PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information
PHA Name: _Dowagiac Housing Commission_____ PHA Code: _MI 120_____
PHA Type: ☒ Small ☐ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): _10/2010_____

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: 87_____ Number of HCV units: 128_____

3.0 Submission Type
☐ 5-Year and Annual Plan ☐ Annual Plan Only ☒ 5-Year Plan Only

4.0 PHA Consortia ☐ 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 DHC 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.

See attached Goals and Objectives

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 grant.
(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.
Copies are available at Administration Office, 100 Chestnut St., Dowagiac, MI 49047

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

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 *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.
See attached 2010 Annual Statement, 2009 Stimulus Performance and Evaluation Report; 2008 Performance and Evaluation Report and 2007 Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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 2010-2014 Capital Fund Program Five-Year Action Plan

8.3 Capital Fund Financing Program (CFFP).
☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
N/A

9.0 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.
N/A for qualified PHA

9.1	**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.** N/A for qualified PHA
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. N/A for qualified PHA (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" N/A for qualified PHA

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. 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. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.
No comments

(g) Challenged Elements
No elements of the plan were challenged.

5.2 Goals & Objectives

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

DHC Goal: Expand the supply of assisted housing

Objective:

- Reduce public housing vacancies

DHC Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction:
- Renovate or modernize public housing units

HUD Strategic Goal: Improve community quality of life and economic vitality

DHC Goal: Provide an improved living environment

Objective:

- Implement public housing security improvements

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

DHC Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

DHC Progress in Meeting the Goals and Objectives
The DHC 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.

The VAWA Policy has the following principal goals and objectives:
Maintaining compliance with all applicable legal requirements imposed by VAWA;

Insuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the Dowagiac Housing Commission;

Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;

Creating and maintaining collaborative arrangements between the Dowagiac Housing Commission, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the Dowagiac Housing Commission; and Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the Dowagiac Housing Commission.

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:	Grant Type and Number	FFY of Grant:
Dowagiac Housing Commission	Capital Fund Date of CFFP Program Grant No: MI33P120501-10 Replacement Housing Factor Grant No	2010 **FFY of Grant Approval:**

Type of Grant
☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☐ **Final Performance and Evaluation Report**

Line	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]	10,122.00			
3	1408 Management Improvements	10,000.00			
4	1410 Administration (may not exceed 10% of line 21)	10,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	64,000.00			
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)	103,122.00			
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Sandra A Freeman	6/16/2010		

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

Part II: Supporting Pages

PHA Name: Dowagiac Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33P120501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2010**

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	Housing operations	1406	10%	10,122.00				
Operations	**Sub total**			**10,122.00**				
HA Wide	Staff training	1408	3 EA	10,000.00				
Management	**Sub total**			**10,000.00**				
Improvements								
HA Wide	Partial salaries for staff involved in CFP	1410	10%	10,000.00				
Admin Cost	**Sub total**			**10,000.00**				
HA Wide	A/E Services	1430	100%	9,000.00				
Fees & Cost	**Sub total**			**9,000.00**				
MI 120-1	Replace elevators	1460	1 Car	64,000.00				
Chestnut Tower	**Sub total**			**64,000.00**				
	Grand Total			**103,122.00**				

[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: Dowagiac Housing Commission MI33P120501-10					Federal FFY of Grant: 2010
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	9/30/2012		9/30/2014		
MI 120-1, Chestnut Tower	9/30/2012		9/30/2014		

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.

Part I: Summary

PHA Name/Number Dowagiac Housing Commission/MI 120			Locality (City/County & State) Dowagiac/Cass County/Michigan		☒**Original 5-Year Plan** ☐**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	64,000.00	64,000.00	64,000.00	64,000.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		10,000.00	10,000.00	10,000.00	10,000.00
F.	Other		9,000.00	9,000.00	9,000.00	9,000.00
G.	Operations		10,122.00	10,122.00	10,122.00	10,122.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		103,122.00	103,122.00	103,122.00	103,122.00
L.	Total Non-CFP Funds					
M.	Grand Total		103,122.00	103,122.00	103,122.00	103,122.00

Part I: Summary (Continuation)

PHA Name/Number Dowagiac Housing Commission/MI 120			Locality (City/County & State) Dowagiac/Cass County/Michigan		☒**Original 5-Year Plan** ☐**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 120-1, Chestnut Tower		64,000.00		31,200.00	64,000.00
	MI 120-2, Parkside			64,000.00	32,800.00	

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**MI 120-1, Chestnut Tower**			**MI 120-2, Parkside**		
Annual	A. Replace built-up roof	1 Bldg	50,000.00	A. Replace storm doors	26 Units	13,000.00
Statement	B. Replace roof-top vents	1 Bldg	10,000.00	B. Replace windows	13 Units	32,800.00
	C. Replace common area HVAC	1 Sys	4,000.00	C. Replace appliances	26 Pair	18,200.00
	Subtotal		**64,000.00**	**Subtotal**		**64,000.00**
	Subtotal of Estimated Cost		$64,000.00	Subtotal of Estimated Cost		$64,000.00

Part II: Supporting Pages – Physical 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	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**MI 120-1, Chestnut Tower**			**MI 120-1, Chestnut Tower**		
Annual	Replace air handler system	1 Bldg	31,200.00	Replace apartment windows	61 Units	64,000.00
Statement	**Subtotal**		**31,200.00**	**Subtotal**		**64,000.00**
	MI 120-2, Parkside					
	Complete window replacement	13 Units	32,800.00			
	Subtotal		**32,800.00**			
	Subtotal of Estimated Cost		$64,000.00	Subtotal of Estimated Cost		$64,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	**HA Wide Operations**		**HA Wide Operations**	
Annual	Housing operations	10,122.00	Housing operations	10,122.00
Statement				
	HA Wide Mgmt Improvement		**HA Wide Mgmt Improvement**	
	Staff training	10,000.00	Staff training	10,000.00
	HA Wide Administrative Cost		**HA Wide Administrative Cost**	
	Partial salary for staff involved in CFP activities	10,000.00	Partial salary for staff involved in CFP activities	10,000.00
	HA Wide Fees & Cost		**HA Wide Fees & Cost**	
	A/E Services	9,000.00	A/E Services	9,000.00
	Subtotal of Estimated Cost	$39,122.00	Subtotal of Estimated Cost	$39,122.00

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	Housing operations	10,122.00	Housing operations	10,122.00
Statement				
	HA Wide Mgmt Improvement		**HA Wide Mgmt Improvement**	
	Staff training	10,000.00	Staff training	10,000.00
	HA Wide Administrative Cost		**HA Wide Administrative Cost**	
	Partial salary for staff involved in CFP activities	10,000.00	Partial salary for staff involved in CFP activities	10,000.00
	HA Wide Fees & Cost		**HA Wide Fees & Cost**	
	A/E Services	9,000.00	A/E Services	9,000.00
	Subtotal of Estimated Cost	$39,122.00	Subtotal of Estimated Cost	$39,122.00

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:	Grant Type and Number		FFY of Grant:
Dowagiac Housing Commission	Capital Fund Date of CFFP Program Grant No: MI33S120501-09	Replacement Housing Factor Grant No:	2009 FFY of Grant Approval: 2009

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no: 1)
☒ Performance and Evaluation Report for Period Ending: 3/31/2010 ☒ 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 Adminstration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,900.00	10,900.00	10,900.00	10,900.00
8	1440 Site Acquisition				
9	1450 Site Improvement	120,316.00	120,316.00	120,316.00	120,316.00
10	1460 Dwelling Structures				
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)	131,216.00	131,216.00	131,216.00	131,216.00
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Sandra A. Freeman	6/16/2010		

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

Part II: Supporting Pages

PHA Name: Dowagiac Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33S120501-09 CFFP (Yes/No): No Replacement Housing Factor Grant 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%	10,900.00	10,900.00	10,900.00	10,900.00	Completed
Fees & Cost	**Sub total**			**10,900.00**	**10,900.00**	**10,900.00**	**10,900.00**	
MI 120-1 (AMP 1)	Replace parking lot & drive, restripe	1450	3000 SY	120,316.00	67,326.00	67,326.00	67,326.00	Completed
MI 120-2	Install A/C Units	1450	26	0.00	52,990.00	52,990.00	52,990.00	Completed
	Sub total			**120,316.00**	**120,316.00**	**120,316.00**	**120,316.00**	
	Grand Total			**131,216.00**	**131,216.00**	**131,216.00**	**131,216.00**	

[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: Dowagiac Housing Commission MI33S120501-09 | 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	5/31/2009	3/17/2012	12/31/2009	
MI 120-1 (AMP 1)	3/17/2010	5/31/2009	3/17/2012	12/31/2009	
MI 120-2	3/17/2010	5/31/2009	3/17/2012	12/31/2009	

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.

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:	Grant Type and Number	FFY of Grant:
Dowagiac Housing Commission	Capital Fund Date of CFFP Program Grant No: MI33P120501-09 Replacement Housing Factor Grant No:	2009 **FFY of Grant Approval:** 2009

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☒ **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]	10,366.00	82,751.00	82,751.00	82,751.00
3	1408 Management Improvements	10,366.00	10,186.00	10,186.00	10,186.00
4	1410 Administration (may not exceed 10% of line 21)	10,366.00	10,185.00	10,185.00	10,185.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	62,565.00	0.00	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)	103,663.00	103,122.00	103,122.00	103,122.00
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Sandra A. Freeman	6/16/2010		

[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.

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Dowagiac Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33P120501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant 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	Housing operations	1406	10%	10,366.00	82,751.00	82,751.00	82,751.00	Completed
Operations	**Sub total**			**10,366.00**	**82,751.00**	**82,751.00**	**82,751.00**	
HA Wide	Staff training	1408	3	10,366.00	10,186.00	10,186.00	10,186.00	Completed
Management	**Sub total**			**10,366.00**	**10,186.00**	**10,186.00**	**10,186.00**	
Improvements								
HA Wide	Partial salaries for staff involved in CFP	1410	10%	10,366.00	10,185.00	10,185.00	10,185.00	Completed
Admin Cost	**Sub total**			**10,366.00**	**10,185.00**	**10,185.00**	**10,185.00**	
HA Wide	A/E Services	1430	100%	10,000.00	0.00	0.00	0.00	Delete
Fees & Cost	**Sub total**			**10,000.00**	**0.00**	**0.00**	**0.00**	
MI 120-1	Replace carpeting	1460	400 SY	10,000.00	0.00	0.00	0.00	Delete
Chestnut Tower	**Sub total**			**10,000.00**	**0.00**	**0.00**	**0.00**	
MI 120-2 Parkside	Replace A/C units	1460	26 Units	52,565.00	0.00	0.00	0.00	Delete
	Sub total			**52,565.00**	**0.00**	**0.00**	**0.00**	
	Grand Total			**103,663.00**	**103,663.00**	**103,663.00**	**103,663.00**	

[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: Dowagiac Housing Commission MI33P120501-09					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	9/14/2011		9/14/2013		
MI 120-1, Chestnut Tower	9/14/2011		9/14/2013		
MI 120-2, Parkside	9/14/2011		9/14/2013		

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:	Grant Type and Number		FFY of Grant:
Dowagiac Housing Commission	Capital Fund Date of CFFP Program Grant No: MI33P120501-08	Replacement Housing Factor Grant No:	2008 FFY of Grant Approval: 2008

Type of Grant
☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no: 1)
☒ Performance and Evaluation Report for Period Ending: 3/31/2010 ☒ 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]	10,366.00	16,360.78	16,360.78	16,360.78
3	1408 Management Improvements	10,366.00	10,366.00	10,366.00	10,366.00
4	1410 Administration (may not exceed 10% of line 21)	10,366.00	10,366.00	10,366.00	10,366.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000.00	9,000.00	9,000.00	9,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	63,565.00	57,570.52	57,570.52	57,570.52
10	1460 Dwelling Structures				
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)	103,663.00	103,663.30	103,663.30	103,663.30
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Sandra A Freeman	6/16/2010		

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

Part II: Supporting Pages

PHA Name: Dowagiac Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33P120501-08 CFFP (Yes/ No): No Replacement Housing Factor Grant 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	Housing operations	1406	10%	10,366.00	16,360.48	16,360.48	16,360.48	Completed
Operations	**Sub total**			**10,366.00**	**16,360.48**	**16,360.48**	**16,360.48**	
HA Wide	Staff training	1408	3	10,366.00	10,366.00	10,366.00	10,366.00	Completed
Management	**Sub total**			**10,366.00**	**10,366.00**	**10,366.00**	**10,366.00**	
Improvements								
HA Wide	Partial salaries for staff involved in CFP	1410	10%	10,366.00	10,366.00	10,366.00	10,366.00	Completed
Admin Cost	**Sub total**			**10,366.00**	**10,366.00**	**10,366.00**	**10,366.00**	
HA Wide	A/E Services	1430	100%	9,000.00	9,000.00	9,000.00	9,000.00	Completed
Fees & Cost	**Sub total**			**9,000.00**	**9,000.00**	**9,000.00**	**9,000.00**	
MI 120-1	A. Upgrade security system	1450		5,000.00	7,387.00	7,387.00	7,387.00	Completed
Chestnut Tower	B. Replace parking lot & driveway	1450	1,500 SY	58,565.00	10,478.52	10,478.52	10,478.52	Completed
	Sub total			**63,565.00**	**17,865.52**	**17,865.52**	**17,865.52**	
MO 120-2	Install A/C Units	1450	26	0.00	39,705.00	39,705.00	39,705.00	Completed
	Sub total			**0.00**	**39,705.00**	**39,705.00**	**39,705.00**	
	Grand Total			**103,663.00**	**103,663.00**	**103,663.00**	**103,663.00**	

[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: Dowagiac Housing Commission MI33P120501-08					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	9/30/2010	6/30/2009	9/30/2012	2/28/2010	
MI 120-1, Chestnut Tower	9/30/2010	6/30/2009	9/30/2012	2/28/2010	
MO 120-2	9/30/2010	6/30/2009	9/30/2012	2/28/2010	

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:	Grant Type and Number	FFY of Grant:
Dowagiac Housing Commission	Capital Fund Date of CFFP Replacement Housing Factor Grant No: Program Grant No: MI33P120501-07	2007 FFY of Grant Approval: 2007

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 3/31/2010** ☒ **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]	10,047.00		10,047.00	10,047.00
3	1408 Management Improvements	10,047.00		10,047.00	10,047.00
4	1410 Administration (may not exceed 10% of line 21)	10,047.00		10,047.00	10,047.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000.00		9,000.00	9,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	66,742.00		66,742.00	66,742.00
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)	105,883.00		105,883.00	105,883.00
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				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
Sandra A. Freeman	6/16/2010		

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

Part II: Supporting Pages

PHA Name: Dowagiac Housing Commission	**Grant Type and Number** Capital Fund Program Grant No: MI33P120501-07 CFFP (Yes/ No): No Replacement Housing Factor Grant 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	10%	10,047.00		10,047.00	10,047.00	Completed
	Sub total			**10,047.00**		**10,047.00**	**10,047.00**	
HA Wide Management Improvements	Staff training	1408	3 EA	10,047.00		10,047.00	10,047.00	Completed
	Sub total			**10,047.00**		**10,047.00**	**10,047.00**	
HA Wide Administrative Cost	Partial salary & benefits of staff involved in CFP	1410	10%	10,047.00		10,047.00	10,047.00	Completed
	Sub total			**10,047.00**		**10,047.00**	**10,047.00**	
HA Wide Fees & Costs	A/E Services	1430	100%	9,000.00		9,000.00	9,000.00	Completed
	Sub total			**9,000.00**		**9,000.00**	**9,000.00**	
MI 120-1	A. Replace smoke detectors & GFI	1460		2,800.00		2,800.00	2,800.00	Completed
	B. Replace entry/storm doors	1460	26 Units	39,000.00		39,000.00	39,000.00	Completed
	C. Replace parking lot & driveway	1460	1,500 SY	24,942.00		24,942.00	24,942.00	Completed
	Sub total			**66,742.00**		**66,742.00**	**66,742.00**	
	Grand Total			**105,883.00**		**105,883.00**	**105,883.00**	

[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: Dowagiac Housing Commission MI33P120501-07					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	9/12/2009	12/31/2008	9/12/2011	7/31/2009	
MI 120-1, Chestnut Tower	9/12/2009	12/31/2008	9/12/2011	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.

Violence Against Women Act (VAWA) Policy

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

(a) protecting the safety of victims;

(b) creating long-term housing solutions for victims;

(c) building collaborations among victim service providers; and

(d) assisting DHC to respond appropriately to the violence while maintaining a safe environment for DHC, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Dowagiac Housing Commission (DHC) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into DHC's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all DHC housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

2.1 **Confidentiality:** Means that DHC will not enter information provided to DHC by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4

2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.

2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Michigan, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Michigan. 42 U.S.C. §1437d(u)(3)(B), § 13925.

2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parenti;* or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C.§ 1437d(u)(3)(D), § 13925.

2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.

2.7 **Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.

2.8 **Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by DHC.

3.0 Certification and Confidentiality

3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to DHC, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, DHC, owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C.§ 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to DHC, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

3.3 Confirmation of Certification

A person who is claiming victim status shall provide to DHC, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

3.4 Confidentiality

DHC, the owner and managers shall keep all information provided to DHC under this Section confidential. DHC, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

(a) the victim request or consents to the disclosure in writing;

(b) the disclosure is required for:

(i) eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)

(ii) termination of Section 8 assistance under 42 U.S.C. §1437f(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f (o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

4.1 DHC shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.

4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.

4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.

4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, DHC, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)

4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of DHC, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.

4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits DHC, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However DHC, owner or manager may not hold a victim to a more demanding standard.

4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits DHC, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the DHC, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits DHC, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.0 Actions Against a Perpetrator

The DHC may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing DHC or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

6.0 DHC Right to Terminate Housing and Housing Assistance Under this Policy

6.1 Nothing in this Policy will restrict the DHC, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the DHC, owner or manager that such a claim is false.

6.2 Nothing in this Policy will restrict the DHC right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from DHC property to come onto DHC property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).

6.3 Nothing in this Policy will restrict the DHC right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

7.0 Statements of Responsibility of Tenant Victim, the DHC to the Victim, and to the Larger Community.

7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The DHC will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.

7.2 DHC recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.

7.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.

7.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

8.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.

DHC shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

8.1 If the DHC, owner or manager knows that an applicant to or participant in a DHC housing program is the victim of dating violence, domestic violence or stalking, the DHC, owner or manager shall inform that person of this Policy and the person's rights under it.

9.0 Reporting Requirements

DHC shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. DHC shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

10.0 Conflict and Scope

This Policy does not enlarge DHC's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another DHC policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

11.0 Amendment

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.