

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
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1.0	PHA Information PHA Name: <u>Gladwin City Housing Commission</u> PHA Code: <u>MI 095</u> PHA Type: <input checked="" 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>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>70</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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: The mission of the GCHC is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
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. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing. GCHC Goal: Expand the supply of assisted housing Objective: Reduce public housing vacancies. Action: Maximized the number of affordable units available to the GCHC within its current resources by: <ul style="list-style-type: none"> • Employing effective maintenance and management policies to minimize the number of public housing units off-line • Reduced turnover time for vacated public housing units • Reduced time to renovate public housing units GCHC Goal: Improve the quality of assisted housing Objectives: Increase customer satisfaction; Renovate or modernize public housing units. Action: Utilize the capital Fund Program to renovate public housing units and common areas. HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals GCHC Goal: Promote self-sufficiency and asset development of assisted households Objective: Provide or attract supportive services to increase independence for the elderly or families with disabilities. Action: <ul style="list-style-type: none"> • Adopted rent policies to support and encourage work • Work with local agencies to assist tenants and promote self sufficiency. 				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA. (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. Agency Plan available for review at GCHC's main administrative office, 215 S. Antler St.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> N/A				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached 2010 Annual Plan, 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report; 2008 Performance and Evaluation Report; and 2007 Performance and Evaluation Report.				

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. See attached Five-Year Action Plan</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
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. <i>See attached Housing Needs</i></p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>See attached Strategy for Addressing Housing Needs</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>See attached Additional Information</i></p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</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.</p> <p>(g) Challenged Elements</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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11.0

- (f) Resident Advisory Board (RAB) comments.
There were no RAB comments.
- (g) Challenged Elements
There were no elements within the PHA annual plan that were challenged by residents, staff, Board of Commissioners or the general public.

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

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

Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28P095501-10</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2010</u> FFY of Grant Approval: _____	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	47,712.00			
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				
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00			
10	1460 Dwelling Structures	39,720.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	89,432.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary				
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: MI28P095501-10		Replacement Housing Factor Grant No: FFY of Grant: <u>2010</u> FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>John M. Emerald</i>		Date 3/11/10		Signature of Public Housing Director Date

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Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2012

Part I: Summary						
PHA Name/Number Gladwin City Housing Commission/MI 095		Locality (City/County & State) Gladwin/Gladwin County/Michigan			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	40,162.00	42,220.00	9,000.00	37,000.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			5,000.00	35,000.00	10,000.00
E.	Administration					
F.	Other					
G.	Operations		49,270.00	42,212.00	45,432.00	42,432.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		89,432.00	89,432.00	89,432.00	89,432.00
L.	Total Non-CFP Funds					
M.	Grand Total		89,432.00	89,432.00	89,432.00	89,432.00

Part I: Summary (Continuation)

PHA Name/Number Gladwin City Housing Commission/MI 095		Locality (City/County & State) Gladwin/Gladwin County/Michigan			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	MI 95-1, Maple Manor		36,162.00	42,220.00	6,000.00	34,725.00
	MI 95-2, N. Cedar Crest		4,000.00		3,000.00	2,275.00
	Subtotal		40,162.00	42,220.00	9,000.00	37,000.00
	HA Wide Non-dwelling			5,000.00	35,000.00	10,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual Statement	Housing Operations	45,432.00	Housing Operations	42,432.00
	Subtotal of Estimated Cost	\$45,432.00	Subtotal of Estimated Cost	\$42,432.00

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

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

Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28S095501-09</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
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: 12/31/2009 <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	0.00	6,250.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	6,500.00	0.00	0.00	0.00
10	1460 Dwelling Structures	107,067.00	107,317.00	81,213.00	81,212.50
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	113,567.00	113,567.00	81,213.00	81,212.50
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	106,500.00	106,639.00		

¹ To be completed for the Performance and Evaluation Report.

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Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28S095501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Allen M. Eschenroder</i>		Date 3/11/10		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28S095501-09 Replacement Housing Factor Grant No:			CFFP (Yes/No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	A/E Services	1430	100 %	0.00	6,250.00	0.00	0.00	0% Complete
Fees & Cost	Sub total			0.00	6,250.00	0.00	0.00	
MI 95-1	A. Replace front entry	1460	1 Bldg	0.00	29,676.00	3,572.00	3,571.50	12% Complete
	B. Replace common area & exterior lighting	1460	1 Bldg	43,000.00	39,038.00	39,038.00	39,038.00	Complete
	C. Replace heating boilers	1460	2 EA	59,567.00	35,925.00	35,925.00	35,925.00	Complete
	Sub total			102,567.00	104,639.00	78,535.00	78,534.50	
MI 95-2	A. Replace exterior siding	1450	2 Units	6,500.00	0.00	0.00	0.00	Delete
	B. Replace vertical blinds	1460	10 Units	4,500.00	0.00	0.00	0.00	Delete
	C. Replace smoke detectors	1460		0.00	2,678.00	2,678.00	2,678.00	Complete
	Sub total			11,000.00	2,678.00	2,678.00	2,678.00	
	Grand Total			113,567.00	113,567.00	81,213.00	81,212.50	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Gladwin City Housing Commission			MI28S095501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/17/2010	2/9/2010	3/17/2012		
MI 95-1	3/17/2010	2/9/2010	3/17/2012		
MI 95-2	3/17/2010	2/9/2010	3/17/2012		

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

Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28P095501-09</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: <u>2009</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009				<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	53,020.00		0.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	31,412.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	84,432.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	12,412.00			
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	16,500.00			

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PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28P095501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated Expended
Signature of Executive Director 		Date <u>3/11/10</u>		Signature of Public Housing Director Date

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
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Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28P095501-08</u>		FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <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	42,000.00	41,720.00	0.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	47,720.00	15,000.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	0.00	33,000.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	89,720.00	89,720.00	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 - Hard Costs				
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PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>ML28P095501-08</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director: <i>[Handwritten Signature]</i>		Date: <u>3/11/10</u>		Signature of Public Housing Director Date	

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 Fax sent by : 989 426 6944

Part II: Supporting Pages								
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P095501-08 Replacement Housing Factor Grant No:			CFFP (Yes/No): No		Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	71%	42,000.00	41,720.00	0.00	0.00	0% Complete
	Sub total			42,000.00	41,720.00	0.00	0.00	
MI 95-1	A. Hallway lighting	1460	LS	13,000.00	0.00	0.00	0.00	Delete
	B. Common area flooring	1460	LS	5,500.00	15,000.00	0.00	0.00	0% Complete
	C. Replacing ceiling tile	1460	LS	3,162.00	0.00	0.00	0.00	Delete
	D. Bearing assembly motor	1460	LS	2,500.00	0.00	0.00	0.00	Delete
	Sub total			24,162.00	15,000.00	0.00	0.00	
MI 95-2	A. Kitchen renovation	1460	LS	15,000.00	0.00	0.00	0.00	Delete
	B. Clean/replace smoke detector	1460	LS	1,500.00	0.00	0.00	0.00	Delete
	C. Clean window well & replace vents	1460	LS	4,058.00	0.00	0.00	0.00	Delete
	D. Balance of furnaces (2)	1460	LS	3,000.00	0.00	0.00	0.00	Delete
	Sub total			23,558.00	0.00	0.00	0.00	
HA Wide Nondwelling Equipment	Replace maintenance vehicle	1475	1 EA	0.00	33,000.00	0.00	0.00	0% Complete
	Sub total			0.00	33,000.00	0.00	0.00	
	Grand Total			89,720.00	89,720.00	0.00	0.00	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Gladwin City Housing Commission MI28P095501-08					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/12/2010		6/12/2012		
MI 95-1	6/12/2010		6/12/2012		
MI 95-2	6/12/2010		6/12/2012		

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

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

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

Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28P095501-07</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2007</u>	
				FFY of Grant Approval: <u>2007</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	46,000.00	33,146.00	33,146.00	33,146.00
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				
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000.00	1,980.00	1,980.00	1,980.00
10	1460 Dwelling Structures	37,006.00	49,880.00	49,880.00	49,880.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	85,006.00	85,006.00	85,006.00	85,006.00
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	2,000.00	0.00	0.00	0.00

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MI28P095501-07</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2007</u>	
				FFY of Grant Approval: <u>2007</u>	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009				<input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Jane M Edwards</i>		Date <i>3/11/10</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Gladwin City Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P095501-07 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide Operations	Housing Operations	1406	71%	46,000.00	33,146.00	33,146.00	33,146.00	Complete
	Sub total			46,000.00	33,146.00	33,146.00	33,146.00	
MI 95-1 Maple Manor	A. Balance of fire panel B. Seal driveway	1460 1450	LS LS	25,773.00 2,000.00	38,647.00 1,980.00	38,647.00 1,980.00	38,647.00 1,980.00	Complete Complete
	Sub total			27,773.00	40,627.00	40,627.00	40,627.00	
MI 95-2 Scattered Sites	Replace furnace	1460	1 Unit	11,233.00	11,233.00	11,233.00	11,233.00	Complete
	Sub total			11,233.00	11,233.00	11,233.00	11,233.00	
	Grand Total			85,006.00	85,006.00	85,006.00	85,006.00	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Gladwin City Housing Commission MI28P095501-07					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/30/2009	7/31/2009	6/30/2011	7/31/2009	
MI 95-1, Maple Manor	6/30/2009	7/31/2009	6/30/2011	7/31/2009	
MI 95-2, Scattered Sites	6/30/2009	7/31/2009	6/30/2011	7/31/2009	

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

9.0 Housing Needs

Housing Needs of Families on the Public Housing Waiting List

The waiting list is open.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	21		4
Extremely low income <=30% AMI	20	95	
Very low income (>30% but <=50% AMI)	1	5	
Families with children	18	86	
Elderly families	3	14	
Families with Disabilities	0	0	
Race/ethnicity White	21	100	
Characteristics by Bedroom Size			
1 Bedroom	3	14	1
2 Bedroom	17	81	3
3 Bedroom	1	5	

9.1 Strategy for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

Strategy: Maximize the number of affordable units available to the GCHC within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

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

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

- Adopt rent policies to support and encourage work

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

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

- Adopt rent policies to support and encourage work

Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Influence of the housing market on GCHC programs

10.0 Additional Information

(a) Progress in Meeting Mission and Goals

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

(b) Significant Amendment and Substantial Deviation/Modification Definitions

a. Substantial Deviation from the 5-Year Plan

The Gladwin City Housing Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

b. Significant Amendment or Modification to the Annual Plan

The Gladwin City Housing Commission's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

April 9, 2007

Gladwin City Housing Commission Procedure for VAWA

The Gladwin City Housing Commission will require proof of domestic violence by, but not limited to:

- **A domestic violence victim's statement, testimony or affidavit outlining the facts of the violence or cruelty in each incident. The statement should include a listing of the approximate dates when each incident occurred, discussion of the applicant's fears and injuries and the effect that each abusive incident has had on the applicant/tenant and her/his family.**
- **Restraining or civil protection orders.**
- **Medical records.**
- **Police reports, records of telephone calls or visits to the victim's address. This may include telephone calls to the police registering a complaint, a log of police runs made to the residence, copies of all tapes and reports written by officers responding to a call.**
- **Criminal court records if a batterer was arrested or convicted of any act of domestic violence or destruction of property relating to the victim (certified copies); a victim's own statement to police or prosecutors, which can be obtained from the prosecutor's office.**
- **Statements of workers from a domestic violence shelter or other domestic violence programs attesting to the time the victim spent in the shelter and the reason as linked to incidents of abuse.**
- **Statement from counselors, if victim attended counseling.**
- **Reports, statements from police, judges and other court officials, clergy, social workers and other social service agencies.**
- **Other credible evidence as corroborated by law enforcement or domestic violence providers.**

The Gladwin City Housing Commission will;

- **Refer the victim to social service agencies.**
- **Remove the abuser from the lease.**
- **Transfer the victim to another rental unit; and**
- **Change the locks at the unit.**

April 6, 2010

Attachment

The Gladwin City Housing Commission as part of the Violence Against Women Act (VAWA) Plan will provide assisted families with information of services, agencies and local programs stated below.

Gladwin County Human Services Coordinating Body

- United Way
- Community Mental Health
- Shelter House
- Department of Human Resources

**GLADWIN CITY HOUSING COMMISSION
ADDENDUM #1 TO DWELLING LEASE AGREEMENT**

Under the Dwelling Lease Agreement the Gladwin City Housing Commission reserves the right to adopt necessary and reasonable regulations and policies for the benefit and well being of the Tenant and the housing development.

Due to Congress' reauthorization of the Violence Against Women Act (VAWA) in 2006, S1197, Sections 606 and 607 of the bill amend Section 8 and public housing policy created by Section 6 of the United States Housing Act of 1937, this change becomes necessary.

Therefore, the following language shall be inserted and made enforceable in the Gladwin City Housing Commission's Dwelling Lease Agreement.

Joint and Several Liability: Each adult tenant signing this lease expressly agrees and acknowledges that (s)he is jointly and severally liable for any and all damages, fees, charges, or rents arising out of the tenancy, whether those damages, fees, charges, or rents were caused by or incurred by the resident or someone else.

Bifurcation: In the event the Management terminates the lease, the Gladwin City Housing Commission reserves the right to bifurcate the lease obligations and rights of the various adult tenants. The Gladwin City Housing Commission may bifurcate this lease in order to evict, remove, or terminate assistance to an individual who is a tenant or lawful occupant. This means that the parties agree that the Gladwin City Housing Commission may, at its option and under its sole discretion, choose to take eviction or other action against one adult tenant without taking the same action against another adult tenant.

EXECUTION: By Tenant's signature(s) below, Tenant and Household agree to terms and conditions of the Dwelling Lease Agreement, Addenda and documents made a part of the lease by reference.

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

GCHC Rep _____ Date _____

**EXCERPT FROM THE
ADMISSION AND CONTINUED OCCUPANCY POLICY
LOW-RENT PUBLIC HOUSING
OF THE
GLADWIN CITY HOUSING COMMISSION
MAPLE MANOR AND NORTH CEDAR CREST APARTMENTS**

- G) The Housing Commission may, at its option and under its sole discretion, choose to take eviction or other action against one adult member of a tenant family without taking the same action against another adult member of a tenant family, according to the Violence Against Women Act (VAWA) in 2006, S1197, Sections 606 and 607 of the bill amend Section 8 and public housing policy created by Section 6 of the United States Housing Act of 1937. The Housing Commission will follow procedures for proof of domestic violence.