

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

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

Niles Housing Commission  
PHA Name

MI 076  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2010

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

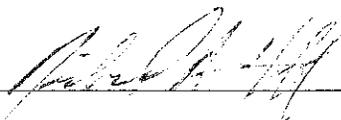
Name of Authorized Official	Title
Michael Sutherland	BOARD of Commissioners Chairperson
Signature	Date
<i>Michael Sutherland</i>	1/12/12

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

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

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

I, RICHARD HUFF the CITY MANAGER certify that the Five Year and  
Annual PHA Plan of the NILES HOUSING COMMISSION is consistent with the Consolidated Plan of  
CITY OF NILES, MICHIGAN prepared pursuant to 24 CFR Part 91.

 1/12/2012

Signed / Dated by Appropriate State or Local Official

**Civil Rights Certification**

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

NILES HOUSING COMMISSION

MI 076

PHA Name

PHA Number/HA Code

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

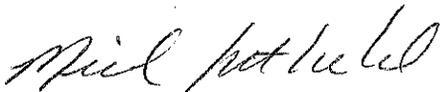
Name of Authorized Official

MICHAEL SUTHERLAND

Title

CHAIRPERSON,  
BOARD OF COMMISSIONERS

Signature



Date

1/12/12

Niles Housing Commission  
251 Cass St.  
Niles, MI 49120

Fair Housing Documentation:

The population of the units occupied reflects the demographics of the city and confirm Niles Housing Commission's dedication to Fair Housing. The diversity of our residents is validated with our statistics comprised of disabled, racial, sex, age, and familial status. The financial statistics of our residents reveal the largest groups of our residents are extremely to very low incomes.

See Demographic Statistics Reports for validation.

**Niles Housing Commission**  
**Demographic Statistics Report**  
 Public Housing - All Projects

<u>Unit Locations</u>	<u>HoH Count</u>	<u>Percent</u>	<u>Fam Count</u>	<u>Percent</u>
Niles	139	100	226	100

<u>Family Composition</u>	<u>Count</u>	<u>Percent</u>	<u>Avg Age</u>
Average Family Size	2		

Elderly Heads of Household (age 62 or older)	52	37	73
Non-Elderly Heads of Household (age 61 or less)	87	63	45
Near-Elderly Heads of Household (ages 55 to 61)	23	17	58
Other Heads of Household (age 54 or less)	64	46	40

Female Heads of Household	93	67	54
Elderly	38	41	72
Non-Elderly	55	59	42
Near-Elderly	12	13	58
Other	43	46	38

Male Heads of Household	46	33	57
Elderly	14	30	76
Non-Elderly	32	70	49
Near-Elderly	11	24	58
Other	21	46	44

Disabled/Handicapped Heads of Household	81	58	53
Male	30	37	55
Female	51	63	53

Non-Minority Heads of Household	106	76	
Minority Heads of Household	33	24	
Black	29	21	
Asian/Pacific Islander	1	1	
Hispanic	3	2	

# of Family Members younger than 18 years	68		10
# of Families with children	29	21	

<u>Income Source</u>	<u>Annual Amount</u>	<u>Percent</u>	<u>Count</u>	<u>Percent</u>
Own Business	\$114	0.0	2	1
Child Support	\$58,217	3.0	15	4
General Assistance	\$20,117	1.0	12	3
Other Nonwage Sources	\$49,214	2.5	19	5
Pension	\$40,872	2.1	11	3
SSI	\$560,277	28.4	109	29
Social Security	\$637,607	32.3	87	23
TANF (formerly AFDC)	\$236,280	12.0	77	20
Unemployment Benefits	\$6,597	0.3	1	0
Other Wage	\$362,191	18.4	45	12
Total All Income Sources	\$1,971,489	100	378	100

Average Household Income	\$14,183
Average Tenant Rent (1-Bdrm)	\$225
Average Tenant Rent (2-Bdrm)	\$316
Average Tenant Rent (3-Bdrm)	\$265
Average Tenant Rent (4-Bdrm)	\$246

Niles Housing Commission  
**Demographic Statistics Report**  
Public Housing - All Projects

Average Tenant Rent (5-Bdrm)	\$179
Average Tenant Rent (Combined)	\$233
Average TTP (rent + utilities per month)	\$279
Average Housing Assistance Payment	\$0

<u>Length of Time On Program</u>	<u>Count</u>	<u>Percent</u>
Less than 1 years	18	13
Less than 2 years	17	12
Less than 3 years	19	14
Less than 4 years	8	6
Less than 5 years	17	12
More than 5 years	60	43

<u>Broad Range of Income</u>	<u>Count</u>	<u>Percent</u>
\$0 - \$5,000	4	3
\$5,000 - \$10,000	29	21
\$10,000 - \$15,000	64	46
\$15,000 - \$20,000	21	15
\$20,000 - \$25,000	6	4
More than \$25,000	15	11

<u>Income Levels</u>	<u>Count</u>	<u>Percent</u>
Extremely Low	95	68
Very Low	30	22
Low	13	9
Over Income	1	1

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

NILES HOUSING COMMISSION

Program/Activity Receiving Federal Grant Funding

CFP ANNUAL GRANT

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

(1) Abide by the terms of the statement; and

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

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

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

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

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

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

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

Check here  if there are workplaces on file that are not identified on the attached sheets.

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

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

MICHAEL SUTHERLAND

Title

CHAIRPERSON BOARD OF COMMISSIONERS

Signature

x *Michael Sutherland*

Date

1/12/12

**NO ADDRESS**

- 1 1222 N Front
- 2 919 Burns
- 3 922 Burns
- 4 1425 N 5th
- 5 1421 N 5th
- 6 542 Lake
- 7 1125 Lake
- 8 701 Poplar
- 9 706 Poplar
- 10 1020 N 9th
- 11 1110 N 10th
- 12 1123 N 10th
- 13 1208 N 11th
- 14 1125 N 13th
- 15 1340 Merrifield
- 16 637 N 11th
- 17 1421 Ferry
- 18 1010 Ferry
- 19 704 Maple
- 20 1401 Maple
- 21 1636 Maple
- 22 1644 Maple
- 23 1524 Michigan
- 24 1601 Huron
- 25 1605 Huron
- 26 1633 Huron
- 27 1637 Huron
- 28 1642 Huron
- 29 1646 Huron
- 30 1609 Taft
- 31 1627 Taft
- 32 1633 Silverbrook
- 33 1224 S 15th
- 34 1228 S 15th
- 35 1325 Fort
- 36 1317 Fort
- 37 1311 Fort
- 38 1242 S 13th
- 39 450 Vernon
- 40 440 Vernon
- 41 433 State
- 42 439 State
- 43 456 S. State
- 44 464 State
- 45 747 Chicago
- 46 959 Birch
- 47 1001 Birch
- 48 1005 Birch
- 49 23 Fairview South
- 50 25 Fairview South
- 51 251 Cass Street

DRUG FREE WORKPLACE  
LOCATIONS:

HIGH RISE BUILDING  
251 CASS STREET  
NILES, MI 49120

All of the house addresses # 1-50  
are located in Niles, MI 49120

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

NILES HOUSING COMMISSION

Program/Activity Receiving Federal Grant Funding

CFP

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

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

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

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

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

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

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

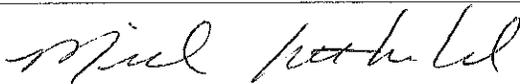
Name of Authorized Official

MICHAEL SUTHERLAND

Title

CHAIRPERSON, BOARD OF COMMISSIONERS

Signature



Date (mm/dd/yyyy)

01/12/2012

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change <b>For Material Change Only:</b> year <u>2010</u> quarter _____ date of last report <u>N/A</u>
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known :  Congressional District, if known : <u>4c</u>	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known : _____	
<b>6. Federal Department/Agency:</b>  HUD	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known :</b>	<b>9. Award Amount, if known :</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  NONE	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Donna J. Jordan</u> Print Name: <u>Donna J. Jordan</u> Title: <u>Interim Executive Director</u> Telephone No.: <u>269-683-2783</u> Date: _____	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## Resident Advisory Board

The Resident Advisory Board met on 8/31/11. A notice was delivered to every home and high rise resident advising them of the opportunity to serve as contributors for recommendations in the development of the PHA 5 year/annual plans.

### Residents in attendance:

Lin Pollard  
Mary Wren  
Nancy Zehrung  
Maggie Jarman

### Information:

Residents were provided information from the last RAB meeting, strategic . planning information from the Commissioners, previous 5 year/annual plans, and staff suggestions. Residents were advised of the 5 categories for project planning: Safety, Energy Efficiency, Maintenance, Operational Efficiency, and Aesthetics.

### Suggestions from the RAB team included:

Thermal draperies for apartments to keep heat out/summer and heat in/winter  
Thermostat controls for community room with auto settings.  
Hand rails for the corridors  
Tile for the entries into the building  
Painting hallways  
Repave parking lot  
Closet doors in bedrooms and kitchen  
Additional storage  
Carpeting in Community Room  
Community Kitchen Rehab  
Cracked driveways at houses  
Security cameras

Suggestions were taken from the RAB.

Submitted –

Mary Ann Bush 9/1/11

## **CHALLENGED ELEMENTS**

There were no elements challenged of the PHA Plan.

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

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

Part I: Summary		Grant Type and Number	FFY of Grant: 2010
PHA Name: Niles Housing Commission		Capital Fund Program Grant No: MB3P076501-10 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval:
Type of Grant			
<input checked="" type="checkbox"/> Original Annual Statement		<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	Original	Total Actual Cost <sup>1</sup>
		Revised <sup>2</sup>	Obligated
			Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	45,038.00	
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	5,000.00	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	67,264.85	
11	1465.1 Dwelling Equipment—Nonexpendable	107,891.15	
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 <sup>4</sup>		

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Niles Housing Commission	Grant Type and Number Capital Fund Program Grant No: M133P076501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Type of Grant</b>	<input type="checkbox"/> Reserve for Disasters/Emergencies		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		Original	Revised <sup>2</sup>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	225,194.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>Donna J. Jordan Interim ED</i>		<b>Signature of Public Housing Director</b>	
<b>Date</b> 1-12-12		<b>Date</b>	

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











**PHA 5-Year and Annual Plan**

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

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

1.0	<b>PHA Information</b> PHA Name: <u>NILES HOUSING COMMISSION</u> PHA Code: <u>MI076</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01-2010</u>														
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>179</u> Number of HCV units: <u>0</u>														
3.0	<b>Submission Type</b> xxx <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only														
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)														
	Participating PHAs PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	<table border="1"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
No. of Units in Each Program															
PH	HCV														
5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.														
5.1	<b>Mission.</b> 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: Niles Housing Commission is committed to creating strong, sustainable, inclusive communities and quality affordable homes for all. Working to strengthen the housing market to bolster the economy and protect consumers; meeting the need for quality affordable rental homes; utilizing housing as a platform for improving quality of life; building inclusive and sustainable communities free from discrimination.														
5.2	<b>Goals and Objectives.</b> 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. Niles Housing Commission will strive to: Reduce public housing vacancies by implementing a diverse marketing plan utilizing variation of both print and electronic media and public relations; Reduce renovation/clean-up times for faster turnarounds with systems of identification and evaluation while remaining in compliance with housing codes; Continually observe and improve its existing preventative maintenance program; Deliver timely and high quality maintenance service to residents by striving to maintain an average response time of 24 hours for emergency work orders and a response time of 3 days or less for routine work orders; Improve PHAS score by December 31, 2014; Increase staff satisfaction by promoting a motivating work environment with a capable and efficient team of employees; Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.  Progress: Niles Housing Commission has since 2009: Improved the financial audit for 2010 to a zero finding result; Improved the work order response time from 7-10 days to 24-72 hours; Improved the quality of work in work orders, turnarounds, administrative processes; Improved the file maintenance for resident documentation implementing an organized checklist process; Implemented procurement and disposition procedures to comply with federal requirements; Improved resident relations; Implemented team processes to improve quality and quantity of completed tasks to improve the operations of NHC.														
6.0	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Beginning 2012 a rent increase will bring the rents of NHC units closer to the FMR of the area improving rental income. Beginning Fall 2011 NHC will implement an infestation eradication and prevention program for the issue of bedbugs. Beginning 1/1/11 NHC began Phase I of its non-smoking policy. Beginning 1/1/12 NHC will implement Phase II of its non-smoking policy. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The PHA 5-Year and Annual PHA Plan are available at Gateway Plaza, 251 Cass Street, Niles, MI 49120														

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> N/A
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. Attached
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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. Attached
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> 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. Attached
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	<b>Housing Needs.</b> 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.  Attachment – Niles Housing Commission Average Income – Denotes average household income, average bedroom size and rent, range of income for tenants, income level percentage of extremely low, very low, and low. Attachment – Niles Housing Commission Demographic Statistics Report – Denotes average family size, elderly heads of household, female/male heads of households, disabled/handicapped heads of households, non-minority/minority heads of household, income source, time on program, range of income and income levels.  Niles Housing will continue to operate affordable housing, accommodating the needs of low income, very low income and extremely low income families.

9.1	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  Niles Housing Commission will: Continue to maintain waiting lists for 1,3,4,5 bedroom units, utilizing the admissions preferences for placement in our housing units; Employ effective maintenance and management policies to minimize the number of housing units off-line; Strive to reduce turnover time for vacated housing units; Strive to reduce time to renovate public housing units; Utilize marketing techniques to encompass a variety of individuals.
10.0	<b>Additional Information.</b> 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. Increased rents nearer to FMR will enhance the bottom line for revenues while maintaining the lowest priced quality housing in the city. Shortening the turnaround time will increase the bottom line for revenues while assisting qualified individuals in obtaining safe, sanitary and decent housing. Our improvement in response time to work orders and quality of work performed provides for sustained conditions and fewer repeat repairs. Niles Housing Commission will continue to strive to achieve a high performer status. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Niles Housing Commission's definition of Significant Amendment or Substantial Deviation/Modification is as follows: 1. Any change to rent or admissions policies or organization of the waiting list. 2. Any additions of non-emergency work items or change in use of replacement reserve funds under CFP. 3. Any change with regard to demolition, disposition, designation, homeownership programs, or conversion activities.

11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
------	---

**Capital Fund Program—Five-Year Action Plan**

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

**Part I: Summary**

PHA Name/Number Niles Housing Commission MI 076		Locality Niles, Michigan 49120			xxx <input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> 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	
A. HA Wide						
B. Physical Improvements Subtotal	Annual Statement	\$594,168.00	\$499,230.00	\$439,330.00	\$336,080.00	
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations						
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds		\$225,194.00	\$185,928.00	\$185,928.00	\$185,928.00	\$185,928.00
L. Total Non-CFP Funds						
M. Grand Total		\$225,194.00	\$185,928.00	\$185,928.00	\$185,928.00	\$185,928.00

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

**Part I: Summary (Continuation)**

PHA Name/Number Niles Housing Commission MI076		Locality Niles, Michigan 49120			xxx <input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> 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
A. Gateway Plaza High Rise and Scattered Site Homes	Work Statement for Year 1 FFY 2010	Renovate bathrooms in 25 off site houses – vanities, tub kits, sinks, faucets, flooring, toilets & windows. Install vinyl siding on 25 off site houses. Repair Tuck Pointing in 15 homes. Install new elevator controls. Replace lawn equipment – mowers. Replace flooring in 10 homes. Replace laundry machines with ADA front load washers and dryers. Replace gutters and downspouts in 25 off site houses. Build reserves. Infestation Treatment and prevention. Security Camera additions.	Renovate bathrooms in 25 off site houses – vanities, tub kits, sinks, faucets, flooring, toilets & windows. Install vinyl siding on 25 off site houses. Increase size of Maintenance Building 40' X 60'. Install two rolling lockable gates at maintenance area. Replace wooden hand rails. Replace carpeting in all corridors. Remodel kitchens in 26 houses – counters, cupboards, sinks, faucets, stoves, refrigerators. Replace basement window frames in 50 houses. Replace kitchen lighting in 50 houses. Purchase tool trailer, paint sprayer, and floor buffer. Build reserves. Infestation prevention.	Repave existing parking lot. Acquire additional land for additional parking. Replace shed at 25 homes. Install new gutters and downspouts at Pavilion Patio. Replace toilets with energy efficient ones – 10 homes and 35 high rise apartments. Create emergency egress for office area. Paint interior corridors of high rise. Install shelving units in maintenance and warehouse. Remodel House kitchens – cupboards, counters, refrigerators, shelving, sinks, faucets. Remodel Kitchen in high rise/Community Room – sinks, counters, refrigerators, shelving, faucets. Landscaping of 25 houses. Build reserves. Infestation prevention.	Replace Closet Doors in apartments. Repair or replace driveways in 25 homes. Install tiles in entry area. Carpet Community Room and TV Room. Replace Beauty Salon flooring. High Rise Foundation support. Replace wood supports, fascia and soffits in 50 homes. Replace refrigerators in 45 apartments. Replace sheds in 25 homes. Landscaping of 25 homes. Build reserves. Infestation prevention.
	Annual Statement				



Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages -- Physical Needs Work Statement(s)		Work Statement for Year 2011 FFY		Work Statement for Year 2012 FFY		
Work Statement for Year 1 FFY 2010	Development Number/Name General Description of Major Work Categories Niles Housing Commission MI076	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories Niles Housing Commission MI 076	Quantity	Estimated Cost
See	Scattered Sites – renovate bathrooms – vanities, tub kits, sinks, faucets, flooring, toilets, and windows	25 @ \$1,800/EA	\$45,000	Scattered Sites – renovate bathrooms – vanities, tub kits, sinks, faucets, flooring, toilets, and windows	25 @ \$1,800/EA	\$45,000
Annual	Install vinyl siding on off site houses (35/3 br; 12/4 br; 3/5 br)	25	\$53,000	Install vinyl siding on off site houses (35/3 br; 12/4 br; 3/5 br)	25	\$53,000
Statement	Repair Tuck Pointing	15	\$10,000	Remodel kitchens – counters, cupboards, sinks, faucets	25 @ \$1,400/EA	\$35,000
	Replace flooring	10 @ \$1,600/EA	\$16,000	Stoves	25 @ \$350/EA	\$11,250
	Replace gutters and downspouts	25 @ \$800/EA	\$20,000	Refrigerators	25 @ \$350/EA	\$8,750
	Reserves	1 year	\$75,000	Replace basement windows	50 houses	\$55,250
	Security cameras	15	\$11,033	Replace kitchen Lighting	50 houses	\$2,500
	Infestation Treatment/Prevention	50	\$41,000	Infestation Prevention	50 houses	\$6,000
				Reserves	1 year	\$75,000
	Subtotal of Estimated Costs Scattered Sites		\$271,033	Subtotal of Estimated Costs Scattered Sites		\$291,750

Capital Fund Program—Five-Year Action Plan

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

2010	Gateway Plaza High Rise	2011 Qty	Estimated Cost	Gateway Plaza High Rise	2012 Qty	Estimated Cost
See	Elevator Controls	Large & Small Elevators	\$185,000	Maintenance Garage	1 -- 40' X 60'	\$100,000
Annual	Lawn Equipment -- Zero Turn Mower	1	\$15,000	Two Rolling lockable gates at maintenance area	2	\$3,200
Statement	ADA Laundry Machines -- washers & dryers	12	\$18,000	Replace wooden handrails	7 floors	\$47,800
	Infestation Remediation	129 apartments @ \$695/EA.	\$89,655	Replace carpeting in all corridors	7 floors	\$33,000
	Infestation Prevention	129 apartments	\$15,480	Equipment -- paint sprayer, floor buffer, tool trailer/Equipped		\$6,000
				Infestation Prevention	129 apartments	\$15,480
	Subtotal of Estimated Cost for Gateway Plaza		\$323,135	Subtotal of Estimated Cost for Gateway Plaza		\$205,480
	Development Total		\$594,168			\$497,230

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

Work Statement for Year 1 FFY 2010		Work Statement for Year 2013		Work Statement for Year: 2014	
Development Number/Name General Description of Major Work Categories Niles Housing Commission MI076	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories Niles Housing Commission MI076	Quantity	Estimated Cost
Scattered Sites			Scattered Sites		
Replace Sheds	25 homes @ \$1,500/EA	\$37,500	Repair Driveways	25 homes @ \$2,500/EA	\$62,500
Replace gutters and Downspouts	25 @ \$800/EA	\$20,000	Replace Rafter Tails, Facia & Soffits	50 homes @ \$1,200/EA	\$60,000
Replace toilets – energy efficiency	10 @ \$250/EA	\$2,500	Replace Sheds	25 homes @ \$1,500/EA	\$37,500
Remodel kitchens: Counters, cupboards, sinks & faucets	25 @ \$1,400/EA	\$35,000	Landscaping	25 @ \$750/EA	\$18,750
Landscaping	25 @ \$750/EA	\$18,750	Build Reserves	1 year	\$75,000
Build Reserves	1 year	\$75,000			
<b>SUBTOTAL OF ESTIMATED COST SCATTERED SITES</b>		\$188,750	<b>SUBTOTAL OF ESTIMATED COST SCATTERED SITES</b>		\$253,750
<b>Gateway Plaza High Rise Site</b>			<b>Gateway Plaza High Rise Site</b>		
Repave existing parking lots	2	\$75,000	Replace closet doors in apartments	260 Doors	\$32,000
Acquire additional land for parking		\$125,000	Install tiles in entry area		\$2,500
Install new gutters and downspouts at Pavillion		\$3,100	Carpet community room		\$3,500
Replace back flush toilets with energy efficient toilets	10 @ \$650/EA	\$6,500	Carpet TV room		\$1,800

**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

	Emergency egress for office area		\$3,500	Replace Beauty Salon Flooring		\$1,800
	Paint interior corridors		\$7,000	Foundation Support / Tuck Pointing		\$9,500
	Shelving Units for Maintenance Area and Warehouse		\$3,000	Replace Refrigerators	45 @ \$350/EA	\$15,750
	Remodel Kitchen in High Rise/community Room – sinks, counters, refrigerators, shelving, & faucets.		\$12,000	Infestation Prevention	129 apartments	\$15,480
	Infestation Prevention	129 Apartments	\$15,480			
	Subtotal of Estimated Costs for Gateway Plaza		\$250,580	Subtotal of Estimated Costs for Gateway Plaza		\$82,330
	Development Total		\$439,330	Development Total		\$336,080





## Public Notice

### **Notice To Public For Review of Housing Agency 2010-2014 Plan and 5 Year Plan and Notice of Public Hearing Niles Housing Commission**

The Niles Housing Commission's Agency Plan (combined 2010-2014 and 5-Year Plan) and supporting documents are available for review and inspection at the office of the Niles Housing Commission, 251 Cass St, Niles, MI, MWF 8:30-4:00 and T&Th 8:30-12pm. We request written comments and recommendations regarding the Housing Agency Plan to be submitted to the Niles Housing Commission no later than Sunday, October 16, 2011 at Midnight.

The Niles Housing Commission will hold a Public Hearing on the proposed Agency Plan on Monday, October 17<sup>th</sup>, at 9:00am at the Niles Housing Commission, 251 Cass St, Niles, MI, at which time the Housing Commission will hear from the public all comments and recommendations regarding the plan.

Mary Ann Bush  
Executive Director  
Niles Housing Commission

# Affidavit of Publication

STATE OF MICHIGAN }  
COUNTY OF BERRIEN } SS

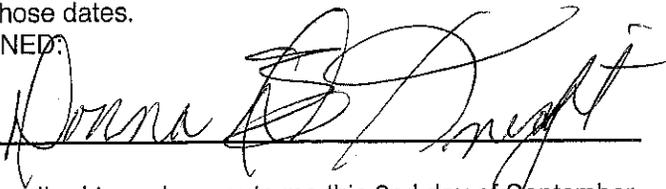
Donna Knight, being duly sworn, says:

That she is Classified Manager of the Niles Daily Star, a daily newspaper of general circulation, printed and published in , Berrien County, Michigan; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

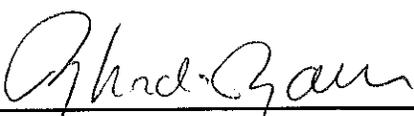
September 02, 2011

Public Notice  
Notice To Public For Review of Housing Agency 2010-2014 Plan and 5 Year Plan and Notice of Public Hearing Niles Housing Commission  
The Niles Housing Commissions Agency Plan (combined 2010-2014 and 5-Year Plan) and supporting documents are available for review and inspection at the office of the Niles Housing Commission, 251 Cass St, Niles, MI, MWF 8:30-4:00 and T&Th 8:30-12pm. We request written comments and recommendations regarding the Housing Agency Plan to be submitted to the Niles Housing Commission no later than Sunday, October 16, 2011 at Midnight.  
The Niles Housing Commission will hold a Public Hearing on the proposed Agency Plan on Monday, October 17th, at 9:00am at the Niles Housing Commission, 251 Cass St, Niles, MI, at which time the Housing Commission will hear from the public all comments and recommendations regarding the plan.  
Mary Ann Bush  
Executive Director  
Niles Housing Commission

That said newspaper was regularly issued and circulated on those dates.

SIGNED:  
  
\_\_\_\_\_

Subscribed to and sworn to me this 2nd day of September 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC, BERRIEN COUNTY, MI 09/14/2011.,

a0113937 00002277

Mary Ann Bush  
Niles Housing  
251 Cass Street  
Niles, MI 49120

PUBLIC NOTICE

Notice To Public For Review of Housing Agency 2010-2014 Plan and 5 Year Plan and Notice of Public Hearing Niles Housing Commission

The Niles Housing Commission's Agency Plan (combined 2010-2014 and 5 - Year Plan) and supporting documents are available for review and inspection at the office of the Niles Housing Commission, 251 Cass St, Niles, MI, MWF 8:30-4:00 and T&TH 8:30-12 p.m. We request comments and recommendations regarding the Housing Agency Plan to be submitted to the Niles Housing Commission no later than Sunday, October 16, 2011 at Midnight.

The Niles Housing Commission will hold a Public Hearing on the proposed Agency Plan on Monday, October 17th, at 9:00 a.m. at the Niles Housing Commission, 251 Cass St, Niles, MI, at which time the Housing Commission will hear from the public all comments and recommendations regarding the plan.

Mary Ann Bush  
Executive Director  
Niles Housing Commission  
tt: 9: 2

State of Indiana

St. Joseph County ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned Jacki Krolczyk who, being duly sworn says that she is of competent age and is Advertising Director of the South Bend Tribune, a daily newspaper which for at least five (5) consecutive years has been published in the City of South Bend, county of St. Joseph, State of Indiana, and which during the time, has been a newspaper of general circulation, having a bona fide paid circulation, printed in the English Language and entered, authorized and accepted by the post office department of the United States of America as mailable matter of the second-class as defined by the act of Congress of the United States of March 3, 1879, and that the printed matter attached hereto is a true copy, which was duly published in said newspaper.

1 time(s), the dates of publication being as follows:

September 2, 2011.



Subscribed and sworn to before me this 2nd day

of September 2011



Leslie Ann Winey

Notary Public

Resident of St. Joseph County

My commission expires December 21, 2016

Charges: \$ 11.89

## RESOLUTION NO. 2011-36

### RESOLUTION TO APPROVE THE ANNUAL PLAN FOR THE YEAR 2010

“BE IT RESOLVED” by the City of Niles Housing Commission that the ANNUAL PLAN FOR 2010 is approved and adopted by the Board of Commissioners.

“After discussion and review, Commissioner M. Wimmer moved that the Resolution be adopted as presented. The motion was seconded by Commissioner C. Phillips and on roll call was adopted with the following vote:

AYES: 3

NAYS: 0

ABSENT: 1

“The presiding officer thereupon declared the motion carried and the Resolution adopted.”

Dated: 10-17-11

  
PRESIDING OFFICER

  
MARY ANN BUSH, SECRETARY



## CITY OF NILES

November 8, 2011

Attention: Mr. Willie Garrett  
U.S Dept. of Housing and Urban Development  
Office of Public Housing  
477 Michigan Ave.  
McNamara Federal Building  
Detroit, MI 48226

Dear Sir and Madams:

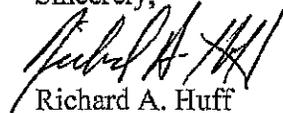
The City of Niles has determined that, to the best of our knowledge, the projects listed below, (FY2010) will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. The Niles Housing Commission is categorically exempt under section 58.34—Exempt Activities and 58.35—Categorical Exclusions.

The projects include the following:

Remodel Kitchens – counters, cupboards, sinks, faucets\*\*\*Repair Tuck  
Pointing\*\*\*Replace Flooring in homes\*\*\*Infestation Treatments\*\*\*Replace Elevator  
Hydraulics\*\*\*Elevator Controls\*\*\*

Any individual, group or agency disagreeing with this determination and wishing to comment on the project may submit written comments to the Niles Housing Commission 251 Cass St., Niles, MI, 49120.

Sincerely,

  
Richard A. Huff  
City Administrator

RAH/db