

PHA Plan Update

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

(a)

The following Port Huron Housing Commission Plan Elements/Policies have been revised/are new since the last Annual Plan submission:

REVISIONS

- 1. Community Building and Reinvestment Center Use Policy
- 2. Damage and Service Charge Schedule
- 3. Facilities Maintenance Policy
- 4. Parking Permit Policy
- 5. Payroll Policy and Procedure
- 6. Personnel Policy
- 7. Public Housing Admissions and Continued Occupancy Policy
- 8. Public Housing Lease*
- 9. Records Retention and Destruction Policy
- 10. Revenue Control Policy
- 11. Section 3 Policy
- 12. Section 8 Administrative Plan
- 13. Tenant Handbook
- 14. Tenant Selection & Assignment Policy

NEW POLICIES

NONE

GENERAL

The Port Huron Housing Commission has formulated plans to purchase property adjacent to Gratiot Village. These plans have been reviewed with the Detroit office of HUD. We will use funds from our money market investment account and we contemplate building a small senior complex on this site pending funding from various sources. Immediate plans are to apply for funds through the Affordable Housing Grant.

(b)

SEE ATTACHMENT A

6.0

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.*

HOPE VI

The Port Huron Housing Commission may pursue an application for Hope VI funds during this year.

MIXED FINANCE MODERNIZATION or DEVELOPMENT

The Port Huron Housing Commission does plan to apply for the Federal Home Loan Bank Affordable Housing Program Grant and investigate other funding options.

We are considering the development of a smaller to medium size senior building (s) in Dulhut Village as well as at other properties we may have an opportunity to purchase.

DEMOLITION and/or DISPOSITION

The Port Huron Housing Commission is currently preparing an application to be submitted to the Special Applications Center of HUD for a master plan for the transformation of Dulhut Village. This application should be presented for the Board of Commissioners approval in May or June of 2010 and be submitted to HUD shortly thereafter.

The reason for this application is due to this particular village experiencing problems with crime and drugs since its inception. This has resulted in higher vacancies and poor marketability for this site. This has been determined that this is due to a deficiency in the original design of the village which positioned a high percentage of the buildings on a smaller portion of the property leaving larger portions with vacant land.

7.0 This application will request approval for the immediate demolition of 30 units contained in 5 buildings which will reduce the density of this portion of the village and provide for better safety and police patrolling. Further, pending funding, it will request the future demolition of 14 units contained in 3 buildings currently specified for seniors, which are not accessible to be replaced with 3 building containing 20 fully accessible secure units. Finally, also pending funding, it will request approval of the construction of 2 story, 40 unit senior building to be located on the vacant property. By altering the makeup of this village from family to predominately senior, we feel this will truly transform this village and alleviate the problems with crime and drugs.

In conjunction with the preparation of this application, the Port Huron Housing Commission is also investigating the best method for the increase in the number of overall available units which may be through mixed financing or the possibility of adding to the Annual Contributions Contract.

The Port Huron Housing Commission had met on several occasions with the City Police and Fire Departments on this transformation plan. They are both in concurrence with this plan, citing it will increase the health and safety of the residents by providing faster and better access to all buildings for fighting fires, decreasing the possibility of fire spreading between buildings, providing access for police patrolling, and reducing the number of hiding spots for possible crime and drug deals.

CONVERSION OF PUBLIC HOUSING

The Port Huron Housing Commission has no plans for any Public Housing Conversion activities during this fiscal year.

HOMEOWNERSHIP PROGRAMS

The Port Huron Housing Commission does not currently administer a Homeownership program, and does not plan to add any such programs during this fiscal year.

PROJECT BASED VOUCHERS

The Port Huron Housing Commission does not currently administer any project based vouchers, however, it may consider the new TRA program which may be introduced during this fiscal year.

8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>The Port Huron Housing Commission recently completed a detailed Physical Needs Assessment which will act as our plan and working tool for all upcoming capital improvements. Included in this needs assessment are items to upgrade each site in order for the Port Huron Housing Commission to become competitive and ensure long-term physical and social viability. Below are some of the items planned:</p> <ul style="list-style-type: none"> • Renovate and modernize all building exteriors to create curb-side appeal which would include landscaping, possible construction of porches for increased private outside space, modern energy efficient exterior doors, etc.. • Install amenities such as central air conditioning, microwaves, and dishwashers. • Renovate and modernize all building interiors with the installation of sustainable products such as ceramic floor tiling, updated paint schemes, upgraded lighting, and updated carpeting. • Perform many energy saving renovations through our Energy Performance Contract which is in the audit stage. • Construct additions to some sites to provide for larger kitchen areas and possibly additional bathrooms.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Please see attached to this document:</p> <p>Attachment B – 2007 CFP ANNUAL STATEMENT Attachment C – 2008 CFP ANNUAL STATEMENT Attachment D – 2009 CFP ANNUAL STATEMENT Attachment E – 2009 ARRA CFP ANNUAL STATEMENT Attachment F – 2010 CFP ANNUAL STATEMENT</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Please see attached to this document:</p> <p>Attachment G – Capital Fund Program—Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Please see attached to this document:</p> <p>Attachment H – CFFP Budget as of 12-31-2009</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Please see attached to this document:</p> <p>Attachment I – HOUSING NEEDS ASSESSMENT AND SUMMARY TABLES</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Please see attached to this document:</p> <p>Attachment J – STRATEGY FOR ADDRESSING HOUSING NEEDS</p>
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Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Please see attached to this document:

Attachment K – PROGRESS ON 2005-2009 GOALS

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

Please see attached to this document:

Attachment L – SIGNIFICANT AMENDMENT AND SUBSTANTIAL
DEVIATION/MODIFICATION

(c) Service Coordinator Program

Please see attached to this document:

Attachment M – SERVICE COORDINATOR PROGRAM

10.0

(d) Resident Advisory Board Membership

Please see attached to this document:

Attachment N – RESIDENT ADVISORY BOARD MEMBERSHIP

(e) Resident Membership of PHA governing Board

Please see attached to this document:

Attachment O – RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

(f) Statement of Consistency with the Consolidated Plan

Please see attached to this document:

Attachment P – STATEMENT OF CONSISTENCY WITH THE
CONSOLIDATED PLAN

(g) Enterprising Efforts

The Port Huron Housing Commission is currently formulating plans and preparing an application to submit to HUD to purchase property adjacent to a village with funds from our money market investment account. We contemplate building a small senior complex on this site pending funding from various sources. The Port Huron Housing Commission plans to continue to seek out opportunities such as this in an effort to expand and increase its income sources.

(h) Statement of Compliance with Federal Declaration of Trust (DOT) requirements

Please see attached to this document:

Attachment Q – STATEMENT OF COMPLIANCE WITH FEDERAL
DECLARATION OF TRUST (DOT) REGULATIONS

**(i) Form HUD-50077-SL, Certification by State or Local Official of PHA Consistency with
the Consolidated Plan**

Please see attached to this document:

Attachment V - STATEMENT OF CONSISTANCY WITH THE
CONSOLIDATED PLAN

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.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

Please see attached to this document:

Attachment R - FORM HUD-50077, PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS AND RELATED REGULATIONS

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

Please see attached to this document:

Attachment S – FORM HUD-50070, CERTIFICATION FOR A DRUG-FREE WORK PLACE

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

Please see attached to this document:

Attachment T - FORM HUD-50071, CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS

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

Please see attached to this document:

Attachment U - FORM SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

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

N/A

(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.

The Port Huron Housing Commission did not receive any comments on the Annual Plan from the Resident Advisory Board Members.

(g) Challenged Elements

No Elements were Challenged.

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Please see attached to this document:

Attachment B – 2007 CFP ANNUAL STATEMENT
Attachment C – 2008 CFP ANNUAL STATEMENT
Attachment D – 2009 CFP ANNUAL STATEMENT
Attachment E – 2009 ARRA CFP ANNUAL STATEMENT
Attachment F – 2010 CFP ANNUAL STATEMENT

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Please see attached to this document:

Attachment G – Capital Fund Program—Five-Year Action Plan

Attachments

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**PORT HURON HOUSING COMMISSION
2010 ANNUAL PLAN
FORM HUD-50075 SUBMISSION DATA
(FYB - 07/2010)**

Section 6.0 (b) – PHA Plan Update

Copies of the 5-Year and Annual Plan, as well as all supporting documentation, are available at the Port Huron Housing Commission's Central Administrative Office located at 905 – 7th ST., Port Huron, MI 48060.

PHA Plan Elements:

6.0(b)1. - Eligibility, Selection and Admissions Policies, including De-Concentration and Waiting List Procedures.

Public Housing

The Waiting List for the Public Housing Program is a Community-wide waiting list. Persons interested in applying for admission may do so at the Port Huron Housing Commission's Central office located at 905 – 7th Street, and via the PHHC website when the online application process is available. Reasonable Accommodations are extended to those requesting such accommodations.

When an applicant is nearing the top of the waiting list, (within a 1 to 2 month time frame of being offered a unit), the Port Huron Housing Commission will invite the applicant family to an interview and the verification process will begin. It is at this point that the family's waiting list preference(s) are verified.

Selection from the Waiting List is based upon the preferences and the point values assigned to each preferences with consideration of the date and time of application within the point values awarded. Waiting list preferences (w/ pt. values) available for selection for FY 2010 are as follows:

- | | |
|---|----------|
| A. Elderly/Disabled/Dependents Preference – | 4 Points |
| B. Residency Preference – | 2 Points |
| C. Involuntarily Displaced Preference – | 1 Point |
| D. "MFP" – Money follows the Person Preference
(Medicaid Waiver Program) – | 1 Point |
| E. Public Housing Resident Victims of Certain Hate Crimes – | 1 Point |

In addition, the Port Huron Housing Commission follows the statutory requirement of a minimum of 40% of newly admitted families during any fiscal year. In meeting this requirement, the need may arise where the Port Huron Housing Commission has to skip higher income families on the waiting list to reach the target income requirement.

It is also the policy of the Port Huron Housing Commission's policy to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. An analysis is performed on an annual basis to assess strategies needed to address concentration. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminatory manner. A statement addressing the results for this year's analysis is as follows:

De-concentration and Income Mixing

- a. Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule? If no, this section is complete. If yes, continue to the next question.

YES

- b. Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

YES

If yes, list these developments as follows:

De-concentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at '903.2(c)(1)(iv)]	De-concentration policy (if no explanation) [see step 5 at '903.2(c)(1)(v)]
HURON & GRATIOT VILLAGES (1 project)	118	These sites fall above the required range. Both of these Villages represent our efforts to increase the income of families by giving preference to working families. In the end, our family sites should have higher EIRs due to our elderly sights being on fixed incomes	See Below
Desmond and Peru Villages (1 project)	205	These sites fall slightly below the required range. These sites are elderly designated and represent approximately 46%+, of our unit inventory. Most residents are on a fixed income, and due to the fact that we now give a preference to working families, it has caused the PHA wide average income to increase, while the average income for these sites has remained at the same levels, leaving the average income for	See Below

	these sites below the PHA wide average income.	
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PORT HURON HOUSING COMMISSION'S DE-CONCENTRATION POLICY:

It is Port Huron Housing Commission's policy to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminatory manner.

The Port Huron Housing Commission will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and de-concentration incentives to implement.

Incentives:

The Port Huron Housing Commission may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but always will be provided in a consistent and non-discriminatory manner.

If an applicant family no longer qualifies to be near the top of the waiting list, the applicant family will be returned to the appropriate spot on the waiting list. If the applicant family verifies all claimed preferences, the processing of determining the applicant family's eligibility continues.

Determination of eligibility involves the verification of income, citizenship/eligibility status, social security number documentation, and suitability screening. Suitability screening includes factors such as criminal/drug related activity, rental history, housekeeping, etc...

Once an applicant is determined eligible, applicants are ordinarily given the choice of one vacant unit choice before they are placed at the bottom of the waiting list, or placed inactive. If the applicant rejects any unit offered with good cause, they will not lose their place on the waiting list.

In certain circumstances, transfers may take precedence over new admissions. Such circumstances may include: Emergencies, over-housed, under-housed, medical justification, accessibility, administrative reasons, and resident choice. Current policy for transfers is every 7th unit filled, can be filled from the Transfer request list.

Additional information regarding Admission procedures are detailed the Port Huron Housing Commission's Admissions and Continued Occupancy Policy.

Section 8

Persons interested in applying for admission may do so at the Port Huron Housing Commission's Central office located at 905 – 7th Street, and via the PHHC website when the online application process is available. Reasonable Accommodations are extended to those requesting such accommodations.

The Port Huron Housing Commission may admit an applicant for participation in the program either as a special admission or as a waiting list admission.

For "Special Admissions", if HUD awards funding targeted towards families with specific characteristics or families living in specific unity types, the Port Huron Housing Commission will admit these families under a Special Admission.

For "Waiting List Admissions, when an applicant is nearing the top of the waiting list, the Port Huron Housing Commission will invite the applicant family to an interview and the verification process will begin. It is at this point that the family's waiting list preference(s) are verified.

Selection from the Waiting List, is based upon the preferences and the point values assigned to each preferences with consideration of the date and time of application within the point values awarded. Waiting list preferences (w/ pt. values) available for selection for FY 2009 are as follows:

- | | |
|---|----------|
| A. Elderly/Disabled/Dependents Preference – | 4 Points |
| B. Residency Preference – | 2 Points |
| C. Involuntarily Displaced Preference – | 1 Point |
| D. "MFP" – Money follows the Person Preference
(Medicaid Waiver Program) – | 1 Point |
| E. Public Housing Resident Victims of Certain Hate Crimes – | 1 Point |

In addition, the Port Huron Housing Commission follows the statutory requirement of a minimum of 75% of newly admitted families during any fiscal year. In meeting this requirement, the need may arise where the Port Huron Housing Commission has to skip higher income families on the waiting list to reach the target income requirement.

If an applicant family no longer qualifies to be near the top of the waiting list, the applicant family will be returned to the appropriate spot on the waiting list. If the applicant family verifies all claimed preferences, the processing of determining the applicant family's eligibility continues.

Determination of eligibility involves the verification of income, citizenship/eligibility status, social security number documentation, and certain suitability screening. Suitability screening includes factors such as criminal/drug related activity, previous history with a Federal housing assistance program, etc.

Once an applicant is determined eligible, applicants are issued a voucher and the family is given a standard 60 day period to search for adequate housing. Extensions of up to 120 days may be given if a request is put in writing and efforts can be documented and if additional time can reasonably be expected to result in success. Extensions are also given as a result of a reasonable accommodations request if a family includes a person with disabilities and the family requires an extension due to the disability.

Additional information regarding Admission procedures for the Section 8 Housing Choice Voucher program are detailed the Port Huron Housing Commission's Section 8 Administrative Plan.

6.0(b)2. – Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010)		
a) Public Housing Operating Fund	\$1,615,407	
b) Public Housing Capital Fund 2010	\$738,162	Estimate based on 2009 CFP
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,337,302	
f) Public Housing Drug Elimination Prog		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (List Below)		
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
2008 Capital Fund MI28P03650108	\$363,474	Capital Improvements
2009 Capital Fund MI28P03950109	\$738,162	Capital Improvements
2009 Capital Fund MI28S03950109	\$833,369	Stimulus Capital Funds
2007 ROSS MI039REF063A007	\$126,051	Homeownership Assistance
MI039RNN029A007	\$180,099	Neighborhood Network

3. Public Housing Dwelling Rental Income	\$756,553	Public Housing Operations
4. Other Income (list below)		
Excess Utilities	\$7,600	Public Housing Operations
4. Non-federal sources (list below)		
Interest Income	\$12,000	Public Housing Operations
Total Resources	\$8,708,179	

6.0(b)3. – Rent Determination

Public Housing Program

There are 2 rent options that a family may choose from on an annual basis. There is the Flat rent option or the Income-based rent calculation Method option. The family is provided with the results of the rent calculation under each option so the family may make the best decision for their family. Once a year, unless a financial hardship is established, the family is given an opportunity to choose between these 2 options.

The Flat rent Option:

The Flat rent is based upon reasonable considerations which are analyzed on a yearly basis. In choosing this option, the family pays a Flat rent amount with out a utility allowance, in lieu of completing the full re-examination process, however, a full re-examination is due every 3rd year.

The Income Formula Method Option:

The income formula method is based upon an examination of the families household income, assets, deductions, and any other information necessary to determine the families adjusted income, and is reviewed on an annual basis. The families total tenant payment is equal to the highest of the following:

- A. 10% of monthly income
- B. 30% of adjusted monthly income
- C. Welfare rent – (does not currently apply in the state of Michigan)
- D. Minimum rent (\$50.00), except where a Hardship is established
- E. Ceiling Rent

Rent Re-determination between income re-examinations are completed when ever any of the following occur:

- A. Anytime a household member is added to the household.
- B. Anytime a household member has left the unit
- C. Anytime a household experiences an income decrease
- D. Anytime a household experiences a cumulative increase of \$200.00 or

more per month.

E. Anytime a household experiences a deduction increase

Additional information regarding Rent Determination procedures are detailed the Port Huron Housing Commission's Admissions and Continued Occupancy Policy.

Section 8 HCV Program

The Port Huron Housing Commission's Payment Standard Schedule is based upon 100% of the FMR schedules published by HUD.

All rents for HCV program units are subject to Reasonable Rent determinations as detailed in the Section 8 Administrative Plan.

The tenants rent portion (TTP – Total Tenant Payment) is equal to the highest of:

- A. 10% of monthly income
- B. 30% of adjusted monthly income
- C. Welfare rent – (does not currently apply in the state of Michigan)
- D. Minimum rent (\$50.00), except where a Hardship is established
- E. Any one of A. – D. above, plus any rent amount over and above the payment standard, which may not cause the TTP to exceed 40% of the family's adjusted monthly income at initial lease-up of a unit.

Rent Re-determination between income re-examinations are completed when ever any of the following occur:

- A. Anytime a household member is added to the household.
- B. Anytime a household member has left the unit
- C. Anytime a household experiences an income decrease
- D. Anytime a household experiences a cumulative increase of \$200.00 or more per month.
- E. Anytime a household experiences a deduction increase

Additional information regarding Rent Determination procedures for the Section 8 Housing Choice Voucher program are detailed the Port Huron Housing Commission's Section 8 Administrative Plan.

6.0(b)4. – Operation and Management

Mission Statement

The Mission of the Port Huron Housing Commission is to offer or provide housing assistance to the needy in ways that support families, neighborhoods and economic self sufficiency and strive for financial soundness.

Further, it is also the mission of the Port Huron Housing Commission to Improve and maintain the overall quality of its assets thereby improving the quality of life for it=s residents.

Management Structure

Below is an organizational Chart showing the Port Huron Housing Commission's Management Structure and organization.

Board of Commissioners			
*Executive Director (Supervises all Positions)			
		*****Secretary (Vacant)	
*Deputy Director (Vacant) (Supervises all Positions Listed Below)			
		*****Program Assistant Specialist	
*Maintenance Supervisor – Operations and Safety (Supervises Positions Listed Below)		*Housing Programs Operations Manager (Supervises Positions Listed Below)	*Program Financial Manager (Supervises Positions Listed Below)
Lead Maintenance Man	Maintenance Clerk	Housing Specialists	Housing Human Resource and Accounting Assistant
Building Maintenance Men	Maintenance Clerk Assistant	Section 8 Specialists	
Housing Custodians	Section 3 Workers (Maintenance)	Housing Clerk	Resident Service Specialist
	Seasonal Workers	In Take Specialist	
Facilities Manager (Supervises Positions Listed Below)			
Modernization/ Project Coordinator	Community Service Workers	Clerk Typist II	
Staff Housing Inspector (Vacant)	Contracted Workers	Section 3 Workers (Clerical)	

		Section 8 HQS Inspector(s)	
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Programs under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	443	132
Section 8 Vouchers	578	80
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	238	93
Other Federal Programs (list individually)		
Service Coordinator	443	132
Ross Family & Home-ownership Program	443	132
Neighborhood Networks	443	132
Capital Fund Financing Program	443	132
Energy Performance Contracting Program	443	132

Port Huron Housing Commission Management Policies

Agency Plan
Antenna Installation Policy
Admissions and Occupancy Policy
Blood Borne Disease Policy
Building Security Policy
Capitalization Policy
Change Fund Policy
Charge Card Use Authorization Policy
Check Signing Policy
Clean Desk Policy
Code of Ethics Policy
Community Building Use Policy
Computer System Security Policy
Criminal Records Management Policy
De-Concentration Policy
Disposition Policy
Documents Management Policy
Drug Free Workplace Policy
Emergency Assistance Policy for Employees & Building Monitors
Emergency Assistance Policy for Families
Emergency Assistance Policy for Seniors
Equal Housing Opportunity/Civil Rights Compliance Policy
Excess Utility Charge Policy
Expenditure Policy
Facilities Maintenance Plan/Policy
Financial Reporting Policy
Fraud Policy
Freedom of Information Policy
Funds Transfer Policy
Grievance Policy
Hazardous Materials Policy
Internal Control Policy
Investment Policy
No Smoking Policy
No Trespassing Policy
Parking Permit Policy
Payroll Policy
Personnel Policy
Pest Management Policy
Pet Policy
Procurement Policy
Property & Equipment Policy

Reasonable Accommodation Policy
Records Retention and Destruction Policy
Rent Collection Policy
Retiree Benefit Policy
Retiree Re-employment Policy
Revenue Control Policy
Schedule of Maintenance Charges
Section 3 Policy
Senior Rent Bill Drop Box Policy
Snow Removal Policy-Senior Sites
Tenant Selection & Assignment Policy
Transportation of Employees Policy
Travel and Travel Reimbursement Policy
Tenant Handbook
Tenant Lease
Weapons Policy

Section 8 Management (Specific):

Section 8 Administrative Plan
Tenant/Landlord Contract

6.0(b)5. – Grievance Procedures

The Port Huron Housing Commission complies with the federal requirements located at 24 CFR Part 966, Subpart B, regarding grievance procedures for the residents of Public Housing, and at 24 CFR Part 982, for the Section 8 tenant based (HCV) program participants.

The Port Huron Housing Commission has not established any written procedures in addition to these requirements.

Any resident, participant, or applicant wishing to initiate the grievance process may contact the Port Huron Housing Commission's Central office located at 905 – 7th Street, Port Huron, MI 48060.

6.0(b)6. – Designated Housing for Elderly and Disabled Families

The Port Huron Housing Commission submitted a plan for HUD approval to designate Peru and Desmond Villages (MI039-002 C & D) as occupancy by elderly-only families during our fiscal year ending June 30, 2004, as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e). Total units affected: 206 (Total Development).

Since our plan was submitted to HUD on February 19, 2004, and we received confirmation from HUD of their receipt of the plan on March 1, 2004, with an initial approval date of May 9, 2004. The initial Plan has a scheduled expiration date of May 9, 2009.

An extension request and amendment were submitted to HUD in February 2009 for the May 9, 2009 expiration date. On March 31, 2009, we received confirmation from HUD that the extension request and the amendment were approved for a 2 year term, which will remain in effect until May 9, 2011.

6.0(b)7. – Community Service and Self Sufficiency

The Port Huron Housing Commission is committed to improving the economic and social self-sufficiency of our residents and participants.

The Port Huron Housing Commission has implemented the following discretionary policies to promote the economic and social self-sufficiency of our residents and participants.

- Working Family Preference for admission (currently suspended)
- Not requiring rent adjustments between annual re-certifications for increases in total family income less than \$200.00/month.

Many Programs and Services are coordinated, promoted, and provided to enhance economic and social self-sufficiency, some of which are listed below:

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 Central office / other provider name)	Eligibility (public housing or section 8 participants or both)
Girl Scouts			Girl Scouts of America-SE Michigan	Both
Boy Scouts			Blue Water Council – Boy Scouts of America	Both
Head Start Program			Community Action Agency	Both
SONS Outreach Center			Save our Neighborhoods & Streets	Public Housing
Resident Outreach /Referral Center			Port Huron Housing Commission /Vista	Public Housing
Learning/ Computer Center			Port Huron Housing Commission	Both

			/Center of Human Resources	
Neighborhood Network – Adult Computer Center			Port Huron Housing Commission	Both
Ross Family Self-Sufficiency Trainings			Port Huron Housing Commission	Public Housing
Home Ownership Training			CMI	Public Housing
Senior Meals Program			Council on Aging	Both
Neighborhood outreach Center			Port Huron Police Department	Public Housing
Resident Services/ Activities Program			Port Huron Housing	Public Housing
Section 3 Employment Program			Port Huron Housing Commission	Both

The Port Huron Housing Commission is also working with the local Area Agency on Agency, to create a partnership to promote the concept of “Aging in Place”.

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

- Making the necessary changes to rent determination policies, and ensuring staff is trained adequately to carry out these policies.
- Informing residents and participants of policy regarding admission and re-examination.
- Actively notifying residents of new policy at times other than admission and re-examination
- Establishing a protocol with the local TANF/DHS agency for exchange of information.

The Port Huron Housing Commission complies the Community Service Requirements pursuant to Section 12 (c) by implementing the following Community Service Procedures Policy.

PORT HURON HOUSING COMMISSION COMMUNITY SERVICE

Public Housing Resident Community Service Procedures

Procedures for new move-ins

- 1) At the time of move-in, determine which household members are exempt and which are not exempt.
- 2) For those exempt, fill out a Community Service Exemption Certification.
- 3) For those not exempt, issue a Community Service Rules sheet and a Volunteer Organization Participation List during their lease signing requiring the family members to advise you of the organization=s information and to begin their community service within 1 month from the date of move in.
- 4) Insert all household member=s names 18 and older on your log and keep updated.
- 5) When you are notified of the organization=s information:
 - T Note the organization=s name and contact information where they will be completing this requirement on a Community Service Completion Certification form completing only through the section noting the Organization Name.
 - T Send the organization the Organization Information Letter along with a Time Sheet.
 - T File this form along with the copy of the original letter sent to the resident in their file awaiting their next re-exam.
- 6) As you receive Time Sheets, file them in the resident=s file awaiting their next re-examination.
- 7) At the time of reexamination, now follow the steps under On-Going Procedures.

On-going Procedures at the time of Reexamination

- 1) The In-Take Specialist should draw your attention to those residents with up- coming re-certifications who should be performing Community Service.
- 2) Fill out a Community Service Certification Summary sheet.
- 3) For those marked as exempt, attach the Community Service Exemption Certification.
- 4) If this person is still exempt, fill out one Community Service Exemption Certification per person for next year=s reexamination.
- 5) For those not exempt, complete the bottom portion of the Community Service Completion Certification for each person (the top portion was completed when the resident informed you where they would be fulfilling their community service work)

and attach all time sheets. Total the hours to determine if the resident has completed at least 8 hours per month.

- 6) If the family is in compliance, attach all paperwork with the Certification Summary on the top and place in their file. Complete their reexamination.
- 7) Fill out the top portion of a new Completion Certification for each non-exempt member indicating the organization's information where they will be completing their community service requirement for the upcoming year.
- 8) If the family is not in compliance, send a Letter of Non-Compliance stating:
 - T Which family member(s) is in non-compliance
 - T The reason why they are in non-compliance (# of hours they are short, etc.)
 - T State that the lease will not be renewed at their reexamination unless they:
 - < Have the family member enter into a written agreement to cure the non-compliance; or
 - < Provide written assurance satisfactory to the Port Huron Housing Commission that the non-compliant family member no longer resides in the unit.
 - T State that they may request an informal hearing within 14 calendar days from the date of the letter or that they may seek judicial remedy for non-renewal of the lease.
- 9) If the family member(s) has entered into a written agreement or has moved from the unit, attach all paperwork including the written agreement if applicable with the Certification Summary on the top and place in their file. Complete their reexamination.
- 10) Fill out the top portion of a new Completion Certification for each non-exempt member indicating the organization's information where they will be completing their community service requirement for the upcoming year.
- 11) At the next re-examination, if the written agreement has not been adhered to, the lease will not be renewed and eviction proceedings will take place. (Keep in mind the first hours earned during the year following a written agreement are applied first to the current year, then any overage to the written agreement.)

6.0(b)8. – Safety and Crime Prevention

Safety and Crime Prevention: Measures to Ensure Safety

(i) - Description of Need

- The Port Huron Housing Commission has a higher incidence of violent and/or drug-related crime in one and possibly up to three of our developments.
- One development also has a higher incidence of violent and/or drug-related

crime in the surrounding area.

- The crime level has increased according to statistics from our local police department.
- During the Calendar year 2009, there were 55 police, which is down from last year's evaluation, as last year there were 70 police reports of criminal activity at these sites by the Police Department, for the entire calendar year.
- During the 2009 Calendar year, there were 109 internal reports/complaints (resident or employee generated) from a total of 236 internal complaints that involved crime issues, which is down from 131 last year.
- We continue to experience problems filling one particular development verses the others due to the level of violent and/or drug-related crime. Our current unit turnover for this one development is at approximately **41.6%**, while the turnover rate PHA Wide is only 29.8% (which includes this developments high turnover. Rate would only be at 18% if this particular development was excluded from the calculation.)

(ii) - Information or Data Used

- REAC=s RASS survey Results (of our residents): This report is not available for use for this fiscal year in making determinations regarding safety and ensuring safety for our public housing residents.
- The Port Huron Housing Commission used crime statistics from the local police department for crimes committed in and around our developments over time.
- It was not necessary to use cost trends for repairs of vandalism and removal of graffiti as they were minor.
- Resident and PHA employee reports were also reviewed which consisted of information from our Complaint log.
 - There were a total of 236 complaints received overall. Most of the complaints involved activity in the Dulhut, Huron, or Gratiot Villages. Of the total complaints, 46% involved drugs and/or alcohol, vandalism/destruction of property or assaults. 42% involved lease issues, mostly noise and disturbance, and 25% involved behavior issues, mostly neighbor conflicts.
- Complaint monitoring Report was reviewed, which is currently on file at our office. There were a total of 236 reports received, up from 131 last year.

6.0(b)9. – Pets

The Port Huron Housing Commission is in compliance with HUD's Pet Ownership regulations located at 24 CFR 5 Subpart C and 24 CFR 960n Subpart G.

Policy has been created, and incorporated into the Admissions and Continued Occupancy Policy and our Tenant Hand book, as well as a separate, stand alone policy.

Below is the Port Huron Housing Commission's Pet Policy:

PORT HURON HOUSING COMMISSION
PET POLICY
(PUBLIC HOUSING FAMILY AND SENIOR)
(07/01/10)

EXCLUSIONS

This policy does not apply to service animals, support animals, assistance animals, or therapy animals that are used to assist persons with disabilities. These animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors. Licensing is required in accordance with the City of Port Huron's Animal Control regulations. The person requesting the exclusion to the Pet Policy of the PHHC must have a disability and the accommodation must be necessary to afford the person with a disability an equal opportunity to use and enjoy a dwelling.

To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the person's disability. The PHHC will verify the existence of the disability, and the need for the accommodation— if either is not readily apparent. Accordingly, persons who are seeking a reasonable accommodation for an emotional support animal will be required to provide documentation from a physician, psychiatrist, social worker, or other mental health professional that the animal provides support that alleviates at least one of the identified symptoms or effects of the existing disability.

In addition, the PHHC is not required to provide any reasonable accommodation that would pose a direct threat to the health or safety of others. Thus, if the particular animal requested by the individual with a disability has a history of dangerous behavior, we will not accept the animal into our housing. Moreover, the PHHC is not required to make a reasonable accommodation if the presence of the assistance animal would:

- A. Result in substantial physical damage to the property of others unless the threat can be eliminated or significantly reduced by a reasonable accommodation;
- B. Pose an undue financial and administrative burden to the PHHC; or
- C. Fundamentally alter the nature of the PHHC's operations.

PET OWNERSHIP

The Port Huron Housing Commission will allow for reasonable pet ownership in all of the buildings designated controlled by the Commission.

The ownership does require pre-approval of the Port Huron Housing Commission. Residents are fully responsible for any damages caused by the pet, including the cost of any clean-up, fumigation, carpet cleaning, lawns, yards and all common spaces. In exchange for this privilege, pet owners assume full responsibility for liability for the pet, and agree to hold the Port Huron Housing Commission harmless from any claims caused by an action or inaction of the pet and owner.

APPROVAL

No resident can maintain, own, watch or control any pet without the approval of the Port Huron Housing Commission. All residents **MUST** have prior approval before moving a pet into their unit. Residents must apply and supply all information and completely fill out the "Pet Application Form" and pay a twenty-five and no/100 (\$25.00) dollar non-refundable application and processing fee. All registrations must be updated annually.

Residents must have established a record of good housekeeping practices. Rent payment history must show no delinquencies or late payments for the last year.

The Port Huron Housing Commission reserves the right to enter and inspect the unit after reasonable notice to the tenant and during reasonable hours only if the Port Huron Housing Commission has received a signed, written complaint that the conduct or condition of a pet in a unit constitutes, under applicable state or local law, a nuisance or a threat to the health or safety of the occupants of the project or others in the community.

Unclaimed or disapproved pets will be considered a lease violation and grounds for eviction.

TYPES AND NUMBER OF PETS

The Port Huron Housing Commission will allow only domesticated animals that are traditionally kept in the home for pleasure rather than for commercial purposes such as dogs, cats, birds or rodents including rabbits in cages, and fish or turtles in aquariums in apartments. Common household pet does not include reptiles (except turtles). All dogs and cats must be licensed by the City of Port Huron if required. All dogs and cats must be neutered/spayed and be inoculated as required by local and state laws. License must be attached to collars worn by pets at all times. Proof of license must be provided each year at the annual re-certification.

Pets will be limited to one four-legged warm-blooded pet, or one aquarium, or one cage per unit. All pets in excess of one will be subject to Port Huron Housing Commission prior approval. Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animals may exceed 20 pounds in weight projected to full adult size. Pets kept in aquariums may not exceed 20 gallon maximum size.

INOCULATIONS

In order to be registered, pets must be inoculated against rabies, distemper and other conditions prescribed by state and local ordinances. Applicants must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements for their pet. A certification signed by a licensed Veterinarian or state or local official must be submitted annually to attest to the inoculation requirements.

PET DEPOSIT & FEES

A maximum pet deposit of One Hundred Fifty and no/100 (\$150.00) Dollars, as well as a Fifteen and no/100 (\$15.00) Dollar on-going monthly nominal fee are required at the time of registering the pet. The normal security deposit plus the pet security deposit shall not exceed one and one-half (1 ½) times the resident's gross rent at the time the pet security deposit is due. In certain cases when a resident is unable to pay the full deposit at the time the pet is approved and acquired, the deposit may be paid in increments which the Port Huron Housing Commission will not require them to exceed \$50.00 initially followed by payments not greater than \$10.00 per month thereafter until the deposit has been paid in full. Residents wishing to pay higher amounts will be allowed to do so. The deposit is refundable when the pet or the family vacates the unit, less any amount owed due to damages beyond the normal wear and tear. The monthly fee is not refundable and is on-going and is to be used by the Housing Commission to cover administrative costs for the Pet Program.

At the option of the family, the monthly fee can be paid in one yearly lump sum for a 10% discount. The monthly fee is not applicable to the elderly sites per HUD regulations.

If the Commission determines that a family has a pet and the family refuses to follow policy by completing an application, the family shall be charged and responsible for payment of all deposits and fees until either the pet is removed, eviction proceedings are completed, or the family vacates the unit.

Upon the permanent removal of the pet from the unit, the Housing Commission will perform a Pet Exit Housing Inspection to determine any charges necessary for damages caused by the pet before the security deposit is returned. See Appendix A for Pet Exit Housing Inspection Form.

FINANCIAL OBLIGATION OF RESIDENT

Any resident who owns or keeps a pet in their unit will be required to pay all associated costs, charges, fees, etc. as a result of any damages, infestations, exterminations, etc. The Housing Commission reserves the right to act to solve any such problems and charge the resident any and all charges.

NUISANCE OR THREAT TO HEALTH AND SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. Pet is to be encased or restrained (muzzle and leash) when in public areas of the building. The pet must be accompanied by a person who is able to control the pet. Before acquiring a pet, the resident must have on file a statement in the resident's file naming the person(s) accepting responsibility for the care of the pet in case of illness, incapacitation or absence of the resident. If the person(s) named on the statement is not available in a situation described herein regarding the care of the pet, the pet will be removed by the Housing Commission, and all costs thereof shall be the responsibility of the resident.

Three (3) substantiated complaints by neighbors or the Housing Commission personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance or violations of this policy will result in the owner having to remove the pet. This shall include the interference of any pet with the proper and rightful conduct of Housing Commission staff in the prosecution of their duties and responsibilities when entering a dwelling unit after proper notification or to respond to an emergency situation. Failure to comply with an order to remove a pet will be considered a lease violation.

DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash under a person's control at all times when outside (no outdoor cages, pens, coups, houses or runs may be constructed). Pets will be allowed only in designated areas on the grounds of the property. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community rooms, community room kitchen, laundry rooms, public restrooms, lobby or office's at any public housing site.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be prohibited from certain wings or floors of the building. This shall be implemented based on demand for this service.

MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over 24 hours. If the pet is left unattended and no arrangements are made for its care, the Housing Commission will have the right to enter the premises and take the un-cared pet to be boarded at a local animal care facility for a period of time not to exceed 30 days at the total expense of the resident. Following the 30 day limit, should the resident not claim their pet, the pet will be donated to the local animal control or Humane Society.

Pet bedding shall not be washed in any common laundry facility.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets may not be bred or used for commercial purposes.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Commission employees, agents of the Housing Commission or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If the pet causes harm to any person, the pet's owner shall be required to immediately and permanently remove the pet from the Housing Commission's property. The pet owner may also be subject to termination of the dwelling lease.

A pet owner that has violated any other conditions of this policy may be required to remove the pet from the development within 10 calendar days of written notice from the Housing Commission. The pet owner may be subject to termination of the dwelling lease.

The Housing Commission's Grievance Procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Pet owners must supply a picture of the pet at the time of application.

VISITING PETS

No visiting pets shall be permitted on Housing Commission property. Pet sitting is prohibited.

REMOVAL OF PETS

The Housing Commission, or an appropriate community authority, shall require the removal of any pet from the villages if the pet's conduct or condition is determined to be a nuisance or a threat to the health or safety or peaceful enjoyment of all other occupants of that village, employees of the Housing Commission, or other persons in the community where the project is located.

In the event of illness or death of the pet owner, or in the case of an emergency that would prevent the pet owner from properly caring for the pet, the Housing Commission

has permission to call the emergency care giver designated by the resident or the local pet enforcement agency to take the pet and care for it until a family member or friend claim the pet and assume responsibility for it.

Any and all expenses incurred will be the responsibility of the pet owner.

6.0(b)10.–Civil Rights Certification

The Civil Rights Certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

6.0(b)11.–Fiscal Year Audit

The Port Huron Housing Commission is subject to the Audit requirements under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437 c(h)).

The fiscal audit for FYE 6/30/09 contained no findings, and therefore, no further comments are required. This audit report was submitted to HUD, and we received a letter of confirmation from HUD on January 25, 2010 that there were no findings for the FYE 6/30/09 fiscal audit.

The fiscal audit for FYE 6/30/08 contained no findings, and therefore, no further comments are required. This audit report was submitted to HUD, and we received a letter of confirmation from HUD on September 15, 2009 that there were no findings for the FYE 6/30/08 fiscal audit.

The Fiscal Audit for FYE 6/30/07 contained no findings. This audit report was submitted to HUD, and we received a letter of confirmation from HUD on July 8, 2008 that there were no findings for the FYE 6/30/07 fiscal audit.

6.0(b)12.–Asset Management

The Port Huron Housing Commission maintains separate financial records for its sites to comply with asset management requirements. In accordance with this, employees have been assigned to these sites and all expenditures are accounted for by AMP. We will utilize the recently completed Physical Needs Assessment, which was completed by AMP, as well as our annual budgeting tool for all long-term planning and needs. In addition, needs will be assessed by analyzing the financial records, surveying residents, and staff input.

6.0(b)13.–Violence Against Women Act (VAWA)

The Port Huron Housing Commission has adopted a policy (Violence Against Women Act Policy) to implement applicable provisions of the Violence Against Women and Department of Justice Re-authorization Act of 2005 (Pub. L. 109-162) (VAWA).

The Port Huron Housing Commission's goals, objectives and policies have been amended to enable us to preserve the protections of, and to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the Port Huron Housing Commission VAWA Policy, which is included in both the Public Housing Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

To assist with the immediate Housing needs of the victims, the Port Huron Housing Commission has implemented an admissions preference for victims of Domestic Violence.

(temporarily suspended as of 07/2010)

In addition, the Port Huron Housing Commission shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in the Port Huron Housing Commission's Annual Public Housing Agency Plan.

The VAWA Policy is available for review at the Port Huron Housing Commission's Central Office located at 905 - 7th St. Port Huron, MI 48060.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: M12SP03950107 CFEP (Yes/No): No Replacement Housing Factor Grant No:	Federal FY of Grant: 2007		
<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: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$35,000.00	\$76,275.00	\$76,275.00	\$76,275.00
4	1410 Administration (may not exceed 10% of line 21)	\$74,477.00	\$74,477.00	\$74,477.00	\$74,477.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$51,000.00	\$69,978.00	\$65,544.00	\$68,649.99
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000	\$56,448.00	\$56,448.00	\$58,645.61
10	1460 Dwelling Structures	\$419,295.00	\$291,862.00	\$291,626.00	\$251,915.75
11	1465.1 Dwelling Equipment - Non-expendable				
12	1470 Non-dwelling Structures	\$130,000.00	\$151,531.00	\$151,567.00	\$140,224.54
13	1475 Non-dwelling Equipment	\$15,000.00	\$26,201.00	\$26,401.00	\$28,890.48
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 Units in management may use 10% of CFP Grants for operations.
⁴ RHF Funds shall be included here.

HUD-50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PILA Name: Port Huron Housing Commission	Grant Type and Number CFP Grant No: M128P03950107 CFPP (Yes/No): No Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/2009 First Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization of Debt Service paid by the PILA				
18ba	9000 Collateralization of 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)	\$744,772.00	\$744,772.00	\$744,772.00	\$699,078.43
21	Amount of Line 21 Related to LBP Activities				
22	Amount of Line 21 Related to Section 504 Activities				
23	Amount of Line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs	\$100,000	\$68,838		
025	Amount of Line 21 Related to Energy Conservation Measures				

Signature/Executive Director <i>Katherine Ward</i>	Date 03/06/2010	Signature Public Housing Director	Date
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* To be completed for the Performance and Evaluation Report.
 * To be completed for the Performance and Evaluation Report, or a Revised Annual Statement.
 * PILAs with under 250 Units in management may use 100% of CFP Grants for operations.
 * RLF Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: M128F03950107		Federal FY of Grant: 2007				
Development Number Name/TA-Wide Activities		Replacement Housing Factor Grant No:		Total Actual Cost		Status of Work		
General Description of Major Work Categories		Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
M103900001 Capital/Huron	Funding for Drug Programs	1408	100%	\$17,500.00	\$29,000.00	\$29,175.00	\$29,175.00	Completed
	Administrative	1410	100%	\$19,335.00	\$19,838.00	\$19,838.16	\$19,838.16	Completed
	Provide A & E Design/Inspections	1430	100%	\$17,000.00	\$22,861.00	\$22,869.86	\$22,832.86	Completed
	Site Improvements	1450	100%	\$20,000.00	\$18,007.00	\$18,997.26	\$22,639.76	Completed
	Preventative Maintenance	1460	100%	\$40,000.00	\$40,000.00	\$40,000.00	\$30,609.43	Work in progress
	Community Building Upgrades	1470	100%	\$80,000.00	\$58,691.00	\$58,690.85	\$51,519.85	Work in progress
	Self Storage Building	1470	100%	\$30,000.00	\$33,737.00	\$33,736.62	\$33,661.62	Completed
	RIC Upgrades	1470	100%	\$15,000.00	\$8,881.00	\$8,880.87	\$8,168.85	Completed
	Management & Maintenance Equipment	1475	100%	\$5,000.00	\$5,000.00	\$5,014.10	\$11,905.10	Completed
	Roofing Replacement	1470	100%	\$0	\$15,794.00	\$15,794.35	\$15,794.35	Emergency work completed

HUD-50075.1 (4/2008)

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

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PIA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: M128F03950107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Actual Cost Funds Obligated		Funds Expended
	Lock Replacement	1460	100%	\$0.00	\$3,000.00	\$2,520.00	Completed
	Closer Doors	1460	100%	\$0.00	\$8,505.00	\$8,505.00	From 09 CFP
	Vertical Blinds	1460	100%	\$0.00	\$50,322.00	\$52,969.47	From 08 CFP
M1059000002 Desonor's Peru	Administrative	1410	100%	\$34,464.53	\$34,465.00	\$34,464.50	Completed
	Provide A & E Design/Inspections	1450	100%	\$17,000.00	\$22,561.00	\$22,561.06	Completed
	Preventative Maintenance	1460	100%	\$0	\$10,383.00	\$13,408.10	Work in progress
	Elevator Upgrades	1460	100%	\$125,000.00	\$99,257.20	\$99,019.73	Completed
	Drop Ceiling Replacement	1460	100%	\$94,000.00	\$0.00	\$0.00	Moved to CFCFP
	Balcony Design	1460	100%	\$15,295.00	\$0.00	\$0.00	Moved to CFCFP
	Door Lock Replacement	1460	100%	\$100,000.00	\$9,875.00	\$9,760.45	Completed
	Management & Maint Equipment	1475	100%	\$5,000.00	\$16,201.60	\$16,201.60	Completed

HUD-50075.1 (4/2008)

*To be completed for the Performance and Evaluation Report.
*To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
*PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
*RIIF Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFRRHF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: M128F03950107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Site Improvements	1450	100%	\$0.00	\$30,472.00	\$30,471.92	\$25,283.64	Completed
M1039000003 Dulhut	Funding for Drug Programs	1408	100%	\$17,500.00	\$47,100.00	\$47,100.00	\$47,100.00	Completed
	Administrative	1410	100%	\$20,174.36	\$20,174.00	\$20,174.40	\$20,174.40	Completed
	Provide A & L Design/Inspections	1430	100%	\$17,000.00	\$20,550.00	\$20,556.07	\$20,556.07	Completed
	Preventative Maintenance	1460	100%	\$40,000.00	\$40,500.00	\$40,500.00	\$32,952.82	Work in progress
	Tile Replacement	1460	100%	\$5,000.00	\$0.00	\$0.00	\$2,170.75	Completed
	Community Room Upgrades	1470	100%	\$5,000.00	\$36,428.00	\$36,464.25	\$31,079.87	Completed
	Site Improvements	1450	100%	\$0.00	\$7,969.00	\$7,969.21	\$10,722.21	Completed
	Management & Maintenance Equipment	1475	100%	\$5,000.00	\$5,000.00	\$5,186.00	\$4,747.57	Completed
Totals				\$744,772.00	\$744,772.00	\$744,772.00	\$699,076.45	

HUD-50075.1 (4/2008)

*To be completed for the Performance and Evaluation Report.
 *To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 *PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 *RIIF Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PIHA Name: Port Huron Housing Commission		Grant Type and Number: Capital Fund Program No: MI 28P03950107 Replacement Housing Factor No:		Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	
MI 39-1 Gratiot/Huron	09/12/2009	09/12/2011		
MI 39-2 Desromb/Peru	09/12/2009	09/12/2011		
MI 39-3 Dulhut	09/12/2009	09/12/2011		
MI 39 PHLA Wide	09/12/2009	09/12/2011		

HUD-50075.1 (4-2008)

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

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: MT23P03950108 CFRP (Yes/No): Yes Replacement Housing Factor Grant No:	Federal FY of Grant: 2008		
<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: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$74,870.00	\$0.00	\$74,870.00	\$74,870.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$60,000.00	\$0.00	\$57,071.50	\$57,071.50
8	1440 Site Acquisition				
9	1450 Site Improvement	\$8,200.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$355,945.00	\$0.00	\$26,696.30	\$3,157.30
11	1465.1 Dwelling Equipment - Non-expendable	\$5,000.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$10,038.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$8,100.00	\$0.00	\$7,991.28	\$7,991.28
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

HUD 50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PHA Name: Port Huron Housing Commission	Grant Type and Number CFP Grant No: M28P03950108 CFP (Yes/No): Yes Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization of Debt Service paid by the PUA				
18ba	9009 Collateralization of Debt Service paid Via System of Direct Payment	\$225,800.00	\$0	\$217,847.16	\$163,385.37
19	1502 Contingency (may not exceed 8% of Line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$747,953.00	\$0	\$384,478.54	\$306,475.75
21	Amount of Line 21 Related to LBP Activities				
22	Amount of Line 21 Related to Section 504 Activities				
23	Amount of Line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs				
025	Amount of Line 21 Related to Energy Conservation Measures				
Signature <i>Patty Ward</i>		Date	Signature Public Housing Director	Date	
		03/06/2010			

To be completed for the Performance and Evaluation Report
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 CFP Funds shall be included here.

HUD-50075-1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Part Huron Housing Commission		Grant Type and Number CFP Grant No: M1281903950108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
M1039000001 Grand Huron	Management Improvements	1408	100%	\$0	\$0	\$0	\$0	
	Administrative	1410	100%	\$19,942.80	\$0.00	\$19,942.80	\$19,942.80	Completed
	Provide A & E Design	1430	100%	\$20,000.00	\$0.00	\$18,719.09	\$18,719.09	Started
	Site Improvements	1450	100%	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Preventative Maintenance	1460	100%	\$40,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Exterior Door Replacement	1460	100%	\$70,000.00	\$0.00	\$25,655.00	\$2,112.09	Started
	Vertical Blinds	1460	100%	\$54,688.00	\$0.00	\$1,045.30	\$1,045.30	Moved to 07 CFP
	Management & Maintenance Equipment	1475	100%	\$8,100.00	\$0.00	\$7,991.28	\$7,991.28	Completed
M1039000002 Desmond/Peru	Administrative	1410	100%	\$34,646.39	\$0.00	\$34,646.40	\$34,646.40	Completed
	Provide A & E Design	1430	100%	\$20,000.00	\$0.00	\$19,633.63	\$19,633.63	Started
	Landscaping/Tree Removal	1450	100%	\$3,200.00	\$0.00	\$0.00	\$0.00	Not started

*To be completed for the Performance and Evaluation Report.
 **To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 ***CFP Funds shall be included here

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFF/CFPRHF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFF Grant No: MT28P03950108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name: HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Generator	1460	100%	\$97,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Range/Refrigerator Replacement	1465.1	100%	\$5,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Balcony Design	1460	100%	\$11,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Administrative	1419	100%	\$20,280.81	\$0.00	\$20,280.81	\$20,280.31	Completed
	Provide A & E Design	1430	100%	\$20,000.00	\$0.00	\$18,719.08	\$18,719.08	Started
	Kitchen Upgrades	1460	100%	\$35,000.00	\$0.00	\$0.00	\$0.00	Along with ARRA
	Tile Replacement	1460	100%	\$7,457.00	\$0.00	\$0.00	\$0.00	Along with ARRA
	Vertical Blinds	1460	100%	\$40,000.00	\$0.00	\$0.00	\$0.00	Bidding
	Play Area Pavilion	1470	100%	\$10,038.00	\$0.00	\$0.00	\$0.00	Not Started
PHA Wide	Loan Debt Obligation	9000	100%	\$225,800.00	\$0.00	\$217,847.16	\$163,385.37	Started

*To be completed for the Performance and Evaluation Report.
 *To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 PHAs with under 250 Units in management may use 100% of CFF Grants for operations.
 *CFR Funds shall be included here.

HUD 50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: M12SP03950108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$747,953.00	\$0.00	\$384,478.54	\$306,475.75	
Totals								

HUD-50075.1 (4-2008)

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 PHAs shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

PHA Name: Port Huron Housing Commission		Grant Type and Number Capital Fund Program No: MI 28P03950108 Replacement Housing Factor No:		Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	
MI 39-1 Gratiot/Huron	06/13/2008	06/13/2012		
MI 39-2 Desmond/Peru	06/13/2008	06/13/2012		
MI 39-3 Dyllan	06/13/2008	06/13/2012		
MI 39 PTA Wide	06/13/2008	06/13/2012		

HUD 50075.1 (4/2008)

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No.: M128P02950109 CFPP (Yes/No): Yes Replacement Housing Factor Grant No.:		Federal FY of Grants 2009		
<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: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ²	\$73,816.00		\$0.00	\$0.00	\$0.00
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1420 Fees and Costs	\$60,000.00		\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition					
9	1450 Site Improvement	\$14,548.00		\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$323,666.00		\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Non-expendable	\$5,000.00		\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$3,264.00		\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$25,000.00		\$0.00	\$0.00	\$0.00
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under \$500,000 in management may use 100% of CFP Grants for operations.
⁴CFP Funds shall be included here.

HUD 50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF)
Part I: Summary**

PHA Name: Port Huron Housing Commission		Grant Type and Number: CFP Grant No. M28P03950109 CFPP (Yes/No): Yes Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
<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: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
		Original	Obligated
		Revised	Expended

18a	1501 Collateralization of Debt Service paid by the PHA			
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	\$217,848.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$738,162.00	\$0.00	\$0.00
21	Amount of Line 21 Related to LBP Activities			
22	Amount of Line 21 Related to Section 504 Activities			
23	Amount of Line 21 Related to Security - Soft Costs			
24	Amount of Line 21 Related to Security - Hard Costs			
025	Amount of Line 21 Related to Energy Conservation Measures			
Signature Executive Director <i>Patty Ward</i>		Date	Signature Public Housing Director	Date
		03/06/2010		

To be completed for the Performance and Evaluation Report.
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 CFPHF Funds shall be included here.

HUD-50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PIA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: MT28PM3950109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
		Total Actual Cost		Funds Obligated	Funds Expended	
M0039000001 Gration/Huron	Provide A & E Design	1430	100%	\$20,000.00	\$0.00	Not Started
	Site Improvements	1450	100%	\$10,210.00	\$0.00	Not Started
	Painting Apartments	1460	100%	\$36,500.00	\$0.00	Not Started
	Exterior Renovations	1460	100%	\$50,000.00	\$0.00	Not Started
	Close Door Replacement	1460	100%	\$50,000.00	\$0.00	Not Started
	Management & Maint Equip	1475	100%	\$5,000.00	\$0.00	Not Started
M0039000002 Desmarais/Peru	Provide A & E Design	1430	100%	\$20,000.00	\$0	Not Started
	Microwave Stove Hoods	1460	100%	\$34,709.00	\$0	Not Started
	Range/Refrigerator Replacement	1465.1	100%	\$5,000.00	\$0	Not Started
	Non-Dwelling Equipment	1475	100%	\$5,000.00	\$0	Not Started
M0039000003 Dulhut	Provide A & E Design	1430	100%	\$20,000.00	\$0	Not Started
	Site Improvements	1450	100%	\$4,332.00	\$0	Not Started
	Siding Replace	1460	100%	\$50,000.00	\$0	Doing along with

HUD-50075 (4/2008)

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PIAs with under 250 Units in management may use 100% of CFP Grants for operations.
⁴RI: IF Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPR/HF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: ML3P03950109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
								ARRA
	Kitchen Upgrades	1460	100%	\$35,000.00	\$0.00	\$0.00	\$0.00	Doing along with ARRA
	Porch/Patio Upgrades	1460	100%	\$67,457.00	\$0.00	\$0.00	\$0.00	Doing Along with ARRA
	Closest Doors	1460	100%	\$30,000.00	\$0.00	\$0.00	\$0.00	Not Started
	Community Building Upgrade	1470	100%	\$3,284.00	\$0.00	\$0.00	\$0.00	Not Started
	Operations	1406	100%	\$73,816.00	\$0.00	\$0.00	\$0.00	Not Started
	CFRP Loan Debt Obligation	9000	100%	\$217,854.00	\$0.00	\$0.00	\$0.00	Beginning May 10
Totals				\$738,162.00	\$0	\$0	\$0	

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

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFF/CFPRHF)
Part III: Implementation Schedule**

PIHA Name: Port Huron Housing Commission	Grant Type and Number Capital Fund Program No: MI 28P03950109 Replacement Housing Factor No:	Federal FY of Grant: 2009	
Development Number Name:HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates
MI 39-1 Gratiot/Huron			
MI 39-2 Desmond/Peru			
MI 39-3 Dulhut			
MI 39 PIA Wide			

*To be completed for the Performance and Evaluation Report.
 **To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 *PHAs with under 250 Units in management may use 100% of CFF Grants for obligations.
 *TRIF Funds shall be included here.

Annual Submittance Performance and Evaluation Report
 Capital Funds Program, Capital F and Program Replacement Housing Factor and
 Capital Funds Programs Projects

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OPIH No. 2577-0228
 Expires 4/15/2011

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No.	FY of Grant	FY of Grant
PIA Name:		MI039 Port Huron Housing Commission	MI28809950109		Appropriation
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period ending		<input type="checkbox"/> Receive for Disasters / Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revision Number: 1	
Line No.	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
		Original			Expended
1	Total non-CFP Funds				
2	1406 Construction				
3	1408 Management Improvements				
4	1410 Administration	\$ 91,665.00	\$ 91,665.00	\$ 84,685.00	\$ 1,529.61
5	1411 Audit				
6	1415 Liquidated Damages	\$ 25,500.00	\$ 7,350.00	\$ 5,552.00	\$ -
7	1430 Fees and Costs				
8	1440 Site Accessibility				
9	1450 Site Improvement	\$ 75,500.00	\$ 12,770.83	\$ 12,770.83	\$ 12,770.83
10	1460 Dwelling Expenses	\$ 372,990.00	\$ 631,869.17	\$ -	\$ -
11	1460.1 Down line Equipment—Non-spendable				
12	1470 Non-dwelling Structures	\$ 13,500.00	\$ -	\$ -	\$ -
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$ 25,000.00	\$ -	\$ -	\$ -
15	1490 Replacement Reserve				
16	1492 Mortgage to Work Demonstration				
17	1495.1 Relocating Costs				
18	1499 Development Activities				
19	1501 Capitalization or Debt Service				
20	1502 Commission				
21	Amount of Proposed Project: Item of Lines 2 - 22				
22	Amount of line 21 Related to LDP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Patricia Ward</i>				1-14-10	

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 Held with other CFP units in management may use 100% of CFP Grants for operations.
 4 R-F Funds shall be included here.

Form HUD-50075 (4/2008)

Part II: Supporting Pages

F.A. Name: 2009 Part I Grant Funding Commission	Grad Type and Number Capital Fund Program Grant No. HUD-09-00000000	General Description of Major Work Category	Quantity	Total Estimated Cost		Total Actual Cost		Share of Work
				Original	Revised	Funds Obligated	Funds Expended	
VIRGINIA Pulaski Village	1410	Administration		\$ 94,665.00	\$ 94,665.00	\$	\$ 1,569.61	
		A & E Design/Inspections		\$ 25,000.00	\$ 7,350.00	\$ 5,000.00	\$	
	1450	Site Improvements		\$ 5,000.00	\$ 2,515.88	\$ 2,515.88	\$ 2,515.88	
		1. Landscaping		\$ 12,000.00	\$ 10,255.00	\$ 10,255.00	\$ 10,255.00	
		2. Sidewalks		\$ 10,000.00	\$	\$	\$	
		3. Parking Lot Renovations		\$	\$	\$	\$	
		Dwelling Structures		\$ 412,990.00	\$ 491,219.17	\$	\$	
		1. Kitchen Upgrade		\$ 200,000.00	\$ 340,650.00	\$	\$	
		2. Bayoue Upgrade		\$	\$	\$	\$	
		Non-Dwelling Structures		\$ 113,000.00	\$	\$	\$	
		1. Outdoor Living Space Improvements		\$ 125,000.00	\$	\$	\$	
	1435	Demolition		\$	\$	\$	\$	
		GILAD TOTAL		\$ 946,655.00	\$ 946,655.00	\$ 113,205.03	\$ 14,340.44	\$

1. To be completed as a final summary of evaluation report on the final period of the grant.
 2. To be completed for the performance and evaluation report.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PIA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: M23P03950110 CFP (Yes/No): Yes Replacement Housing Factor Grant No:	Federal FY of Grant: 2010		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	\$73,816.00		\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$60,000.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$15,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$356,892.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$14,006		\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ³				

¹To be completed for the Performance and Evaluation Report.
²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³PHAs with under 250 Units in management may use 100% of CFP Grant for operations.
 HUD-50075.1 (4/2008)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary**

PILA Name: Port Huron Housing Commission	Grant Type and Number CFP Grant No: M28P93950110 CFRP (Yes/No): Yes Replacement Housing Factor Grant No:	Federal FY of Grant: 2019
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	
18a	1501 Collateralization of Debt Service paid by the PIA			
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment	\$217,843.00		\$0.00
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$738,162.00		\$0.00
21	Amount of Line 21 Related to LBP Activities			
22	Amount of Line 21 Related to Section 504 Activities			
23	Amount of Line 21 Related to Security - Soft Costs			
24	Amount of Line 21 Related to Security - Hard Costs			
025	Amount of Line 21 Related to Energy Conservation Measures			

Signature Executive Director: <i>Debra Ward</i>	Date: 03/06/2010	Signature Public Housing Director:	Date:
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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 200% of CFP Grants for operations.
⁴ RUF Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: MJ28P03950114 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MJ039000001 Gratiot/Huron	Provide A & E Design	1430	100%	\$20,000.00		\$0.00	\$0.00	
	Site Improvements	1450	100%	\$15,000.00		\$0.00	\$0.00	
	Painting Apartments	1460	100%	\$40,000.00		\$0.00	\$0.00	
	Roof Replacement	1460	100%	100,000.00		\$0.00	\$0.00	
	Management/Maint Equipment	1475	100%	5,000.00		\$0.00	\$0.00	
MJ039000002 Dearborn/Peru	Provide A & E Design	1430	100%	\$20,000.00		\$0.00	\$0.00	
	Closest Door Replacement	1460	100%	\$5,354.00		\$0.00	\$0.00	
	Management/Maint Equipment	1475	100%	\$4,606.00		\$0.00	\$0.00	
MJ039000003 Duluth	Provide A & E Design	1430	100%	\$20,000.00		\$0.00	\$0.00	
	Exterior Door Replacement	1460	100%	\$80,000.00				
	Kitchen Upgrades	1460	100%	\$89,372.00		\$0.00	\$0.00	
	Tile Replacement	1460	100%	442,136.00				
	Management/Maint Equipment	1475	100%	45,000.00		\$0.00	\$0.00	

HUD 50075.1 (4/2008)

*To be completed for the Performance and Evaluation Report.
 †To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 ‡PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 *CFP Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Port Huron Housing Commission		Grant Type and Number CFP Grant No: MJ28P0395H114 Replacement Housing Factor Grant No:		Federal FY of Grant: 2010				
Development Number Name/IA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1466	100%	\$73,816.00		\$0.00	\$0.00	
	CFP Loan Debt Obligation	9000	100%	\$217,854.00		\$0.00	\$0.00	
Totals				\$73,816.00		\$0.00	\$0.00	

*To be completed for the Performance and Evaluation Report.
 **To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 ***CFP Funds shall be included here.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRM)
Part III: Implementation Schedule**

PHA Name: Port Huron Housing Commission		Grant Type and Number Capital Fund Program No: MI 28P03950110 Replacement Housing Factor No:		Federal FY of Grant: 2010
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	
MI 39-1 Gratiot/Huron				
MI 39-2 Desmond/Port				
MI 39-3 Dulhut				
MI 39 PHA Wide				

*To be completed for the Performance and Evaluation Report.
 *To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
 PHA Funds shall be included here.

HUD 50075.1 (4-2008)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
Expires 4/30/20011

PART I: SUMMARY						
PHA Name/Number MI039 Port Huron Housing Commission		Locality (City/County & State) Port Huron, St. Clair 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	\$409,492	\$308,098	\$329,492	\$339,492
C.	Management Improvements		\$20,000	\$87,000	\$97,000	\$92,000
D.	PHA-Wide Non-dwelling Structures and Equipment		\$17,000	\$23,000	\$20,000	\$15,000
E	ADMINISTRATION					
F.	Other					
G.	Operations		\$73,816	\$73,816	\$73,816	\$73,816
H.	Demolition			\$28,394		
I.	Development					
J.	Capital Fund Financing – Debt Service		\$217,854	\$217,854	\$217,854	\$217,854
K.	Total CFP Funds		\$738,162	\$738,162	\$738,162	\$738,162
L.	Total Non-CFP Funds					
M.	Grand Total		\$738,162	\$738,162	\$738,162	\$738,162

PART I: SUMMARY (CONTINUATION)

PHA Name/Number: MI039 Port Huron Housing Commission		Locality (City/county & State) Port Huron, St. Clair 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
	<i>MI039000001 Gratiot/Huron</i>	Annual Statement	\$135,000	\$140,000	\$110,000	\$90,000
	<i>MI039000002 Desmond/Peru</i>		\$190,092	\$77,800	\$132,492	\$120,000
	<i>MI039000003 Dulhut</i>		\$84,400	\$90,298	\$87,000	\$129,492
	PHA WIDE		\$73,816	\$73,816	\$73,816	\$73,816
	<i>CFFP Financing Debt</i>		\$217,854	\$217,854	\$217,854	\$217,854
	<i>PHA Wide Non-Dwelling Structures and Equipment</i>		\$17,000	\$23,000	\$20,000	\$15,000
	<i>Management Improvements</i>		\$20,000	\$87,000	\$97,000	\$92,000
	<i>Demolition</i>			\$28,394		
	<i>Total</i>		\$738,162	\$738,162	\$738,162	\$738,162

Part II: Supporting Pages – Physical 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	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	Huron/Gratiot	X.		Huron/Gratiot	XI.	
ANNUAL	A & E Design/Inspections	XII. 118 UNITS	\$20,000	A & E Design/Inspections	XIV. 118 UNITS	\$20,000
Statement	Dwelling Structures Painting Apartments	70 Units	\$35,000	Dwelling Structures Painting Apartments	59 Units	\$20,000
	Dwelling Structures Roof Replacement	10 Buildings	\$80,000	Dwelling Structures Roof Replacement	10 Buildings	\$100,000
	MI039000002 Desmond/Peru			MI039000002 Desmond/Peru		
	A & E Design/Inspection	205 Units	\$20,000	A & E Design/Inspection	205 Units	\$20,000
	Emergency Generator	2each	\$170,092	Dwelling Structures Handicap Entrance	2	\$47,800
	MI039000003 Dulhut			Community Building Upgrades	1	\$10,000
	A & E Design/Inspections	120 Units	\$20,000	MI039000003 Dulhut		
	Dwelling Structures Closet Door Replace	120 Units	\$40,000	A & E Design/Inspections	120 Units	\$20,000
	Dehumidification	120 Units	\$17,800	Parking Lot Renovations	1 Village	\$10,000
	Water Lines Change	21 Shut Offs	\$4,200	Playscape Upgrade	1 Village	\$10,298
	Gas Lines Moved	4 Buildings	\$2,400	Gas/Electric Upgrades	18 Units	\$25,000
				Dwelling Structures Painting Apartments	60Units	\$20,000
				Range/Refrigerator /Water Heater Replacement	10 Units	\$5,000
	Subtotal of Estimated Cost		\$409,492	Subtotal of Estimated Cost		\$308,098

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year: 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE	Huron/Gratiot	XVI.		Huron/Gratiot	XVII.	
ANNUAL	A & E Design/Inspections	XVIII. 1	\$20,000	A & E Design/Inspections	XIX. 1	\$20,000
Statement			\$50,000			\$10,000
	Roof Replacement	4 Buildings	\$40,000			\$20,000
	MI039000002 Desmond/Peru			Electrical Panel Upgrades	118 Units	\$30,000
	A & E Design/Inspections	1	\$20,000	Maintenance Roof	1 Bldg	\$10,000
	Boilers	8	\$40,000	MI039000002 Desmond/Peru		
	Electrical Panel Upgrades	2	\$42,492	A & E Design/Inspection	1	\$20,000
	Tub/Shower Surrounds	30 Units	\$30,000	Auto Entry Doors	6 Buildings	\$50,000
	MI039000003 Dulhut			Water Lines/Valves	40 Units	\$30,000
	A & E Design/Inspections	1	\$20,000	Common Area Carpet	6 Bldgs	\$20,000
	Landscaping	1	\$17,000	MI039000003 Dulhut		
	Vanities	50 Units	\$5,000	A & E Design/Inspection	1	\$20,000
	Gas/Electric Upgrades	36 Units	\$30,000	Concrete Work	1 Village	\$20,000
	Dumpster Enclosure	1	\$5,000	Electrical Panel Upgrades	50 Units	\$34,492
	Playscape Upgrade	2	\$5,000	Closet Doors	50 Units	\$40,000
	Security Upgrades	1 Village	\$5,000	Painting Apartments	30 Units	\$12,000
	Senior Housing Units	As many as possible	Unknown funding	Outside Storage	5 Units	\$3,000
	Subtotal of Estimated Cost		\$329,492	Subtotal of Estimated Cost		\$339,492

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No.	FY of Grant Approval	
PIA Name:		Capital Fund Program Grant No.			
M1159 Port Jaron Housing Commission					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending		<input type="checkbox"/> Reserve for Disasters / Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Fiscal Year 12/31/2009		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CDF Funds				
2	1406 Operations				
3	406 Management Improvements				
4	2410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages	42,270	35,575.25	35,575.25	36,578.28
7	1439 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,250,000	2,045,102.44	2,125,685.00	2,250,000
11	1465 Dwelling Equipments - Nonapartable	65,000	80,400.00	0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1480 Renovation				
15	1490 Reparatment/Restora				
16	1492 Moving to Work Demonstration				
17	1495 Renovation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Debt Service	150,100	155,262.03	155,262.03	55,262.03
20	1502 Contingency				
21	Amount of Proposed Project (sum of lines 7 - 20)	2,550,000	2,335,831.65	509,875.71	509,875.71
22	Amount of Line 21 Related to LRP Activities				
23	Amount of Line 21 Related to Section 904 Compliance				
24	Amount of Line 21 Related to Security - No L Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 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 CDF funds for operations.
- 4 RHF Funds shall be included here

Part I: Summary		FFY of Grants:	
PIA Name:	Grant Type and Number 0 Capital Fund Program Grant No.	Replacement Housing Factor Grant No.:	FFY of Grant Approval:
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for PIA Ending	<input checked="" type="checkbox"/> Reserve for Disasters / Emergencies Revised Annual Statement <input type="checkbox"/> PIA Performance and Evaluation Report for PIA Ending	Revisor Number	For Period Ending
Line No.	Summary by Development Account	172127M9	Total Actual Cost
Signature of Executive Director	Date	Total Estimated Cost	Total Actual Cost
<i>Shirley Ward</i>	12-31-09	Original	Revised
		Obligated	Expended
		Signature of Public Housing Director	
		Date	

9.0 - HOUSING NEEDS ASSESSMENT and SUMMARY TABLES FYB 07/01/10

The QHWRA of 1998 requires the Commission to set forth in our Annual Plan a Housing Needs Assessment of the housing needs of our geographic service area and our waiting lists, and a statement of the needs of the low income and very low income families on the Waiting List (including housing needs of the elderly families and disabled families).

Information was obtained from the City of Port Huron's Consolidated Plan with most information being extracted from the US Data: CHAS, as well as considerations from the 2006-2007 St. Clair County Affordable Housing Strategies Report.

We have also reviewed our Public Housing and Section 8 Waiting Lists, and examined specific groups to assist with the analysis :

1. The extremely low income (below 30% of media income)
2. Elderly and disabled families
3. Household of various races and ethnic groups

The Port Huron Housing Commission has addressed the outcome of these needs in our Public Housing Occupancy and Continued Occupancy Policy and Section 8 Administrative Plan.

In summary, according to the US Census: CHAS, approximately 40% of the need represents those with income that is less than 30% of the area median income. Further, 29% are persons falling with 30% to 50% of the area median income and 31% are persons falling within 50% to 80% of the area median income. Approximately 24.5% of these persons are elderly.

It is apparent that those persons with the lowest income are definitely seeking affordable housing as 96% of the applicants on our waiting lists represent persons with income less than 30% of the area median income.

In summary, according to the data from our Waiting Lists:

- Over 1065 are persons with less than 30% of the area median income
- Over 84% are families for 1 and 2 bedroom sizes
- Turnover is greatest in 1, 2, and 3 bedroom sizes
- Almost 50% of our combined waiting lists represent families with children
- Over 26% of our combined waiting lists represent families with disabilities
- Only 3% of our combined waiting lists represent elderly families while it appears over 23% of these families are in need in the jurisdiction

**PORT HURON HOUSING COMMISSION
HOUSING NEEDS OF FAMILIES IN THE JURISDICTION
ANNUAL PLAN FYB 07/01/10**

<u>Family Type</u>	<u>Overall</u>	<u>Afford- ability</u>	<u>Supply</u>	<u>Quality</u>	<u>Access- ibility</u>	<u>Size</u>	<u>Location</u>
Income <=30% of AMI	3633	5	5	4	1	1	5
Income >30% but <=50% of AMI	2666	4	4	4	1	1	4
Income > 50% but < 80% of AMI	2917	3	3	1	1	1	1
Elderly Families with Disabilities	2262	4	3	3	2	1	3
	1889	4	4	5	4	1	2
Race/Ethnicity-White	8205						
Race/Ethnicity-Black	559						
Race/Ethnicity-Hispanic	216						
Race/Ethnicity-Other	236						

Sources for Information:

Consolidated Plan of the Jurisdiction
U.S. Census: CHAS

Other sources:

Public Housing Waiting List
Section 8 Waiting List

**PORT HURON HOUSING COMMISSION
HOUSING NEEDS OF FAMILIES ON THE WAITING LIST
WAITING LIST TYPE: PUBLIC HOUSING
ANNUAL PLAN FYB 07/01/10**

	# OF FAMILIES	% OF TOTAL FAMILIES	ANNUAL TURNOVER
Waiting List Total	1115		132
Extremely low income (<=30% AMI)	1065	96%	
Very low income'(>30% but <=50% AMI)	42	4%	
Low income'(>50% but <80% AMI)	8	1%	
Families with children	491	44%	
Elderly families	19	2%	
Families with disabilities	272	24%	
Race - White	835	75%	
Race - Black/African American	263	24%	
Race - Amer Ind/Alaskan Native	18	2%	
Race - Asian	3	0%	
Race - Nat. Hawaiian/Pacific Isdr	3	0%	
Race - Not Indicated	0	0%	
Ethnic- Hispanic	40	4%	
Non-Ethnic	975	87%	

Characteristics by

Bedroom Size

(Public Housing Only)

1 BR	539	48%	43
2 BR	393	35%	37
3 BR	160	14%	38
4 BR	15	1%	12
5 BR	8	1%	2
5+ BR	0	0%	0

- | | |
|--|-----|
| 1) Is the Waiting List Closed? | No |
| 2) If so, number of months it has been closed? | N/A |
| 3) Does the PHA expect to reopen the list in the PHA Plan Year? | N/A |
| 4) Does the PHA permit specific categories of families onto the waiting list even if generally closed? | Yes |

In the following situations:

1. Those applicants meeting the MFP Program (medicaid waiver) Preference
2. Those applicants meeting Involuntary Displaced Preference

Above information extracted from our Waiting List dated:	04/05/2010
Median income from Income Limits effective 03/19/2009 (& entered on waiting list data):	\$71,000

**PORT HURON HOUSING COMMISSION
HOUSING NEEDS OF FAMILIES ON THE WAITING LIST
WAITING LIST TYPE: SECTION 8
ANNUAL PLAN FYB 07/01/10**

	# OF FAMILIES	% OF TOTAL FAMILIES	ANNUAL TURNOVER
Waiting List Total	216		80
Extremely low income (<=30% AMI)	203	94%	
Very low income'(>30% but <=50% AMI)	13	6%	
Low income'(>50% but <80% AMI)	1	0%	
Families with children	141	65%	
Elderly families	11	5%	
Families with disabilities	60	28%	
Race - White	120	56%	
Race - Black/African American	95	44%	
Race - Amer Ind/Alaskan Native	2	1%	
Race - Asian	1	0%	
Race - Nat. Hawaiian/Pacific Isdr	0	0%	
Race - Not Indicated	0	0%	
Ethnic- Hispanic	4	2%	
Non-Ethnic	212	98%	

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

- 1) Is the Waiting List Closed? YES
- 2) If so, number of months it has been closed? Since 5/2005 w/exception of 1 day, 4/19/08. 60
- 3) Does the PHA expect to reopen the list in the PHA Plan Year? No plans at this time.
- 4) Does the PHA permit specific categories of families onto the waiting list even if generally closed? Yes
- In the following situations:
1. Those applicants meeting the MFP Program (medicaid waiver) Preference
 2. Those applicants meeting Involuntary Displaced Preference
 3. Residents of P.Hsg who are victims of certain crimes

Above information extracted from our Waiting List dated: 04/05/2010

Median income from Income Limits effective 03/19/09 (& entered on waiting list data): \$71,000

9.1 – STRATEGY FOR ADDRESSING HOUSING NEEDS (FYB 7/01/10)

Due to the fact that our waiting list represents over 96% of the very low income families, the Port Huron Housing Commission will monitor closely, the need to target higher income families in order to accomplish de-concentration.

We still continue to find lack interest by elderly families due to the high concentration of those with disabilities. With 2 of our villages designated as "Elderly only", we will continue promote these sites to try to assist more of the elderly, which represents 18% of households in need within St. Clair County, according to the City's Consolidated Housing Needs Table as well as the US Census: CHAS.

The Port Huron Housing Commission will pursue the following strategies to address housing needs in our jurisdiction and on program waiting lists:

1. Employ effective maintenance and management policies to minimize the number of public housing units off-line,
2. Attempt to reduce turnover time for vacated public housing units,
3. Attempt to reduce time for renovation of public housing units,
4. Maintain Section 8 lease-up,
5. Participate in the Consolidated Plan Development process to ensure coordination with broader community strategies,
6. Apply for additional Section 8 Vouchers, to increase resources in general, as well as target populations, should they become available,
7. Pursue housing resources other than public housing or Section 8 tenant based assistance, such as funding for additional senior housing options
8. Employ admissions preferences aimed at families who represent the highest need,
9. Increase awareness of resources available to those in need through networking and additional marketing strategies,

The above strategies have been selected based upon the following factors:

1. Funding Constraints
2. Staffing Constraints
3. Evidence of housing needs as demonstrated in the Consolidated Plan
4. Influence of the housing market on Agency programs
5. Results of consultation with local government, residents, and area advocacy groups

10.0(a) - Progress on 2005-2009 Goals - FINAL

(07/01/10)

Management Goal:

To manage our programs in an efficient and effective manner, and to obtain an 83% + score in PHAS.

- 2005: 84%
- 2006: 85%
- 2007: 88%
- 2008: N/A – Transition year to project-based budgeting and accounting
- 2009: HUD decided to revert to old system, however no scores yet.

Objectives:

Improve computer technology/train employees

- Wireless internet at Learning Center
- Trained employees on use of computer calendar in outlook
- Pete attended a one-day session on web-sites
- Sharing forms, policies, procedures on the network - highest use of shared drive among City Government Departments
- Continue training on use of software programs
- Investigating installation of wiring at family sites with internet capabilities
- Installed new system/software in-house, with many new capabilities – many trainings held.
- Perform all payroll functions in house thru new software
- Purchase handheld PC for Inspections
- Direct Deposit Website for Landlords
- Opening of Computer Lab with Internet for Residents
- Executive Director and Maintenance Director have Blackberries with 24/7 access to email
- Submitted W2s and 1099s electronically

Provide education, training, cross-training, tools for Board and Staff

- Board now attending certification trainings provided by NAHRO. We now have 4 commissioners certified.
- Staff attended various sessions on Asset Management, Grant Writing, Geriatric Health, Audit Findings, Land Bank Purchases, SEMAP, MSHDA Opportunities, Real Estate Development, SAC Training, Human Resources, EIV and Affordable Housing. Betty also attended an Executive Director's Workshop.
- Staff also attended Energy Performance Contracting, UPCS Training, Maintenance and Procurement, Maximizing Leveraging by HUD, and REAC Inspections. Real Estate Development Certification was completed by two staff members.
- Cross training: Mitch now trained for Maintenance Clerk and Jill is now trained for Housing Clerk. Jill is currently mentoring as Resident Service Specialist. Sue is learning more of Cheryl's .
- Commissioners attended Procurement Training.
- Office & Maintenance staff to attend occupancy and maintenance training

- Facilities Manager attended HUD Davis Bacon training and to attend Affordable Housing conference.

Ensure strong financial condition through effective audit results, accounting training, and application for grants

- Current year audit contained one finding which was already resolved through changes to our policies dating back as far as July of 2005; it has now been fully resolved through HUD and our Auditor.
- Hired a new Accounting Assistant who possesses a Bachelors Degree in Accounting.
- Hired Martha Navarro on a temporary basis for the sole purpose of applying for and securing grants.
- Staff attended Casterline Accounting trainings in Nuts and Bolts and Financial Management.
- Staff and Executive Director attending AMP Camp which was focused on computer applications for asset management.
- Audit for FYE 06/30/07 contained no findings. Audit for FYE 06/30/08 is still incomplete due to HUD's pending update of the FDS.
- Personnel classifications and job procedures have been streamlined causing a decrease in expenses.
- Approved for following funds: ROSS Homeownership \$249,000; Neighborhood Network \$300,000; 3 VISTA Workers; CF Stimulus \$246,000; CF Financing Program \$2.3 million; Energy Performance estimated \$6 million.

Improve tenants accounts receivable

- Lease was revised which now contains stronger verbiage for court
- Revised and distributed the Tenant Handbook to be more specific on requirements
- Eviction notices were revised now allowing eviction for purposes other than non payment.
- Meeting was held with our Attorney and Legal Aid to improve relations.
- Staff strictly enforcing policies and repayment agreements
- Restructured staff in 2005 to allow one employee to concentrate on Accounts Receivable issues.
- Restructured methods for charging residents with respect to when items are added to account and what we charge for to allow for ease in viewing what is due.

Explore and develop additional revenue sources

- Advertising in newsletter
- Applied for many grants of which we have been approved for the following:
 - » ROSS Homeownership \$249,000.
 - » Comm. Foundation SCC (Phy.Needs) \$8,250
 - » Comm. Foundation SCC Youth (Summer Enrichment) \$3,300
 - » Neighborhood Networks HUD (Computer Center Dulhut) \$300,000
- Capital Fund Financing Program \$2,336,931.65
- Capital Fund ARRA \$946,655
- Rented all space at RIC
- Energy Performance Contract Estimated \$6 million
- Applied for competitive stimulus funds – not successful
- Seeking HUD approval for building additional senior housing, pending HUD approval and funding.

- Developed plan to allow rental of the Computer Lab
- Marketing Reinvestment Center
 - Utilization Cafeteria:
 - 92 days with income of \$3,500 in 2007
 - 108 days with income of \$2,700 in 2008
 - 33 rentals with income of \$3,300 and 3 rentals with income of \$150 totaling \$3600 in 2009*
 - Utilization Permanent Renters:
 - Head start: \$3,600 (\$300 per month)
 - Radical Youth for Christ: \$987.10 (moved out in September)
 - Candy Café: \$600 (\$300 per month – moved in Jan.)
- » We supply questionnaires to those using the RIC. For those who responded it was determined that most first time users found out about the building by attending events and we do have many repeat users.
 - Elections are held at the RIC
 - Digital sign
- » Policy Changes over the last year:
 - Eliminated free rentals, now 50%*
 - Offer security during events (not utilized though)
 - Eliminated contracted RIC Customer Assistant and now handle in-house

Reassess employees to ensure they are in positions matched to their skill sets

- In 2005, we restructured many positions in our Management Office which provided for many staff transfers to positions matching their skill sets (Erin, Dee, Robin, Anne, Carrie)
- In 2006, we restructured our maintenance department assigning specific villages which has given them the ability to schedule their own days and work more independently
- Slight adjustments made following retirements and disability.
- Slight adjustments made following requirements and disability
- Adjustment made with Construction Manager to modernization coordinator.

Reassess job descriptions to ensure they encompass sufficient duties to support the team and assess and compare salary ranges

- All job descriptions were reviewed and revised if necessary during this past year and assigned pay ranges. All job descriptions continue to be revised as necessary.
- A new pay range table was developed for ease of implementing raises, step increases, promotions, etc.
- Information was added to job descriptions such as pay range, exempt or non exempt, union or non union, etc.

Marketing Goal: (Improve the marketability of our Programs):

Objectives:

Promote extra-curricular programs and include character-building articles in our newsletters

- Good attendance at the following programs: National Night Out; Family Summer Fun Nights such as the Carnival, Face Painting/Talent Show, Movie Nights; Playground Program; Senior Picnic; and other Senior Programs such as Bingo, Blood Pressure and Flue Shot Clinics, Holiday Parties, and Brown Bag Pharmacy Sessions. Excellent results at Neighborhood Festival held 1st time in 2008 and 2nd Annual in 2009
- Published articles on housekeeping, crime prevention and protection, health hazards, getting along with your neighbors, holiday traditions, family conflict and community resources, what to do during power outages or bad weather, parenting, protecting your child, and fire prevention.

Promote housing programs with speaking and/or tours

- Continue to publish a landlord newsletter
- Advertised in the Council on Aging newsletter, the Times Herald, and the WHLS flyer
- Continue participation on many agency boards
- Presentations given to the Community Counseling and Mentoring Services Parent Mentoring Section, the local Landlord Association, the Mayor and City Manager, and a local business women's group.
- Planning a tour for the new City Managers and City Council Members
- Many events are either attended or we provide advertising each year such as Winterfest, Youth Fair, COA Walk for Meals, St. John's Neighborhood Picnic, National Night Out, Back to School Backpack Giveaway, AAA Caregiver Fair, SONS events, Flu Shots for Seniors, Community Resource Fair, Homeless Awareness Week, to name a few. Presentations have also been given at many events including the Community Service Coordinating Body (CSCB) of which we are now a member.

Improve our property curb appeal

- Landscaped Management Office as a test site
- Work to begin on Dulhut renovations which will include the addition of front porches, siding, exterior doors and shutters.
- Purchased new "frost free" refrigerators and "self cleaning" ovens for family sites.
- Renovated Lobby.
- Installed new front doors and vertical blinds at Huron and Gratiot

Continue lawn fertilization program

- Our maintenance department applied weed and feed type fertilizer at all sites on a scheduled basis
- Hired Building Maintenance Helpers under our Section 3 program to assist in lawn care and keeping our sites free of debris

Strengthen partnerships and bridge cross-overs with agencies

Renewed contracts with Center for Human Resources, Girl Scouts, Boy Scouts, the Council on Aging, and the Community Action Agency.

- Became a member of CSCB.
- Working with the City and the County on a Neighborhood Stabilization Program (NSP) offering our services in the areas of landlord services and/or rehabilitation.
- Executive Director serves on the board for the Consortium on Aging
- Partnered with Mother Hills to assist housing to those when the Shelter closed.
- Entered into a memorandum of understanding with the Community housing Assistance Program (for homeless) to provide referrals and support services
- Working with the Area Agency on Aging to help provide "Aging in Place" through Desmond Village and our Voucher program.

- » Preferences have been put in place to assist seniors to move in under this program.
 - We provide certain number of units, access to the waiting list, and a nurses station.
 - They provide funding and care.

Strive to provide internet access to all units and Learning Center

- Installed wireless internet at the Reinvestment Center for use by our Learning Center and purchase 5 new computers and printers.
- Installed new cable at Huron and Gratiot Villages to include internet capabilities.
- Opened a Computer Center in Dulhut Village providing free internet access to residents
- Comcast to install new cable at Dulhut Village.
-

Maintenance Goal: (Deliver in a timely manner high quality, trust worthy, and professional maintenance service to all of our residents.)

Objectives:

Improve and adopt strong preventive maintenance techniques to reduce overall need for service

- Restructured our preventive maintenance at our family sites to coordinate with the housing inspections thereby providing for less inconvenience to tenants and less work orders
- Now performing preventive maintenance checks with every work order

Publish at least six maintenance education items in newsletter annually

- Articles are published monthly by our maintenance department
- Helpful hints are provided for most holidays

Improve and broaden our maintenance staff abilities and skills by providing equipment and training

- Providing training on maintenance and procurement for our Maintenance Supervisor and Maintenance Clerk
- Held garage sales and misc. sales to dispose of old equipment and supplies to provide funds for new equipment needed.
- All maintenance staff attended an e-Learning session on REAC inspections.
- Expanded garage facility at Gratiot Village
- Purchased Kabota tractor, leaf blowers, salt spreader, snow blower and snow blades
- Hold staff meetings and trainings consistently
- Staff to attend a Unit Turn Over Training
- A vehicle/equipment replacement and maintenance schedule has been implemented and assigned to particular staff
- Safety trainings now held regularly and staff are on the safety committee.

Develop and take advantage of all new energy conservation techniques and procure energy star equipment

- Currently testing hot water heaters for most efficient and reliable
- Requesting energy star equipment at all times – most recently on our purchase of refrigerators and ranges.
- Reduced heat settings in all hallways, common areas, community buildings, and vacant units.

- Installed motion light sensors in Re-Investment Center
- Installing energy saving exterior lights at Huron and Gratiot Community Buildings – have photo sensors.
- All washer and dryers located at the senior sites be converted to energy star equipment, washers are front loaders (rated as the highest efficiency).
- In the beginning stages of contracting with an Energy Performance Contractor –Johnson Controls.
- Stock and offer only energy star light bulbs. All common areas being converted as replacements are made.

Strengthen our Section 3 and Correctional programs

- Have continued to employ Section 3 workers who will be viable candidates for full time employment. Each family site is assigned a Section 3 Building Maintenance Helper.
- One Section 3 worker was promoted to a full time position effective in January, 2008.
- Recently expanded Section 3 positions to include office help (Housing Clerk Assistant). Have 2 part time employees.
- Changed Maintenance Clerk Assistant position to be Section 3, however it is vacant at this time.
- Cancelled our participation in the City's Correctional program and have replaced it by providing opportunities for our residents in need of fulfilling their community service requirement , which the Vista program is now assisting with.
- Encourage all contractors to use Section 3 employees.
- Created a new policy and procedure for our Section 3 program, which is being strengthened in 2010
- EPC Company will employ Section 3 workers.

Improve our vacant unit turnaround

- Our turnaround time has been dramatically reduced by maintenance. Vacancy issues are now in new lease ups. We are tracking our advertising and exploring other populations who are in need of housing.
- We provided move in incentives for a period of time.
- Maintenance staff will be attending a training April, 2009.
- Revised our move in procedures to enable us to help those in need (utilities can now be in a relative/friends name; those not interested in Dulhut move to the bottom of the list).

Explore all avenues to improve all categories in our PHAS score

- New computer software now contains many new tracking abilities including tracking all inspections of buildings and systems as well as units.
- Completing sporadic quality control inspections of completed work orders.
- Facilities Manager now performing inspections giving the ability to inspect all buildings and units for deficiencies.

Up Coming 2010-2014 Goals

- **Strive to Become and/or Remain a High Performer in PHAS and SEMAP**
- **Improve the Perception of the Housing Commission and Ensure Assets are Maintained and Upgraded When Possible**
- **Ensure a Strong Financial Condition**
- **Continue to Improve the use of Technology**
- **Continue to Train and Educate Commissioners and Employees Considering Future and Goals, and Create Avenues for Employee Self-Improvement**
- **Improve the Quality of Life for Residents**

**10.0(b) - SIGNIFICANT AMENDMENT
AND
SUBSTANTIAL DEVIATION/MODIFICATION
(07/1/10)**

The Port Huron Housing Commission shall consider the following circumstances to constitute a “significant amendment” or “substantial deviation” to its Annual Plan:

- Changes to rent or admissions policies or the organization of the waiting list;
- Additions of non-emergency work items which are not included in the current Annual Statement or Five-Year Action Plan, or a change in the use of replacement reserve funds under the Capital Fund;
- Additions of new activities not currently included in the Capital Fund program for drug elimination purposes; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Items falling under the definition of “significant amendment” or “substantial deviation” above shall be subject to the same requirements and time frames as the original Annual Plan for requesting approval which are:

- Consulting the RAB Board
- Ensure consistency with the Consolidated Plan of the City of Port Huron
- Provide for a 45-day public review period
- Approval by the Board of Commissioners at a meeting which is open to the public
- Approval by HUD

Amendments or deviations to the Annual Plan must be submitted prior to the due date for the following year’s Annual Plan. Amendments may be submitted electronically following HUD guidelines.

10.0(c) - Service Coordinator Program

The Port Huron Housing Commission has received grants for a Service Coordinator under the ROSS program since 1995 and last year received funding under our Operating Subsidy to continue this program. We are once again requesting funding in the amount of \$58,874.00 under our Operating Subsidy for our fiscal year ending June 30, 2011 to continue this program. This funding will cover the salary and fringe benefits of our Service Coordinator.

Our Service Coordinator has been employed to assist our elderly residents, especially those who are frail or at-risk, and those non-elderly residents with disabilities in obtaining the necessary supportive services to help them to continue to live independently. This person works closely with Community Service providers to be aware of services available and coordinate activities to enhance their daily lives.

Over the years, some of the activities coordinated and successfully executed included:

- Monthly educational programs on health care, healthy living, financial planning, nutrition.
- Made numerous assessments and referrals to community agencies.
- Educated fellow employees on the needs of the elderly and disabled and on the availability of services.
- Held social activity programs at each site which included movie nights, bake sales, garage sales, activity days, etc.
- Made numerous home visits to assist in social problems.
- Assisted the elderly, especially the frail, with the completion of forms and documents to enable them to continue with their daily living.
- Coordinated on-site flu shot clinics.

**PORT HURON HOUSING COMMISSION
ADDITIONAL INFORMATION
10.0(d)**

RESIDENT ADVISORY BOARD MEMBERSHIP

<u>Name</u>	<u>Program Represented</u>
Frederick Goodwin 2934 Glenview Ct. Bldg. #2 Port Huron, MI 48060 (810) 982-5645	Section 8 HCV Program
Joyce Snyder 2886 Mason Ave. Port Huron, MI 48060	Section 8 HCV Program
Betty Jacobs 705 Pine St. #G-23 Port Huron, MI 48060 (810)982-6528	Public Housing (Senior Hsg) (Project 39-2)
Thomas Cook 705 Pine St. #G-04 Port Huron, MI 48060 (810) 531-955	Public Housing (Senior Hsg) (Project 39-2) (Disabled Representative)
Barbara Sullivan 318 Erie St. # C-07 Port Huron, MI 48060	Public Housing (Senior Hsg) (Project 39-2)
Betty Wilson 2926 – 22 nd St. #29 Port Huron, MI 48060	Public Housing (Family Hsg) (Project 39-3)
Debra Pomaville 2502 Nern St. Port Huron, MI 48060 (810) 982-6332	Public Housing (Family Hsg) (Project 39-1)
Abbygayle Parker 2703 – 10 th Ave. Port Huron, MI 48060	Public Housing (Family Hsg) (Project 39-1)

**PORT HURON HOUSING COMMISSION
ADDITIONAL INFORMATION**

10.0(e)

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

RESIDENT MEMBER: William Smith
METHOD OF SELECTION: Appointed by the City Manager
TERM OF APPOINTMENT: 5 Year Term
Begins: December 19, 2006
Expires: December 19, 2011

**PORT HURON HOUSING COMMISSION
ADDITIONAL INFORMATION
10.0(f)**

STATEMENT OF CONSISTENCY WITH THE CONSOLIDATED PLAN

The consolidated plan Jurisdiction for the Port Huron Housing Commission is the City of Port Huron, Michigan. The Port Huron Housing Commission has utilized the Consolidated plan as a basis for analysis of Housing Needs in our jurisdiction.

We have consulted with the City of Port Huron during the development of our Annual Plan, and continue to participate in the processes organized and offered by the City of Port Huron for the development of the upcoming updated consolidated plan for our area.

Many activities are undertaken by the Port Huron Housing Commission to ensure consistence with the initiatives of the consolidated plan. Some such activities are listed below:

***Elimination of conditions which are detrimental to health, safety, and welfare of residents...**

All public housing stock ensure “safe, sanitary, and decent housing”; and through annual inspections the guaranty is offered under our Section 8 program as well as public housing.

***Elimination of slum and blighted areas...**

Through the use of Capital Funds, our Public Housing stock will prevent any deterioration of our buildings thus keeping them from becoming blighted areas.

***Provide the alleviation of physical and economic distress...**

Our programs offer income based rent which helps provide affordable housing.

***Revitalization of neighborhoods to attract persons of higher income so as to reduce the isolation of income groups...**

Included in our goals is to improve the curb appeal of all public housing stock through improvements to the buildings as well as the landscaping. It is also the Housing Commission’s policy to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and vice versa.

***Expansion of and improvement of the quantity and quality of community services, principally for persons of low income...**

The Housing Commission offers programs for moderate to low income residents: A Head Start Program, Computer Learning Centers, Food Distribution Programs, Senior Meals Programs, and a Police Mini Station. We also partner with the SONS program to provide an Outreach Center, and for various playground activities, summer events such as carnivals and movies, etc.; and with the Senior Activity Center to provide for events such as the Senior Activity Day, Bake Sales, Garage Sales, etc.

**PORT HURON HOUSING COMMISSION
ADDITIONAL INFORMATION
10.0(h)**

**STATEMENT OF COMPLIANCE WITH FEDERAL
DECLARATION OF TRUST (DOT) REGULATIONS**

The Port Huron Housing Commission certifies it's compliance with the Federal Regulations pertaining to the Declaration of Trust (DOT) requirements.

DOTs have been recorded, with legal description, against all Port Huron Housing Commission Public Housing Property meeting the requirement for compliance.

**PIIA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 1/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ^X 5-Year and ² Annual PIA Plan for the PIA fiscal year beginning 7-1-10 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof.

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses those recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that requires the PHA's involvement, and maintain records reflecting these analyses and actions.
8. For PIA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50038 PIGIMS Module in an accurate, complete and timely manner (as specified in PIIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sites and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to ensure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 983.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

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

Part. Human Housing Commission

NI 039

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompanying narrative, is true and accurate. Warnings: (5) (D) and (5) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

Name of Authorized Official

Richard S. Pack

Title

Chairperson

Signature

Richard S. Pack

Date

04/07/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name:

PORT HURON HOUSING COMMISSION

Program/Activity Receiving Federal Grant Funding:

PUBLIC HOUSING OPERATING SUBSIDY/CAPITAL FUND PROGRAM

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

Management Office, 905-7th Street; Maintenance Department/Garage, 2529 Manual Street; Desmond Village, 721 Pine Street; Park Village, 618 Erie Street; Dulhut Village, 1925 Norm Street; Gratiot Village, 1909 Riverview Street; Huron Village, 2614 Nam Street; Re-Investment Center, 3013 - 24th Street.

All of the above Street addresses are located in Port Huron, St. Clair County, Michigan, 48060

Check here if there are workplaces and/or sites that are not identical on the attached sheets.

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

Name of Authorized Official Betty J. Ward	Title Executive Director
Signature <i>Betty J. Ward</i>	Date 04/02/10

form HUD-50070 (3/86)
rel. Handbooks 7417.1, 7475.18 7-85 1.5.3

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

**Certification of Payments
to Influence Federal Transactions**

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

Agency Name:

Port Huron Housing Commission

Program/Activity Receiving Federal Grant/Funding:

Public Housing Operating Subsidy/Capital Fund Program

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

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

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

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

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

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

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1333, 1318, 1312; 31 U.S.C. 3729, 3802)

Name Authorized Officer

Betty L. Ward

Signature

Betty L. Ward

Title

Executive Director

Date (mm/dd/yyyy)

04/02/2010

Printed name (last, first)

Form HUD-5007 (3/08)
rel. Handbooks: 7417.1, 7418, 7485.1, & 7485.3

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

Approved by OMB
 3548-0048

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 1c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information reported here is required by 31 U.S.C. section 1352. The disclosure of lobbying activities is a material representation of fact upon which actions will be taken by the contractor and it is a violation of 31 U.S.C. 1352 to provide false information. The disclosure is required pursuant to 31 U.S.C. 1352. This information will be available to the public upon release. The contractor shall file the required disclosure and be subject to the penalties for false statements and false information under 31 U.S.C. 1352.			Signature: <u>Betty J Ward</u> Print Name: <u>BETTY J WARD</u> Title: <u>EXECUTIVE DIRECTOR</u> Telephone No.: <u>(310) 984-3173 EXT 408</u> Date: <u>04/02/10</u>		
Federal Use Only:				Authorized for Limited Reproduction Standard Form 298 (Rev. 7-97)	

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Kimberly Hammer the Planning Director certify that the Five Year and Annual PHA Plan of the Port Huron Housing Commission is consistent with the Consolidated Plan of City of Port Huron prepared pursuant to 24 CFR Part 91.

Kimberly A. Hammer 4/1/10

Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation,

modernization, disposition, and other needs for such inventory.

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

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

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

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

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

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.