

1.0	PHA Information PHA Name: <u>Plymouth Housing Commission</u> PHA Code: <u>MI045</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>																						
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>107</u> Number of HCV units: <u>1,489</u>																						
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																						
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																						
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																		
					PH HCV																		
	PHA 1:																						
	PHA 2:																						
	PHA 3:																						
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																						
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">The mission of the Plymouth Housing Commission is to provide quality housing for eligible people in a professional, fiscally prudent manner and be a positive force in our community by working with others to assist these families with appropriate supportive services.</p>																						
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">Goals for Fiscal Year 2010 through 2014</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Goal One:</td> </tr> <tr> <td colspan="2"> 1. Manage the Plymouth Housing Commission's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer. 2. Manage the Plymouth Housing Commission in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings. </td> </tr> <tr> <td style="width:50%; text-align: center;">Objective</td> <td style="width:50%; text-align: center;">Progress</td> </tr> <tr> <td>The Plymouth Housing Commission shall continue to maintain a waiting list of sufficient size so we can fill our public housing units within 30 days of them becoming vacant.</td> <td></td> </tr> <tr> <td>The Plymouth Housing Commission shall continue to achieve and sustain an occupancy rate of 96%.</td> <td></td> </tr> <tr> <td>The Plymouth Housing Commission shall promote a motivating work environment with a capable an efficient team of employees to operate as a customer friendly and fiscally prudent leader in the affordable housing industry.</td> <td></td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Goal Two: Enhance the marketability of the Plymouth Housing Commission's public housing units.</td> </tr> <tr> <td style="width:50%; text-align: center;">Objective</td> <td style="width:50%; text-align: center;">Progress</td> </tr> <tr> <td>The Plymouth Housing Commission shall continue to achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.</td> <td></td> </tr> </table>					Goal One:		1. Manage the Plymouth Housing Commission's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer. 2. Manage the Plymouth Housing Commission in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.		Objective	Progress	The Plymouth Housing Commission shall continue to maintain a waiting list of sufficient size so we can fill our public housing units within 30 days of them becoming vacant.		The Plymouth Housing Commission shall continue to achieve and sustain an occupancy rate of 96%.		The Plymouth Housing Commission shall promote a motivating work environment with a capable an efficient team of employees to operate as a customer friendly and fiscally prudent leader in the affordable housing industry.		Goal Two: Enhance the marketability of the Plymouth Housing Commission's public housing units.		Objective	Progress	The Plymouth Housing Commission shall continue to achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.	
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The Plymouth Housing Commission shall continue to be a customer-oriented organization.	
Goal Three: Provide a safe and secure environment in the Plymouth Housing Commission's public housing developments.	
Objective	Progress
The Plymouth Housing Commission will continue to work with the local public safety divisions to maintain and ensure safety in the public housing developments.	
Goal Four: Manage the Plymouth Housing Commission's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.	
Objective	Progress
The Plymouth Housing Commission shall achieve and sustain a utilization rate of 85% in its tenant-based program.	
The Plymouth Housing Commission shall increase the number of participating landlords in the program by 10% by September 30, 2009.	
The Plymouth Housing Commission shall maintain voucher payment standards at a level to accommodate rent reasonableness.	
Goal Five:	
<ol style="list-style-type: none"> 1. Maintain the Plymouth Housing Commission's real estate in a decent condition. 2. Deliver timely and high quality maintenance to the residents of the Plymouth Housing Commission. 	
Objective	Progress
The Plymouth Housing Commission shall continue to have all of its units in compliance with the Plymouth Housing Code.	
The Plymouth Housing Commission shall maintain an appealing, up-to-date environment in its developments.	
The Plymouth Housing Commission shall achieve and maintain an average response time of 24 hours when responding to emergency work orders.	
The Plymouth Housing Commission shall achieve and maintain an average response time of 10 days when responding to routine work orders.	
Goal Six:	
<ol style="list-style-type: none"> 1. Operate the Plymouth Housing Commission in full compliance with Equal Opportunity laws and regulations. 2. The Plymouth Housing Commission shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and owners. 	
Objective	Progress
Monitor and maintain compliance with Equal Opportunity laws and regulations.	
Goal Seven: Ensure full compliance with all applicable standards and regulations as well as generally accepted accounting practices.	
Objective	Progress
Maintain all programs of the Plymouth Housing Commission in a fiscally responsible manner, realizing that their survival is dependent on continued HUD funding.	
Goal Eight: Enhance the image of public housing in our community.	
Objective	Progress
The Plymouth Housing Commission shall continue to maintain a positive relationship with local civic, religious, or fraternal groups.	

<p>The Plymouth Housing Commission shall work towards maintaining a positive relationship with local media.</p>	
<p>Goal Nine: A goal of the Plymouth Housing Commission is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.</p>	
<p style="text-align: center;">Objective</p>	<p style="text-align: center;">Progress</p>
<p>The Plymouth Housing Commission will continue to refer victims of domestic violence to agencies in the various communities that we work with.</p> <p>The Plymouth Housing Commission will continue to provide brochures about the rights of tenants and participants in regard to the Violence Against Women Act.</p> <p>The Plymouth Housing Commission will continue to provide brochures about the services provided in the community for domestic violence in our common areas.</p> <p>The Plymouth Housing Commission will continue to attach the appropriate VAWA language to all applications for both Public Housing and the Section 8 Housing Choice Voucher Program.</p> <p>The Plymouth Housing Commission will make VAWA a part of the Section 8 Housing Choice Voucher Program briefings.</p> <p>The Plymouth Housing Commission will continue to include the Violence Against Women Act language in 100% of our leases.</p>	

Progress on the Goals set for 2005 through 2009

<p>Goal One:</p>	
<p>1. Manage the Plymouth Housing Commission’s existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.</p>	
<p>2. Manage the Plymouth Housing Commission in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.</p>	
<p style="text-align: center;">Objective</p>	<p style="text-align: center;">Progress</p>
<p>The Plymouth Housing Commission shall continue to maintain a waiting list of sufficient size so we can fill our public housing units within 30 days of them becoming vacant.</p>	<p>The Plymouth Housing Commission’s public housing complex, Tonquish Creek Manor, currently has an open wait list. During the past year, the Plymouth Housing Commission experienced a high turn-over, however the average unit turn-around time was under 17 days.</p>
<p>The Plymouth Housing Commission shall continue to achieve and sustain an occupancy rate of 96%.</p>	<p>The Plymouth Housing Commission’s public housing complex, Tonquish Creek Manor, currently has 100% occupancy and Plymouth Housing Commission will continue to maintain an occupancy rate of at least 96% or greater.</p>
<p>The Plymouth Housing Commission shall promote a motivating work environment with a capable an efficient team of employees to operate as a customer friendly and fiscally prudent leader in the affordable housing industry.</p>	<p>The PHC currently employs a highly trained staff that is committed to providing exceptional customer service to their clients, with an emphasis on fiscal responsibility and file integrity. During this past year, the PHC’s lease-up rate in the Section 8 Program increased to 99% plus it enabled the Plymouth Housing Commission to achieve 20 points under SEMAP for Indicator #13. The</p>

	Public Housing Program continues to operate at 100% occupancy and rent collection is also at 100%, with no accounts in arrears.
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Goal Two: Enhance the marketability of the Plymouth Housing Commission's public housing units.	
Objective	Progress
The Plymouth Housing Commission shall continue to achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.	The Plymouth Housing Commission received the following scores on the most recent RASS survey: Maintenance and Repair 96.4% Communication 90.4% Safety 96.8% Services 97.4% Neighborhood Appearance 94.7%
The Plymouth Housing Commission shall continue to be a customer-oriented organization.	The Plymouth Housing Commission operates and makes the agency with customer service as a primary goal.

Goal Three: Provide a safe and secure environment in the Plymouth Housing Commission's public housing developments.	
Objective	Progress
The Plymouth Housing Commission will continue to work with the local public safety divisions to maintain and ensure safety in the public housing developments.	The Plymouth Housing Commission provides a safe environment for residents and staff. The Plymouth Housing Commission regularly reviews the need for additional security cameras, updating the card access system, and continues to work with local public safety officials to educate our residents and staff.

Goal Four: Manage the Plymouth Housing Commission's tenant-based program in an efficient and effective manner thereby qualifying as at least a standard performer under SEMAP.	
Objective	Progress
The Plymouth Housing Commission shall achieve and sustain a utilization rate of 85% in its tenant-based program.	The Plymouth Housing Commission has a lease-up rate of 99%.
The Plymouth Housing Commission shall increase the number of participating landlords in the program by 10% by September 30, 2009.	The Plymouth Housing Commission currently has 1,280 landlords actively renting to approximately 1,425 households.
The Plymouth Housing Commission shall maintain voucher payment standards at a level to accommodate rent reasonableness.	The Plymouth Housing Commission continues to maintain the payment standards at a level to accommodate rent reasonableness.

Goal Five:	
1. Maintain the Plymouth Housing Commission's real estate in a decent condition.	
2. Deliver timely and high quality maintenance to the residents of the Plymouth Housing Commission.	
Objective	Progress
The Plymouth Housing Commission shall continue to have all of its units in compliance with the Plymouth Housing Code.	The Plymouth Housing Commission's public housing complex, Tonquish Creek Manor, is inspected annually per UPCS guidelines and the City of Plymouth (local) building codes.
The Plymouth Housing Commission shall maintain an appealing, up-to-date environment in its developments.	The Plymouth Housing Commission's housing complex, Tonquish Creek Manor, achieved a score of 94.7% for Neighborhood Appearance on its most recent RASS survey. In addition, all capital funds received by the agency are primarily expended for unit modernization.
The Plymouth Housing Commission shall achieve and maintain an average response time of 24 hours when responding to emergency work orders.	The Plymouth Housing Commission's public housing complex, Tonquish Creek Manor consistently responds to and corrects emergency work orders within 24 hours.
The Plymouth Housing Commission shall achieve and maintain an average response time of 10 days when responding to routine work orders.	The Plymouth Housing Commission's public housing complex, Tonquish Creek Manor has an average response time of 3.41 days for non-emergency work

orders.

Goal Six:

1. Operate the Plymouth Housing Commission in full compliance with Equal Opportunity laws and regulations.

2. The Plymouth Housing Commission shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and owners.

Objective

Progress

Monitor and maintain compliance with Equal Opportunity laws and regulations.

The Plymouth Housing Commission is committed to ensuring that the agency is in compliance with Equal Opportunity laws and regulations.

Goal Seven: Ensure full compliance with all applicable standards and regulations as well as generally accepted accounting practices.

Objective

Progress

Maintain all programs of the Plymouth Housing Commission in a fiscally responsible manner, realizing that their survival is dependent on continued HUD funding.

The Plymouth Housing Commission continues to implement all its programs in a fiscally responsible manner.

Goal Eight: Enhance the image of public housing in our community.

Objective

Progress

The Plymouth Housing Commission shall continue to maintain a positive relationship with local civic, religious, or fraternal groups.

The Plymouth Housing Commission currently maintains relationships with local civic groups, i.e. Kiwanis, Rotary; has an on-going relationship with local churches and fraternal groups, i.e. Red Hat Society for events with residents.

The Plymouth Housing Commission shall work towards maintaining a positive relationship with local media.

The Plymouth Housing Commission has an on-going relationship with the local media, i.e. Plymouth Observer, for news related articles on activities within Plymouth Housing Commission's public housing complex, Tonquish Creek Manor.

Violence Against Women Act Report

The Plymouth Housing Commission provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Plymouth Housing Commission does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Plymouth Housing Commission will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Plymouth Housing Commission provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The Plymouth Housing Commission does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Plymouth Housing Commission will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

The Plymouth Housing Commission provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Plymouth Housing Commission does not offer any activities, services or programs either directly or in partnership with other service agencies. Although, the Plymouth Housing Commission will assist any family who reports having domestic violence, dating violence, sexual assault, or stalking by providing the appropriate referrals on a case-by-case basis.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Admissions and Continued Occupancy Policy Section 8 Administrative Plan Waiting List Statistics Financial Resources Progress on Meeting the Goals Updated Safety and Crime Prevention</p> <p>Added Amended Procurement Policy</p> <p>(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.</p> <p>Plymouth Housing Commission 1160 Sheridan Plymouth, MI 48170</p>																								
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>																								
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																								
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>2009 (50109 ARRA) Capital Fund Annual Statement (mi045a01) 2009 (50109) Capital Fund Annual Statement (mi045b01) 2010 Capital Fund Annual Statement (mi045c01)</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>Capital Fund 5 Year Action Plan (mi045d01)</p>																								
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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>																								
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><u>Statement of Housing Needs</u> [24 CFR Part 903.7 9 (a)]</p> <p>A. Housing Needs of Families in the Jurisdiction/s Served by the PHA</p> <p>Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.</p> <table border="1" data-bbox="240 1793 1414 1917"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford- ability</th> <th>Supply</th> <th>Quality</th> <th>Access- ibility</th> <th>Size</th> <th>Loca- tion</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion								
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Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion																		

Income <= 30% of AMI	161,563	5	3	5	N/A	N/A	4
Income >30% but <=50% of AMI	76,327	4	3	4	N/A	N/A	3
Income >50% but <80% of AMI	92,950	4	2	3	N/A	N/A	3
Elderly	75,775	3	3	3	3	N/A	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black	133,382	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	7,327	N/A	N/A	N/A	N/A	N/A	N/A
White	182,997	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Housing Needs of Families on the Public Housing Waiting Lists

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	25		15
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	25	100	
Families with children			
Elderly families	25	100	
Families with Disabilities			
Race/ethnicity (WHITE)	22	97	
Race/ethnicity (HISPANIC)	1	1	
Race/ethnicity (BLACK)	1	1	
Race/ethnicity (ASIAN)	1	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	100	19

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

Housing Needs of Families on the Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance (As of 3/31/2010)			
Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	738		149
Extremely low income <=30% AMI	629	85	
Very low income (>30% but <=50% AMI)	109	15	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0%	
Elderly families	3	0%	
Families with Disabilities	5	1%	
Race/ethnicity (WHITE)	23	3%	
Race/ethnicity (BLACK)	707	96%	
Race/ethnicity (ASIAN)	2	.2%	
Race/ethnicity (AM- IND)	3	.4%	
Race/ethnicity (HISPANIC)	3	.4%	
SINGLE FAMILIES	730	99%	
NON-HISPANIC:			
HISPANIC -			
Characteristics by Bedroom Size (Public			

Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (As of 3/31/2010)</p> <p>If yes:</p> <p>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 36 MONTHS (PHA WILL OPEN LIST 4/23 – 4/26/10)</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

9.1

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan. Please see Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissions.</p>

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Resident Advisory Board Comments (mi045e01)</p> <p>(g) Challenged Elements Challenged Elements (mi045f01)</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

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

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

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

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

Part I: Summary					
PHA Name: Plymouth Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28 S045 50109 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
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	11,000.00	11,000.00	11,000.00	8,800.00
8	1440 Site Acquisition				
9	1450 Site Improvement	38,000.00	40,425.00	40,425.00	
10	1460 Dwelling Structures	91,614.00	89,189.00	89,189.00	4,864.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	140,614.00	140,614.00	140,614.00	13,664.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Plymouth Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28 S045 50109 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director Cynthia Rapson		Date 3/31/2010		Signature of Public Housing Director _____	
		Date _____			

Part I: Summary					
PHA Name: Plymouth Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28 P045 50109 Date of CFFP: 9/15/2009 Replacement Housing Factor Grant No:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	35,507.00	22,464.00	2,808.00	2,808.00
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	7,500.00	11,038.45	7,638.45	7,638.45
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	65,000.00	74,125.55	11,827.54	11,827.54
11	1465.1 Dwelling Equipment - Nonexpendable	2,500.00	2,879.00	2,879.00	2,879.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	110,507.00	110,507.00	25,152.99	25,152.99
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Plymouth Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28 P045 50109 Date of CFFP: 9/15/2009 Replacement Housing Factor Grant No:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director Cynthia Rapson <i>Cynthia A. Rapson</i>	Date 3/31/2010	Signature of Public Housing Director Date		

Part II: Supporting Pages								
PHA Name:		Grant Type and Number					Federal FFY of Grant:	
Plymouth Housing Commission		Capital Fund Program Grant No: MI28 P045 50109		CFFP (Yes/No): No		2009		
Replacement Housing Factor Grant No:								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MI045-000001	Operations	1406		35,507.00	22,464.00	2,808.00	2,808.00	
	Fees & Costs	1430		7,500.00	11,038.45	7,638.45	7,638.45	
MI045-000001	Replace Thermostats	1460		10,000.00	11,827.54	11,827.54	11,827.54	
MI045-000001	Replace Community Room Tile	1460	1	15,000.00	5,000.00	-	-	
MI045-000001	Replace Hot Water Tanks	1460	1	20,000.00	15,000.00	-	-	
MI045-000001	Replace Appliances	1465	5	2,500.00	2,879.00	2,879.00	2,879.00	
MI045-000001	Interior Painting	1460		20,000.00	9,795.01	-	-	
MI045-000001	Replace Kitchen Cabinets, Bath Vanity Carpet & Tile (Extension of ARRA)	1460		-	32,503.00	-	-	

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Plymouth Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28 P045 50110 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	35,136.00			
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	7,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	65,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable	2,500.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	110,136.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: Plymouth Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28 P045 50110 Date of CFFP: Replacement Housing Factor Grant No:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director Cynthia Rapson		Date	Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name:		Grant Type and Number					Federal FFY of Grant:	
Plymouth Housing Commission		Capital Fund Program Grant No: MI28 P045 50110		CFFP (Yes/No): No		2010		
Replacement Housing Factor Grant No:								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MI045-000001	Operations	1406		35,136.00				
	Fees & Costs	1430		7,500.00				
MI045-000001	Replace Boilers	1460		10,000.00				
MI045-000001	Replace Community Room Tile	1460	1	10,000.00		-	-	
MI045-000001	Replace Hot Water Tanks	1460	1	10,000.00		-	-	
MI045-000001	Replace Appliances	1465	5	2,500.00				
MI045-000001	Interior Painting	1460		10,000.00		-	-	
MI045-000001	Repair Roof	1460		25,000.00		-	-	

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program - Five Year Action Plan

Part I: Summary						
PHA Name/Number Plymouth Housing Commission MI045		Locality (City/County & State) Plymouth , Wayne, MI			<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
A.	Development Number and Name MI045-000001 Tonquish Creek Manor	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	60,000	55,000	80,000	70,000
C.	Management Improvements				5,000	
D.	PHA-Wide Non-dwelling Structures and Equipment			25,000		
E.	Administration					
F.	Other		8,500	5,000	5,000	6,500
G.	Operations		43,500	27,000	22,000	35,500
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		112,000	112,000	112,000	112,000
L.	Total Non-CFP Funds	0	0	0	0	0
M.	Grand Total	0	112,000	112,000	112,000	112,000

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Part I: Summary (Continuation)						
PHA Name/Number Plymouth Housing Commission MI045		Locality (City/County & State) Plymouth , Wayne, MI			<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
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	
MI045-000001 Tonquish Creek Manor						
	Annual Statement					
		112,000	112,000	112,000	112,000	
		112,000	112,000	112,000	112,000	
	0	0	0	0	0	
	0	112,000	112,000	112,000	112,000	

Capital Fund Program - Five Year Action Plan

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

Part III: Supporting Pages - Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2013</u>		Work Statement for Year <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement	MI045-000001 - Operations	22,000	MI045-000001 - Operations	35,500
	MI045-000001 - Management Improvements	5,000	MI045-000001 - Fees/Costs	6,500
	MI045-000001 - Fees/Costs	5,000		
	Subtotal of Estimated Cost	\$32,000	Subtotal of Estimated Cost	\$42,000

**Attachment mi045e01
Resident Advisory Board Comments**

PLYMOUTH HOUSING COMMISSION

**AGENCY PLAN MEETING
RESIDENT ADVISORY BOARD
JUNE 23, 2010**

MEETING CONDUCTED BY:

Cindy Rapson
Annette Stutrud

MINUTES TAKEN BY:

Annette Stutrud

BOARD MEMBERS IN ATTENDANCE:

Cecelia Jones
Gladys (Glee) Prakken
Sharon Beams
William (Bill) White
Geraldine (Gerri) Henningsen
Maria Matyas
Stella Smith

PLYMOUTH HOUSING COMMISSION

AGENCY PLAN MEETING MINUTES RESIDENT ADVISORY BOARD JUNE 23, 2010

Board members were asked to sign in and attendance was recorded (see attached). The meeting was called to order at 5:45 pm.

All participants were given an outline of the 2010 Agency Plan with a Comments & Suggestions sheet. Cindy Rapson reviewed the outline as presented. Participants were encouraged to write down their comments or suggestions and return them to the office.

During the discussion, Cindy Rapson discussed issues relating to the Section 8 Program and our public housing building – Tonquish Creek Manor. The agency is busy working on preparing a grant that will be submitted to HUD for additional Section 8 Vouchers targeted specifically to non-elderly disabled individuals and the Section 8 department has been working very hard at processing the 20,000+ applications that they received back in May. The goal is to have 5,000 applications randomly selected for the waiting list.

In addition, the Director discussed the recent work completed at Tonquish Creek Manor with the stimulus (ARRA) grant. The general agreement among the Advisory Board was that they were very happy with the work that was done with ARRA and they continue to be pleased with our operations and staff. They discussed other suggestions that would benefit our building and the community, specifically increasing the attendance at the lunch program, which is sponsored by the Wayne County Nutrition Program.

The Board also stated that they were very grateful that the Plymouth Housing Commission kept safety and security as top priority at Tonquish Creek Manor.

The meeting was adjourned at 8:15pm.

Attachment mi045f01
Challenged Elements

No challenged elements.