



5.2	<p><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.</p> <p>The goals and objectives in the last five year plan and what was accomplished follows:</p> <ol style="list-style-type: none"> <li>1. Implement a Public Housing Homeownership Program. <i>The PH plan was approved by HUD on March 16, 2006. The Wyoming Housing Commission has sold one home through this program.</i></li> <li>2. Implement a Section 8 Homeownership Program. <i>The HCV Homeownership Program was approved by HUD on November 16, 2005. The WHC currently has two families receiving a subsidy for home purchase and approximately 20 families working toward homeownership.</i></li> <li>3. Improve the SEMAP from 82% to 90% or better. <i>SEMAP scores improved: 2005 – 89%; 2006 – 83%; 2007 – 100%; 2008 – 100% and 2009- 97%.</i></li> <li>4. Improve the PHAS status from Troubled 58% to 80% or better within one year and improve to 90% or better within five years. <i>2005 – 87%; 2006 – NA; 2007 – 88%; 2008 &amp; 2009 – Not scored advisory.</i></li> <li>5. Use the PH Housing reserves for property betterment, including windows, furnaces and converting/developing three units to meet the ADA requirements. <i>The Wyoming Housing Commission uses its reserves and CFP funds for operation and property betterment. We have replaced furnaces and boilers over the past five years. Our funding is inadequate to have converted three units to ADA compliant. Estimated costs were around \$170,000. The WHC has applied for a supplemental grant specifically targeted to unit conversion.</i></li> <li>6. Use the Section 8 Reserves toward initiating the Homeownership Program and to provide adequate staffing and training. <i>The Administrative Fees Reserve has been used to pay for staff, staff training and assist with the homeownership program. The Wyoming Housing Commission operates homeownership programs in both the Public Housing and Section 8 Programs.</i></li> <li>7. Increase the number of families participating in the Family Self-Sufficiency Program. <i>In 2005, the WHC had 17 families participating; 2006 – 14; 2007 – 21; 2008 – 25; 2009 – 76. The mandatory slots are now at 125.</i></li> </ol> <p><b>Goals and Objectives for the next five years:</b></p> <ol style="list-style-type: none"> <li>1. <b>Achieve/Maintain standard performer for SEMAP and PHAS.</b></li> <li>2. <b>Maintain public housing vacancy at 3% or less.</b></li> <li>3. <b>Complete 100% of emergency work orders within 24 hours.</b></li> <li>4. <b>Utilize the 98% of the voucher allocation or budget authority.</b></li> <li>5. <b>Apply for any additional vouchers which may become available.</b></li> <li>6. <b>Increase public housing unit inventory to the extent possible (funding &amp; property availability)</b></li> <li>7. <b>Support families in their goal to obtain homeownership by having a minimum of five combined closings in both homeownership programs.</b></li> <li>8. <b>Increase the number of FSS participants to 125.</b></li> </ol>
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>There have been no revisions to the PHA plan since its last submission. The Administrative Plan and Admissions &amp; Continued Occupancy Plan have had no major revisions since the last submission of the Annual Plan. However, the Wyoming Housing Commission intends to update both the Admissions and Continued Occupancy Plan and the Administrative Plan as statutory and regulatory changes occur.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The PHA plan is located at the PHA's Administrative Offices and on the City of Wyoming's Website under the Housing Department at <a href="http://www.wyomingmi.gov">www.wyomingmi.gov</a>.</p>
7.0	<p><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. Homeownership has already been discussed. NONE</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. Parts 8.1 &amp; 8.2 completed.</p>
8.1	<p><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. See attached.</p>

8.2	<p><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. See attached.</p>
8.3	<p><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.</p>
9.0	<p><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.</p> <p>The Wyoming Housing Commission maintains a combined Section 8 and Public Housing Waiting List. The combined total of applicants on the list is 777. A total of 582 (75%) applicants are extremely low income; 178 (23%) applicants are very low income; and, 17 (2%) applicants are low income. The racial make-up of the applicants includes: 206 (26.5%) White, 489 (63%) Black, 4 (.5%) Pacific Islander and 78 (10%) Hispanic. There are 257 families with disabilities. The waiting lists are currently closed. The Section 8 list has been closed since March 2006 and the Public Housing List last closed September 30, 2009. The Wyoming Housing Commission strives to maintain a two-year wait list but the last time the Section 8 waiting list was opened, the WHC received more applications that anticipated. The attrition rate of voucher holders has also declined creating a longer wait period on the list.</p> <p>The WHC used the Consolidated Plan of the City of Wyoming in formulating its own plan and also provides input to the City when it develops its Consolidated Plan.</p>

9.1	<p><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></p> <p>The Wyoming Housing Commission's strategy for addressing housing needs includes reducing unit turnover time in Public Housing, increase Section 8 lease-up rates by utilizing payment standards that will enable families to find suitable housing in the jurisdiction, employ an admission preference in public housing that targets working families, affirmatively market to local non-profit agencies that assist families with disabilities, counsel Section 8 residents as to location of units outside of areas of poverty of minority concentration and assist them to locate those units. The WHC also encourages all Section 8 voucher holders to participate in the Family-Self Sufficiency Program. The WHC will also apply for any vouchers for which in may be eligible. It will also look to expand its number of units available in public housing as the budget and availability permit.</p>
10.0	<p><b>Additional Information.</b> 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. See 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>Substantial Deviation from the 5-Year Plan</i>  The Wyoming Housing Commission shall utilize the following definition in order to determine the need to proceed with a full amendment process of the Agency Plan: "Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Commission that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners".</p> <p><i>Significant Amendment or Modification to the Annual Plan</i>  The Wyoming Housing Commission will on a periodic basis amend this Agency Plan as a result of changing needs and goals of the agency. The final Agency Plan rule in 24CFR 903.7 (r) and PIH Notice 99-51 permits the Wyoming Housing Commission to define what constitutes a substantial deviation and/or significant amendment or modification to the Agency Plan. Should a substantial deviation and/or a significant amendment occur, the Wyoming Housing Commission shall re-convene the Resident Advisory Board and publish for comment the amendments, and in addition conduct a public hearing on the proposed amendments.</p>

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>
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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: Wyoming Housing Commission (MHI15)		Capital Fund Program Grant No: ME3P11550110		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
		Grant Estimate \$275,000			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line	Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$100,000			
3	1408 Management Improvements	500			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition	100			
9	1450 Site Improvement	25,000			
10	1460 Dwelling Structures	103,500			
11	1465.1 Dwelling Equipment—Nonexpendable	35,000			
12	1470 Non-dwelling Structures	400			
13	1475 Non-dwelling Equipment	500			
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.

Please rotate View to clockwise for better viewing.

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	
<b>PHA Name:</b> Wyoming Housing Commission (M1115)	<b>Grant Type and Number</b> Capital Fund Program Grant No.: M133P11550110 Replacement Housing Factor Grant No.: Date of CFFP:	<b>FFY of Grant Approval:</b>	
<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>
		<b>Original</b>	<b>Obligated</b>
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)	275,000	
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>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<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 CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.





**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

<b>Part I: Summary</b>		Wyoming, MI					<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
PHA Name/Number Wyoming Housing Commission		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.	Development Number and Name HA-Wide							
B.	Physical Improvements Subtotal	Approved Statement	\$158,000.00	\$158,000.00	\$158,000.00	\$158,000.00	\$158,000.00	
C.	Management Improvements							
D.	PHA-Wide Non-dwelling Structures and Equipment		\$7000.00	\$7000.00	\$7000.00	\$7000.00	\$7000.00	
E.	Administration							
F.	Other – A/E Services		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
G.	Operations		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
H.	Demolition							
I.	Development							
J.	Capital Fund Financing – Debt Service							
K.	Total CFP Funds		\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	
L.	Total Non-CFP Funds							
M.	Grand Total		\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	



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

Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA Wide 1406 Operations		\$100,000.00	HA Wide 1406 Operations		\$100,000.00
Annual	HA Wide 1430 A/E Services		\$10,000.00	HA Wide 1430 A/E Services		\$10,000.00
Statement	HA Wide 1450 Site Improvement Asphalt and concrete R&R		\$17,000.00	HA Wide 1450 Site Improvement Asphalt and concrete R&R		\$17,000.00
	HA Wide 1450 Site Improvement Landscape Improvement		\$5000.00	HA Wide 1450 Site Improvement Landscape Improvement		\$5000.00
	HA Wide 1460 Dwelling Structure Prepare Homes to Sell		\$4,000.00	HA Wide 1460 Dwelling Structure Prepare Homes to Sell		\$4,000.00
	HA Wide 1460 Building Envelope Items (Exterior)		\$60,000.00	HA Wide 1460 Building Envelope Items (Exterior)		\$60,000.00
	HA Wide 1460 Plumbing and Bathroom R&R		\$25,000.00	HA Wide 1460 Plumbing and Bathroom R&R		\$25,000.00
	HA Wide 1460 Dwelling Structure Flooring R&R		\$17,000.00	HA Wide 1460 Dwelling Structure Flooring R&R		\$17,000.00
	HA Wide 1465.1 Closet Doors		\$10,000.00	HA Wide 1465.1 Closet Doors		\$10,000.00
	HA Wide 1465.1 Heating Equipment R&R		\$20,000.00	HA Wide 1465.1 Heating Equipment R&R		\$20,000.00



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

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA Wide 1406 Operations		\$100,000.00	HA Wide 1406 Operations		\$100,000.00
Statement	HA Wide 1430 A/E Services		\$10,000.00	HA Wide 1430 A/E Services		\$10,000.00
Statement	HA Wide 1450 Site Improvement Asphalt and concrete R&R		\$17,000.00	HA Wide 1450 Site Improvement Asphalt and concrete R&R		\$17,000.00
	HA Wide 1450 Site Improvement Landscape Improvement		\$5000.00	HA Wide 1450 Site Improvement Landscape Improvement		\$5000.00
	HA Wide 1460 Dwelling Structure Prepare Homes to Sell		\$4,000.00	HA Wide 1460 Dwelling Structure Prepare Homes to Sell		\$4,000.00
	HA Wide 1460 Building Envelope Items (Exterior)		\$60,000.00	HA Wide 1460 Building Envelope Items (Exterior)		\$60,000.00
	HA Wide 1460 Plumbing and Bathroom R&R		\$25,000.00	HA Wide 1460 Plumbing and Bathroom R&R		\$25,000.00
	HA Wide 1460 Dwelling Structure Flooring R&R		\$17,000.00	HA Wide 1460 Dwelling Structure Flooring R&R		\$17,000.00
	HA Wide 1465.1 Closet Doors		\$10,000.00	HA Wide 1465.1 Closet Doors		\$10,000.00
	HA Wide 1465.1 Heating Equipment R&R		\$20,000.00	HA Wide 1465.1 Heating Equipment R&R		\$20,000.00



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		ARRA Grant Amount \$ 536,981		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Wyoming Housing Commission (M1115)		Grant Type and Number Capital Fund Program Grant No. M33S11550109 Replacement Housing Factor Grant No. Date of CFFP:			
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Revised <sup>2</sup>			
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
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	30,000	24,050	12,300
8	1440 Site Acquisition				
9	1450 Site Improvement	38,381	13,300	500	
10	1460 Dwelling Structures	215,600	259,773.80	171,975	
11	1465.1 Dwelling Equipment—Nonexpendable	83,000	33,907.20	7588.80	
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 CFF 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: 2009	
<b>PHA Name:</b> Wyoming Housing Commission (M1115)	<b>Grant Type and Number</b> Capital Fund Program Grant No.: M133S11550109 Replacement Housing Factor Grant No: Date of CFFP:	ARRA Grant Amount \$ 336,981	
<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>
		<b>Original</b>	<b>Obligated</b> <b>Expended</b>
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)	336,981	204,113.80
21	Amount of line 20 Related to LBP Activities		18,888.80
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>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<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.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Wyoming Housing Commission (MI115)		Grant Type and Number Capital Fund Program Grant No.: ME33S11550109 ARRA Grant Amount \$ 336,981 CFFP (Yes/No): Y Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MI115-000001	New sewer @ 1068 Rathbone	1450	1	5000.00	3,800			
MI115-000001	Parking lot/Driveway Repairs	1450		8881.00	4,000			
MI115-000001	New Site Signs	1450	2	2500.00	0			
MI115-000001	Electrical Service Updates	1450	12	15000.00	3,000			
MI115-000001	Catch Basin Repair	1450		3000.00	2,000			
MI115-000001	Back porch replacement at 2226 Benwyn	1450	1	4000.00	500	500		Completed
MI115-000001	Hot Water Heater Replacement	1465.1	20	8000.00	3,000			
MI115-000001	Furnace Replacement	1465.1	10	25000.00	10,000	1590.00	1590.00	In progress
MI115-000001	Boiler Replacement	1465.1	10	40000.00	17,907.20			
MI115-000001	Refrigerator Replacement	1465.1	20	10000.00	3,000			
MI115-000001	New Bathrooms @ Waldon Woods Complex	1460	40	64000.00	120,900	120,900		
MI115-000001	New Kitchens @ 1204 Rathbone, 1637 Federal, 2259 Avon and 3647, 3657,3665 Bluebird	1460	6	33000.00	34,000	34,000		
MI115-000001	Repair/Replace Chimneys Four-plexes. 313 Himes, 302 50 <sup>th</sup> and 4042 Madison	1460	8	15000.00	4,525	4,525		Completed
MI115-000001	Replace Siding on Four-plexes. 313 Himes, 302 50 <sup>th</sup> and 4042 Madison	1460	3	18000.00	18,000			
MI115-000001	Replace Siding on Duplexes. 2675-77 Longfellow, 3214-16 Highgate, 104-06 Himes, 318-20 Abbie, 1823-25 Farragut, 1922-24 Wyoming.	1460	6	30000.00	27,000			
MI115-000001	Storm Door Replacement	1460	30	5300.00	5998.80	5998.80	5998.80	
MI115-000001	Installation of Gutters and Downspouts	1460	2	3000.00	1,500			

MI115-000001	Roof Replacement @ 1922-24 Wyoming	1460	1	5000.00	5,000	
MI115-000001	Flat Roof Replacement @ 2255 Avon	1460	1	2500.00	1,500	
MI115-000001	Roof Replacement @ 2226 Berwyn	1460	1	5000.00	5,000	
MI115-000001	Kitchen Replacement @ 2226 Berwyn	1460	1	5500.00	6,350	6350
MI115-000001	Kitchen Replacement @ 1200 Rathbone	1460	1	5500.00	6,200	6200
MI115-000001	Carpet Replacement @ 2450 36 <sup>th</sup> St	1460		17800.00	17,800	
MI115-000001	Interior/Exterior Painting @ 2450 36 <sup>th</sup> St	1460		6000.00	6,000	
MI115-000001	Truck	1465.1	1	40,000.00	0	
MI115-000001	Fees & Costs	1430		0	30,000	
	<b>Total</b>		<b>Total</b>	<b>336,981</b>	<b>336,981</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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		CFP Grant Amount \$263,486		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Wyoming Housing Commission (M115)		Capital Fund Program Grant No: ME3P11550109 Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1 )			
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<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	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended	
		Original					
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$100,000			100,000		100,000
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	10,000					
8	1440 Site Acquisition						
9	1450 Site Improvement	5,000					
10	1460 Dwelling Structures	100,486					
11	1465.1 Dwelling Equipment—Nonexpendable	1,000					
12	1470 Non-dwelling Structures	7,000					
13	1475 Non-dwelling Equipment	40,000					
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: 2009	
<b>PHA Name:</b> Wyoming Housing Commission (MI115)	<b>Grant Type and Number</b> Capital Fund Program Grant No.: M33P11550109 Replacement Housing Factor Grant No: Date of CFFP:	CFP Grant Amount \$263,486	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:      ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
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)	\$263,486	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities	7,000	
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>		<b>Signature of Public Housing Director</b>	
<b>Date</b>		<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 CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





**Wyoming Housing Commission  
Resident Advisory Board Meeting  
September 17, 2009  
Minutes**

**Present:** Kim Decker, Doris Haner, Charlotte Stowell, Rebeca Geerling, Helen Haight

**Absent:** Debra Collins (excused), Linda Pullian, Kara Barber, Olevia Frazier-Ford

The proposed 2010 Annual Plan and Five-Year Plan was reviewed in detail. The goals and objectives were discussed and the board had no comments or suggestions on them. The board had no recommendations for changes to the Five-Year Plan but did discover some minor adjustments that needed correction.

In general, they thought the plan looked "great".

The Board was thanked for its participation.

End of meeting.

**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 04/01/2010, 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.

Wyoming Housing Commission

MI115

PHA Name

PHA Number/HA Code

x \_\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>14</sup>

\_\_\_\_\_ Annual PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

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)

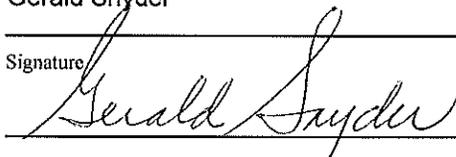
Name of Authorized Official

Gerald Snyder

Title

Board Chairperson

Signature



Date

12/15/2009

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Wyoming Housing Commission (M1115)

Program/Activity Receiving Federal Grant Funding

Public Housing

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

Gerald Snyder

Title

Board Chairman

Signature

X *Gerald Snyder*

Date

12/15/2009

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Wyoming Housing Commission (MI115)

Program/Activity Receiving Federal Grant Funding

Public Housing - Capital Fund Grant

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)

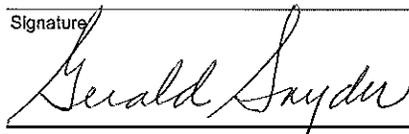
Name of Authorized Official

Gerald Snyder

Title

Board Chairman

Signature



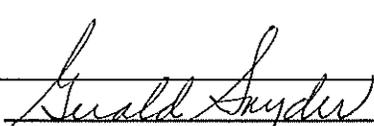
Date (mm/dd/yyyy)

12/15/2009

## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<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: 4c 3rd	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Wyoming Housing Commission 2450 36th ST SW Wyoming MI 49519  Congressional District, if known: 3rd	
<b>6. Federal Department/Agency:</b> Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b> Annual Plan Submission re: CFP Grant MI133P1150108  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):  No Lobbying Activity	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  <div style="text-align: center;">                       Signature: _____                      Print Name: <u>Gerald Snyder</u>                      Title: <u>Board Chair</u>                      Telephone No.: <u>616-534-5471</u>      Date: _____                 </div>	
<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>Gerald Snyder</u> Print Name: <u>Gerald Snyder</u> Title: <u>Board Chair</u> Telephone No.: <u>616-534-5471</u> Date: _____	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)