subtotal of Estimated Cost	\$172,413.00

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

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

Part I: Summary					
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Replacement Housing Factor Grant No: Program Grant No: <u>MI33S032501-09</u>			FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	8,836.00	6,919.00	6,919.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00	36,917.00	36,917.00	35,174.00
8	1440 Site Acquisition				
9	1450 Site Improvement	527,734.00	527,734.00	527,734.00	490,734.00
10	1460 Dwelling Structures	63,500.00	63,500.00	63,500.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	635,070.00	635,070.00	635,070.00	525,908.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

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

Part I: Summary				
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI33S032501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>Sharon Nester</i>		Date: <i>7/8/10</i>	Signature of Public Housing Director Date	

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 BENTON TWP HOUSING COMM
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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Benton Township Housing Commission MI33S032501-09					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/17/2010	3/17/2010	3/17/2012		
MI 32-1 Blossom Acres	3/17/2010	3/17/2010	3/17/2012		

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

Part I: Summary						
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Replacement Housing Factor Grant No: Program Grant No: <u>MI33P032501-09</u>			FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00		0.00	0.00	
3	1408 Management Improvements	37,000.00		22,000.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	50,000.00		50,000.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	37,000.00		0.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	95,000.00		20,434.00	13,123.00	
10	1460 Dwelling Structures	223,983.00		0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	492,983.00		92,434.00	13,123.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

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

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

Part I: Summary					
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI33P032501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Sharon Nester</i>		Date <i>7/8/10</i>		Signature of Public Housing Director Date	

JUL-13-2010 16:40
 BENTON TWP HOUSING COMM
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Part II: Supporting Pages								
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-09 Replacement Housing Factor Grant No:			CFPP (Yes/ No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Operations	Housing Operations	1406	10%	50,000.00		0.00	0.00	0% completed
	Sub total			50,000.00		0.00	0.00	
HA Wide Management Improvements	A. Resident programs	1408	100%	5,000.00		0.00	0.00	0% completed
	B. Commissioner training	1408	2	2,500.00		0.00	0.00	0% completed
	C. Staff training	1408	2	2,500.00		0.00	0.00	0% completed
	D. Computer training	1408	20%	5,000.00		0.00	0.00	0% completed
	E. Family Investment Center Operations	1408	100%	22,000.00		22,000.00	0.00	0% completed
	Sub total			37,000.00		22,000.00	0.00	
HA Wide Administration	Partial salary/benefits of staff involved in CFP	1410	10%	50,000.00		50,000.00	0.00	0% completed
	Sub total			50,000.00		50,000.00	0.00	
HA Wide Fees and Cost	A. A/E services	1430	100%	30,000.00		0.00	0.00	0% completed
	B. Consulting fees	1430	100%	7,000.00		0.00	0.00	0% completed
	Sub total			37,000.00		0.00	0.00	
HA Wide	A. Resurface & seal parking lots & streets	1450	1000 SY	20,000.00		0.00	0.00	0% completed
	B. Install security cameras	1450	1 Sys	75,000.00		20,434.00	13,123.00	64% completed
	Sub total			95,000.00		20,434.00	13,123.00	

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: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	A. Rehab vacant units	1460	2 Units	20,000.00		0.00	0.00	0% completed
	B. Replace interior doors	1460	135 EA	20,000.00		0.00	0.00	0% completed
	C. Replace windows	1460	70 Units	183,983.00		0.00	0.00	0% completed
	Sub total			223,983.00		0.00	0.00	
	Grand total			492,983.00		92,434.00	13,123.00	

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 I: Summary						
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Replacement Housing Factor Grant No: Program Grant No: <u>MI33P032501-08</u>			FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	50,000.00	50,000.00	0.00	0.00	
3	1408 Management Improvements	37,000.00	37,000.00	22,000.00	4,033.00	
4	1410 Administration (may not exceed 10% of line 21)	50,000.00	50,000.00	50,000.00	25,000.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	32,000.00	80,962.00	80,962.00	18,879.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	30,000.00	30,000.00	0.00	0.00	
10	1460 Dwelling Structures	288,554.00	253,752.00	185,331.00	118,440.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	14,160.00	0.00	0.00	0.00	
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	501,714.00	501,714.00	338,293.00	166,352.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

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

Part I: Summary					
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI33P032501-08</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2008</u>	
				FFY of Grant Approval: <u>2008</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Sharon Nester</i>		Date <i>7/8/10</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-08 Replacement Housing Factor Grant No:			CFPP (Yes/ No): No		Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Operations	Housing Operations	1406	10%	50,000.00	50,000.00	0.00	0.00	0% Complete
	Sub total			50,000.00	50,000.00	0.00	0.00	
HA Wide Management Improvements	A. Resident programs	1408	100%	5,000.00	5,000.00	0.00	0.00	0% Complete
	B. Commissioner training	1408	5	2,500.00	2,500.00	0.00	0.00	0% Complete
	C. Staff training	1408	2	2,500.00	2,500.00	0.00	0.00	0% Complete
	D. Computer training	1408	3	5,000.00	5,000.00	0.00	0.00	0% Complete
	E. Family Investment Center Operations	1408	50%	22,000.00	22,000.00	22,000.00	4,033.00	18% Complete
	Sub total			37,000.00	37,000.00	22,000.00	4,033.00	
HA Wide Administration	Partial salary/benefits of staff involved in CFP	1410	10%	50,000.00	50,000.00	50,000.00	25,000.00	50% Complete
	Sub total			50,000.00	50,000.00	50,000.00	25,000.00	
HA Wide Fees and Cost	A. A/E services	1430	100%	30,000.00	80,962.00	80,962.00	18,879.00	23% Complete
	B. Consulting fees	1430	100%	2,000.00	0.00	0.00	0.00	Delete
	Sub total			32,000.00	80,962.00	80,962.00	18,879.00	

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 I: Summary						
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Replacement Housing Factor Grant No: Program Grant No: <u>MI33P032501-07</u>			FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	9,897.00		9,897.00	9,897.00	
3	1408 Management Improvements	8,703.00		8,703.00	8,703.00	
4	1410 Administration (may not exceed 10% of line 21)	50,000.00		50,000.00	50,000.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	19,266.00		19,266.00	19,266.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	9,343.00		9,343.00	9,343.00	
10	1460 Dwelling Structures	387,884.00		387,884.00	387,884.00	
11	1465.1 Dwelling Equipment—Nonexpendable	5,104.00		5,104.00	5,104.00	
12	1470 Non-dwelling Structures	14,160.00		14,160.00	14,160.00	
13	1475 Non-dwelling Equipment	4,459.00		4,459.00	4,459.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	508,816.00		508,816.00	508,816.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI33P032501-07</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2007</u>	
				FFY of Grant Approval: <u>2007</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010				<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ¹	Obligated	Expended
Signature of Executive Director <i>Sharon Nestor</i>		Date <i>7/8/10</i>		Signature of Public Housing Director	
				Date	

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BENTON TWP HOUSING COMM

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Part II: Supporting Pages								
PHA Name: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-07 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	Housing Operations	1406	3%	9,897.00		9,897.00	9,897.00	Complete
	Sub total			9,897.00		9,897.00	9,897.00	
HA Wide Management Improvements	Computer software upgrade	1408	20%	8,703.00		8,703.00	8,703.00	Complete
	Sub total			8,703.00		8,703.00	8,703.00	
HA Wide Administration	Partial salary/benefits of staff involved in CFP	1410	10%	50,000.00		50,000.00	50,000.00	Complete
	Sub total			50,000.00		50,000.00	50,000.00	
HA Wide Fees and Cost	A/E services	1430	100%	19,266.00		19,266.00	19,266.00	Complete
	Sub total			19,266.00		19,266.00	19,266.00	
MI 32-1 Blossom Acres	A. Repair/replace storm drains	1450	200 LF	9,343.00		9,343.00	9,343.00	Complete
	B. Vacant unit rehab	1460	10 Units	41,754.00		41,754.00	41,754.00	Complete
	C. Furnace servicing and cleaning	1460		8,000.00		8,000.00	8,000.00	Complete
	D. Continue bathroom renovation: Phase II: 2 & 3 BR units	1460	87 Units	321,319.00		321,319.00	321,319.00	Complete
	E. Emergency re-roof of Administrative building	1470	1 Bldg	14,160.00		14,160.00	14,160.00	Complete
	Sub total			394,576.00		394,576.00	394,576.00	

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: Benton Township Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33P032501-07 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MI 32-2	A. Replace 1/2 roof at Plaza Manor, Bldg D (emergency)	1460	1 Bldg	7,600.00		7,600.00	7,600.00	Complete
	B. Replace emergency horns to comply with code	1460	10 EA	4,611.00		4,611.00	4,611.00	Complete
	C. New boiler, bldg. G – emergency replacement	1460	1 EA	4,600.00		4,600.00	4,600.00	Complete
	Sub total			16,811.00		16,811.00	16,811.00	
HA Wide	A. Replace appliances	1465.1	13 EA	5,104.00		5,104.00	5,104.00	Complete
	B. Replace maintenance equipment	1475	LS	4,459.00		4,459.00	4,459.00	Complete
	Sub total			9,563.00		9,563.00	9,563.00	
	Grand total			508,816.00		508,816.00	508,816.00	

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Benton Township Housing Commission MI33P032501-07					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/12/2009	9/12/2009	9/12/2011	3/31/2010	
MI 32-1	9/12/2009	9/12/2009	9/12/2011	3/31/2010	
MI 32-2	9/12/2009	9/12/2009	9/12/2011	3/31/2010	

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

9.0 Housing Needs

Housing Needs of Families in the Jurisdiction Served by the BTHC

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	96	4	3	3	4	3	3
Income >30% but <=50% of AMI	46	5	3	2	3	3	3
Income >50% but <80% of AMI	2	4	3	3	3	3	2
Elderly	12	4	3	3	3	3	3
Families with Disabilities	4	5	5	4	3	3	3
Race/Ethnicity	10	4	4	4	3	3	3
Race/Ethnicity	1	5	5	4	3	3	3
Race/Ethnicity	96	5	5	4	3	3	3

The BTHC used the following sources of information to conduct this analysis. All materials are made available for public inspection.

1999 Consolidated Plan of the Jurisdiction and the U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

Housing Needs of Families on the Public Housing Waiting List

The waiting list has been closed for 6 months; the BTHA does not expect to reopen the list in the BTHC Plan year. The BTHC permit specific categories of families (applicants 4 and 5 bedrooms) onto the waiting list, even if generally closed.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	274		58
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)	274	100	
Low income (>50% but <80% AMI)			
Families with children	137	50	
Elderly families	26	9	
Families with Disabilities	13	5	
Race/ethnicity Black	259	95	
Race/ethnicity Hispanic	2	1	
Race/ethnicity White	13	5	
Characteristics by Bedroom Size			
1 Bedroom	124	45	
2 Bedroom	100	36	
3 Bedroom	38	14	
4 Bedroom	10	4	
5 Bedroom	2	1	

Housing Needs of Families on the Section 8 tenant-based assistance Waiting List

The waiting list has been closed for 5 years. The BTHC does not expect to reopen the list in the BTHC Plan year. The BTHC does not permit specific categories of families onto the waiting list, even if generally closed.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	205		8
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)	205	100	
Low income (>50% but <80% AMI)			
Families with children	108	53	
Elderly families	37	18	
Families with Disabilities	8	4	
Race/ethnicity Black	195	95	
Race/ethnicity White	10	10	

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the BTHC 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
- Undertake measures to ensure access to affordable housing among families assisted by the BTHC, 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

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

- Apply for additional section 8 units should they become available

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

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

- Employ admissions preferences aimed at families who are working

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

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

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

Strategy 2: 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

Reasons for Selecting Strategies

The factors listed below, influenced the BTHC's selection of the strategies it will pursue:

- Funding and Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the BTHC
- Influence of the housing market on BTHC programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

BENTON TOWNSHIP HOUSING COMMISSION
DOMESTIC VIOLENCE POLICY
PUBLIC HOUSING
APRIL 22, 2008

RESOLUTION NO. 2219

1. Eligibility screening and domestic violence

- a. An applicant household shall not be denied assistance solely because it includes a victim of domestic violence, provided that the perpetrator of domestic violence is not a member of the applicant household.
- b. In determining eligibility for housing assistance in cases where Benton Township Housing Commission has become aware that the household includes a victim of domestic violence, and when screening reveals negative and potentially disqualifying information, such as poor credit history, previous damage to an apartment, or a prior arrest, inquiries will be made regarding the circumstances contributing to this negative reporting, to ascertain whether these past events were the consequence of domestic violence against a member to the applicant household.
- c. Any such inquiries will make clear that members of applicant households have a right to keep any history of domestic violence against them confidential.
- d. When inquiries reveal that the negative reporting was the consequence of domestic violence against a member of the applicant household, the applicant household will not be denied housing assistance on the basis of this reporting, provided that the perpetrator of domestic violence is not a member of the applicant household.
- e. All adult members of a household applying for assistance will be informed that in the above circumstances, a history of domestic violence will mitigate negative findings due to the domestic violence.

2. Termination of housing assistance

Individuals will not be terminated from housing assistance solely because they are the victims of domestic violence, or because they have sought the assistance of the police or the courts.

The Benton Township Housing Commission can evict for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking provided that the victim is not subject to a “more demanding standard” than non-victims.

3. Family break-up policies

- a. When a household receiving assistance breaks up and domestic violence is a factor, first priority will be given to the best interest of the family.
- b. If there is a court determination of the family members' respective rights as to the housing assistance, including a determination set out in a personal protection order that determination will be taken into consideration.
- c. An individual receiving housing assistance must notify the Benton Township Housing Commission when a household composition changes due to domestic violence. The rent which had previously been determined, based on the income of an abusive family member who has left the household or has been excluded from the household by a personal protection order or other court order, will be adjusted to reflect the household's changed circumstances. In any event, rent changes shall be made in accordance with the Commission's Admission and Continued Occupancy Policy.
- d. When households including both citizens and noncitizens break up, a noncitizen victim of domestic violence may still be eligible for housing assistance only if they are a national or eligible non-citizen or if they have remaining family members that are eligible. In this case assistance will be prorated, in accordance with the Commission's Admission and Continued Occupancy Policy.

For example:

Should the household contain 2 adults and the offending member was an eligible citizen and the non-offending member was not, they would not be eligible for continued assistance.

Should the household contain 2 adult members and the offending member is an eligible citizen and the non-offending member is non-eligible, but their 2 eligible children assistance would continue, at a prorated rate for the 2 eligible children. The non-eligible adult could retain housing but would receive no subsidy.

In such instances, the noncitizen victim of domestic violence may be referred to local legal service agencies, for assistance in self-petitioning for legal permanent residency statute for the non-eligible member.

4. Emergency transfers, relocations and portability

- a. A public housing household is required to give written notice to BTHC before moving out or terminating the lease. If the household must move to protect a member's safety the household is responsible to pay BTHC their share of rent and to follow program rules until the

BTHC releases tenant from their lease obligations. The Benton Township Housing Commission may also refer public housing resident to local legal service agencies for assistance.

- b. The Benton Township Housing Commission would make every effort, once the domestic violence has been verified to assist the family in transferring to a different BTHC unit provided:
 1. that an approved size unit is available and
 2. these transfers are approved by the screening committee.

5. CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING

Among other requirements, Sections 606 and 607 of VAWA add certification and confidentiality provisions that allow for PHAs, owners or managers responding to an incident or incidents of actual or threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program to request in writing that an individual complete, sign and submit, within 14 business days of the request, a HUD-approved certification form. On the form, the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in questions are bona fide incidences of such actual or threatened abuse. On the certification form, the individual shall provide the name of the perpetrator.

In lieu of a certification form, or in addition to the certification form, a tenant may provide to PHAs, managers or owners, (1) a Federal, State, tribal, territorial, or local police record or court record; (2) documentation signed and attested to 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 domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests 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, and the victim of domestic violence, or stalking has signed or attested to the documentation.

6. Linkage with community resources

At orientation an informational directory will be presented to each new participant. When the Benton Township Housing Commission becomes aware that an individual is experiencing or has experienced domestic violence, the Benton Township Housing Commission may refer him or her to domestic violence advocates. The Benton Township Housing Commission will also inform the individual that local legal service agencies are available to provide assistance and representation to domestic violence victims in obtaining and maintaining personal protection orders, custody orders, exclusive use of the home, and other necessary legal remedies for victims of domestic violence; that the Personal

Protection Order office is available to provide assistance in obtaining PPO's; and that the Benton Charter Township Police Department is available for emergency response and intervention.

7. Definitions

- a. "Domestic violence" is defined as the behavior set out in M.C.L.A. § 600.2950 (1) carried out by those categories of persons set out in M.C.L.A. § 600.2950 (1). It is not limited to violence between individuals who are married or formerly married or who have a child in common. It includes threats and any other conduct that causes a reasonable apprehension of violence by those categories of persons set out in M.C.L.A. § 600.2950 (1) is attached as Appendix A.
- b. A "perpetrator" of domestic violence is defined as the primary aggressor in a violent relationship. In situations where there is doubt as to who the primary aggressor is in a violent relationship, appropriate considerations include the relative severity of injuries each person has received as a result of the violence, any history of complaints of domestic violence against either individual or household members, and others accounts of the history of the domestic violence, and whether one person acted in self-defense.
- c. "Dating Violence" is committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and 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; and (iii) the frequency of interaction between the persons involved in the relationship.
- d. "Stalking" to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate and 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 death, or serious bodily injury, 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.
- e. Immediate Family Member: a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

8. Verification of domestic violence

- a. The Benton Township Housing Commission may accept any of following as verification of the existence of domestic within the household.
 - Credible statement from victim.

- Statement of workers from a domestic violence shelter or other domestic violence program.
- Statement from counselors.
- Medical records.
- Reports and statements from police, judges and other court officials, clergy, social workers, and other social service agencies.
- Any other form of credible evidence.

9. Confidentiality

- a. Any documentation or evidence supplied by an individual to verify domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant Benton Township Housing Commission decision makers unless the individual voluntarily waives confidentiality.
- b. Any information provided by an individual regarding his or her status as a victim of domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant Benton Township Housing Commission decision makers unless the individual voluntarily waives confidentiality.
- c. All legal mandates of confidentiality will be honored.

**APPENDIX A
M.C.L.A § 600.2950(1)**

Sec. 2950. (1) provides in pertinent part:

[A]n individual may petition the family division of circuit court to enter a personal protection order to restrain or enjoin a spouse, a former spouse, an individual with whom he or she had a child in common, an individual with whom he or she has had a dating relationship, or an individual residing or resided in the same household as the petitioner from doing 1 or more of the following:

- (a) Entering onto premises.
- (b) Assaulting, attacking, breathing on, molesting, or wounding a named individual.
- (c) Threatening to kill or physically injure a named individual.
- (d) Removing minor children from the individual having legal custody of the children, except as otherwise authorized by custody or parenting time order issued by a court of competent jurisdiction.
- (e) Purchasing or possessing a firearm.
- (f) Interfering with petitioner's efforts to remove petitioner's children or personal property from premises that are solely owned or leased

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING

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

OMB Approval No. 2577-0249
Exp. (07/31/2007)

Public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by PHAs and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Purpose of Form: The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Use of Form: A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the PHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or the information that may be provided in lieu of the certification by the 14th business day or any extension of the date provided by the PHA, manager and owner, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it):

- (1) A Federal, State, tribal, territorial, or local police or court record; or
- (2) 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 domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests 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, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation.

TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE:

Date Written Request Received By Family Member: _____

Name of the Victim of Domestic Violence: _____

Name(s) of other family members listed on the lease _____

Name of the abuser: _____

Relationship to Victim: _____

Date the incident of domestic violence occurred: _____

Time: _____

Location of Incident: _____

Name of victim:

Description of Incident:

[INSERT TEXT LINES HERE]

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse. I acknowledge that submission of false information relating to program eligibility is a basis for termination of assistance or eviction.

Signature _____ Executed on (Date) _____

All information provided to a PHA, owner or manager relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence shall be retained in confidence by an owner and shall neither be entered into any shared database nor provided to any related entity, except to the extent that such disclosure is (i) requested or consented to by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or (iii) otherwise required by applicable law.

**Benton Township Housing Commission
1216 Blossom Lane
Benton Harbor, MI 49022**

April 22, 2008

Resolution No. 2219

**VIOLENCE AGAINST WOMEN ACT
LEASE ADDENDUM**

Protections Against Eviction

1. VAWA states that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking (as these terms are defined in VAWA) will not be considered to be a “serious or repeated” violation your lease if you are the victim of the incident or incidents of domestic violence, dating violence or stalking. This means you may not be evicted based on such an incident or incidents where you are the victim.

2. In addition, although the housing agency may evict you for certain types of criminal activity as provided in your lease, VAWA states that the housing agency may not evict you if the criminal activity is:

- (a) directly related to domestic violence, dating violence, or stalking; and
- (b) engaged in by a member of your household, or any guest, or another person under your control; and
- (c) you or a member of your immediate family is the victim of this criminal activity.

Certification

If the housing agency notifies you that it intends to terminate your tenancy based on an incident or incidents of domestic violence, dating violence, or stalking, and you claim protection against eviction under VAWA, the housing agency may require you to deliver a certification. You must deliver the certification within 14 business days after you receive the housing agency’s request for it. If you do not do this within the time allowed, you will not have any protection under VAWA and the agency may proceed with terminating your tenancy without reference to the VAWA protections.

You may certify either by:

- (a) completing and delivering a HUD–approved certification form which will be supplied to you by the housing agency; or
- (b) providing the housing agency with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim (you or another member of your immediate family) has sought assistance in addressing domestic violence, dating violence, or stalking or the effects of the abuse. (This certification must be sworn under penalty of perjury); or
- (c) producing a Federal, State, tribal, territorial, or local police or court record.

Confidentiality

Information you provide to the housing agency relating to the fact that you or another member of your household is a victim of domestic violence, dating violence, or stalking will be retained by the housing agency in confidence. This information will not be shared or disclosed by the agency without your consent except as necessary in an eviction proceeding or as otherwise required by law.

Limitations

VAWA provides certain limitations and clarifications concerning your rights as described above. In particular, you should know that nothing contained in VAWA:

1. prevents the housing agency from terminating tenancy and evicting for any violation of a lease that is not based on a matter involving domestic violence, dating violence, or stalking for which VAWA provide protections as described above. However, the housing agency may not in such cases apply any stricter standard to you than to other tenants.
2. prevents the housing agency from terminating tenancy and evicting where the housing authority can demonstrate “an actual and imminent threat to other tenants or those employed at or providing service to the property.” Where such a threat can be demonstrated by the housing agency, you will not be protected from eviction by VAWA.
3. limits the ability of the housing agency to comply with court orders addressing rights of access to or control of the property. This includes civil protection orders entered for the protection of the victim or relating to the distribution or possession of property.
4. supersedes any Federal, State or local law that provides greater protections than VAWA.

Housing Agency Right to Remove Perpetrator of Domestic of Violence

VAWA also creates a new authority under Federal law that allows a housing agency to evict, remove, or terminate assistance to any individual tenant or lawful occupant of public housing who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other action adverse to the other occupants.

Further Information

The attached written policy contains, among other things, definitions of the terms “domestic violence,” dating violence,” stalking,” and “immediate family.”

Head of Household Date

Spouse or Other Adult Date

Housing Representative Date

Other Adult Date