



FLINT HOUSING COMMISSION

3820 Richfield Rd. • Flint, Michigan 48506
Phone: (810) 736-3050

THE FLINT HOUSING COMMISSION

MI 9-1
Richert Manor
902 E. Court St. 48503
(810) 736-3094

MI 9-1
Garland Apartments
820 & 906 Garland St. 48503
(810) 736-3094

MI 9-1
Forest Park
4060 M.L. King Ave. 48505
(810) 736-3094

MI 9-2
Howard Estates (Family)
801 Floral Park 48503
(810) 234-4614

MI 9-3
Atherton East (Family)
3123 Chambers 48507
(810) 743-4810

MI 9-5
River Park Apartments (Family)
7002 Pemberton Dr. 48505
(810) 789-3464

MI 9-6
Centerview Apartments
2001 N. Center Rd. 48506

MI 9-8 & MI 9-10
Scattered Sites Houses (Family)

MI 9-11
Mince Manor (Elderly)
3800 Richfield Rd. 48506
(810) 736-3377

MI 9-14
Aldridge Place (Family)
5838 Edgar Holt Drive 48505
(810) 785-8102

MI 9-15
Kenneth M. Simmons Square
2101 Stedron 48504
(810) 787-5910

Section 8 Program
(810) 736-3050

Section 3 Program
(810) 736-3050

Family Self-Sufficiency Program
(810) 736-3050

To: Board of Commissioners

From: Candace Gawne, Modernization Director

Date: April 14, 2011

Re: Resolution # 914

.....
Objective: To obtain Board of Commissioners approval for the 2011 Capital Fund Grant and Five Year Plan.

Present Situation: In accordance with HUD Code of Federal Regulations (24CFR) Part 903; Section 1-25, the 2011 Capital Fund Grant and Five-Year Plan has been written and upon execution of the Capital Fund amendment, the funds will assist the Flint Housing Commission in financing improvements to the physical condition of it's housing developments and to upgrade the management and operation of such developments in order to ensure that such developments continue to be available to serve low income families.

Advantages: Approval of Resolution #914 will allow the administration to carry out the modernization work in the 2011 Capital Fund Grant in accordance with HUD regulations.

Disadvantage: None that the Administration is aware of.

Action: The Administration recommends approval of Resolution #914.



Fax: (810) 736-0158



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FLINT HOUSING COMMISSION RESOLUTION # 914 April 1, 2011

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To obtain Board of Commissioners approval of the 2011 Capital Fund Grant and Five-Year Plan.

The administration informs the Board as follows:

That, in accordance with HUD Code of Federal Regulations (24CFR) Part 903; Section 1-25, the administration recommends that it would be in the best interest of FHC to approve the 2011 Capital Fund Grant and Five-Year Plan in order to improve the physical condition of it's housing developments and to upgrade the management and operation of such developments in order to ensure that such developments continue to be available to serve low income families.

That, the administration recommends the Board of Commissioners authorize the Executive Director to sign the resolution for the 2011 Capital Fund Grant and Five-year Plan.

Now therefore, be it resolved that the Board of Commissioners of the Flint Housing Commission hereby authorize the execution of the resolution for the 2011 Capital Fund Grant and Five-Year Plan.

Commissioner Redmond MOVED that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Solis, after discussion and upon roll call vote the "ayes" and "nays" were as follows:

Ayes: 4 **Nays:** 0 **Absent:** 1 (Excused)

The Chairman thereupon declared said motion carried and said Resolution adopted this 14th Day of April, 2011.

Attest:

Signed By: Jessie McIntosh
Jessie McIntosh

Title: President
Board of Commissioners

Signed By: Roderick Slaughter
Roderick Slaughter

Title: Executive Director



Fax: (810) 736-0158

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. 2577-02276
 Expires 4/30/2011

Part I: Summary

PHA Name: _____ Grant Type and Number: _____
 Capital Fund Program Grant No: 50111
 Replacement Housing Factor Grant No: _____
 Flint Housing Commission Date of CFFP: _____
 FFY of Grant: 2011
 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	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFP Funds	0					
2	1406 Operations (may not exceed 20% of line 21) 3	401,345					
3	1408 Management Improvements	401,345					
4	1410 Administration (may not exceed 10% of line 21)	200,672					
5	1411 Audit	2,500					
6	1415 Liquidated Damages	0					
7	1430 Fees and Costs	77,400					
8	1440 Site Acquisition	0					
9	1450 Site Improvement	129,000					
10	1460 Dwelling Structures	632,000					
11	1465.1 Dwelling Equipment—Nonexpendable	47,461					
12	1470 Non-dwelling Structures	0					
13	1475 Non-dwelling Equipment	115,000					
14	1485 Demolition	0					
15	1492 Moving to Work Demonstration	0					
16	1495.1 Relocation Costs	0					
17	1499 Development Activities 4	0					
18a	1501 Collateralization or Debt Service paid by the PHA	0					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0					
19	1502 Contingency (may not exceed 8% of line 20)	0					
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,006,723					
21	Amount of line 20 Related to LBP Activities	0					
22	Amount of line 20 Related to Section 504 Activities	0					
23	Amount of line 20 Related to Security - Soft Costs	0					
24	Amount of line 20 Related to Security - Hard Costs	0					
25	Amount of line 20 Related to Energy Conservation Measures	0					

Signature of Executive Director: Rod Blumharts Date: 4/14/11
 Signature of Public Housing Director: _____ Date: _____

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: 50111 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2011		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated	Funds Expended	
MI009-000001	Front step to 820 Garland	1450	1	15,000				
Richert Manor	Overhead Entry-Richert Manor	1450	1	20,000				
	Paint Exterior- Forest Park	1460	1	20,000				
	Total			55,000				
MI009-000002	Kiosks/addresses	1450	3	0				
Howard Estates	A/C units	1460	25	58,000				
	Community Room updates	1460	1	0				
	Comm room bathroom-ADA	1460	2	40,000				
	Total			88,000				
MI009-000003	Update Bathrooms- units	1460	150	150,000				
Atherton East	Total			150,000				
MI009-000005	Fire Extinguishers	1460	180	15,000				
River Park	New Maintenance Garage	1460	1	52,000				
	Total			67,000				
MI009-000006	Paint Units	1460	All	115,000				
Centerview Apts	Fix Foundation Cracks	1450	All	40,000				
	Total			155,000				

Part II: Supporting Pages

PHA Name: Flint Housing Commission	Grant Type and Number		Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Federal FY of Grant:		Status of Work
	Capital Fund Program Grant No: 50111	Replacement Housing Factor Grant No:					CFFP (Yes/No):	2011	Funds Obligated:	Funds Expended:	
MI009-000010	Vacancy Reduction	1460			3	50,000					
Scattered Sites	Roofs, Siding, G&Downspouts	1460			5	50,000					
	Total					100,000					
MI009-000011	Fire Extinguishers	1460			110	20,000					
Wince Manor	Total					20,000					
MI009-000014	Parking Blocks	1450			all	11,000					
Aldridge Place	Clean Heat Vents	1460			all	40,000					
	New large light poles	1450			4	30,000					
	Total					81,000					
MI009-000015	Fix Cement Columns	1450			6	5,000					
KMS Square	New Wrought Iron gate	1450			1	5,000					
	Furnaces w/A/C	1460			30	35,000					
	Total					45,000					
Operating	Operating Costs	AMP 1	1406			62,746					
		AMP 2	1406			30,851					
		AMP 3	1406			61,782					
		AMP 5	1406			57,911					
		AMP 6	1406			28,916					
		AMP 10	1406			42,771					

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. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P009-50111 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised 1	Funds Obligated ²	Funds Expended ²	Status of Work
				Original				
				35,361				
				29,886				
				51,121				
				401,345				
Management Improvements	Commissioners Training	1408		10,000				
	Staff Training	1408		15,000				
	Computer Software	1408		20,000				
	Security- PHA Wide	1408		356,345				
	Total			401,345				
Administration	Mod Director and Staff	AMP 1	1410	31,355				
		AMP 2	1410	15,436				
		AMP 3	1410	30,873				
		AMP 5	1410	28,943				
		AMP 6	1410	14,472				
		AMP 10	1410	21,386				
		AMP 11	1410	17,687				
		AMP 14	1410	14,954				
		AMP 15	1410	25,566				
	Total			200,672				

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. 2577-02276
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Flint Housing Commission		Federal FFY of Grant: 2011		Reasons for Revised Target Dates	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	Actual Expenditure End Date	
Operating	6/30/2013		6/30/2015		
Management Impr	6/30/2013		6/30/2015		
Administration	6/30/2013		6/30/2015		
Audit	6/30/2013		6/30/2015		
Dwelling Equip	6/30/2013		6/30/2015		
Non-Dwll Equip	6/30/2013		6/30/2015		
A/E Fees	6/30/2013		6/30/2015		
AMP	6/30/2013		6/30/2015		
AMP	6/30/2013		6/30/2015		
AMP	6/30/2013		6/30/2015		
AMP	6/30/2013		6/30/2015		
AMP	6/30/2013		6/30/2015		
AMP	6/30/2013		6/30/2015		

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number	Flint Housing Commission M1009	Locality (City/County & State)			Work Statement for Year 1		
		Flint, Michigan	Genesee County	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
A.	Development Number and Name						
B.	M1009-Flint Housing Commission						
B.	Physical Improvements Subtotal			872,000	887,000	840,640	838,861
C.	Management Improvements			401,345	401,345	401,345	401,345
D.	PHA-Wide Non-dwelling Structures and Equipment Administration			15,000	15,000	60,000	60,000
E.	Other			200,672	200,672	200,672	200,672
F.	Operations			116,361	101,361	102,721	104,500
G.	Demolition			401,345	401,345	401,345	401,345
H.	Development			0	0	0	0
I.	Capital Fund Financing - Debt Service			0	0	0	0
J.	Total CFP Funds			2,006,723	2,006,723	2,006,723	2,006,723
K.	Total Non-CFP Funds			0	0	0	0
L.	Grand Total			2,006,723	2,006,723	2,006,723	2,006,723

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

Work Statement for Year 2011	Work Statement for Year 2012	Work Statement for Year 2013			
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
MI009-000001 Piping for boilers-FP	1	5,000	MI009-000001 GC-kitchen renov	44	120,000
Richert Manor Piping for boilers-GC	1	5,000	Richert Manor FP carpet-floor 2	1	15,000
Forest Park GC-Comm Room renov	1	20,000	Garland Chase Tuck point brick	2 bldgs	20,000
Garland - Concrete bumpers GC	40	6,000	Renov baths- ducts	50	62,000
FP-Center stairway-rep (put in landing)	1	40,000	Total		217,000
A/C units-RM	132	50,000	MI009-000002 Renovate bathrooms	96	90,000
Total		126,000	Howard Estates		
MI009-000002 ADA restrooms-office	1	35,000	Total		90,000
Howard Estates cabinets/countertops		100,000	MI009-000003 Kitchen floors	150	100,000
Total		135,000	Atherton East		
MI009-000003 A/C units	50	125,000	Total		100,000
Atherton East Ext. doors	150	35,000	MI009-000005		
Total		160,000	River Park paint units	180	215,000
MI009-000005 Privacy Fences	100%	20,000	Total		215,000
River Park Landscaping	10%	5,000			
Total		25,000			
Subtotal of Estimated Cost		\$ 446,000	Subtotal of Estimated Cost		\$ 622,000

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

Work Statement for Year: 2012	Work Statement for Year: 2013					
FFY 2012	FFY 2013					
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
MI009-000006 Update ada units	MI009-000006 New piping-boilers	5	130,000	MI009-000006 New piping-boilers	All	20,000
Centerview Apts. Carpet/tile units	Centerview	45	55,000	Centerview		
Total	Total		185,000	Total		20,000
MI009-000010 Roofing	MI009-000010 Renovations	10	25,000	MI009-000010 Renovations	4	40,000
Scattered Sites Paint exteriors	Scattered Sites (force labor)	10	25,000	Scattered Sites (force labor)		
Sheds for lawnmowers		25	15,000			
Total	Total		65,000	Total		40,000
MI009-000011 carpet/ tile units	MI009-000011 Renovate Commun	50	60,000	MI009-000011 Renovate Commun		
Mince Manor	Mince Manor Room/laundry room		60,000	Mince Manor Room/laundry room	1	60,000
Total	Total		60,000	Total		60,000
MI009-000014 New BB Court	MI009-000014 Landscape front	1	6,000	MI009-000014 Landscape front	1	10,000
Aldridge Place Playground	Aldridge Place Drywall repairs	1	40,000	Aldridge Place Drywall repairs	100%	20,000
Ext. Doors		93	25,000			
Total	Total		46,000	Total		30,000
MI000015 Clean/tuckpoint brick	MI009-000015 Carpet/tile-units	100%	20,000	MI009-000015 Carpet/tile-units	100	115,000
KMS Square Flooring-units	KMS Square	30	30,000	KMS Square		
Clean out vents		159	20,000			
Total	Total		70,000	Total		115,000
Subtotal of Estimated Cost	Subtotal of Estimated Cost		\$ 426,000	Subtotal of Estimated Cost		\$ 265,000

Capital Fund Program—Five-Year Action Plan

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

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

Work Statement for Year 1 FFY 2009		Work Statement for Year 2014		Work Statement for Year 2015	
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
MI009-000001 Fire Alarm System	1	145,000	MI009-000001 Air conditioners	132	50,000
Richert Manor Kitchen renovations	132	158,774	Richert Manor		
Total		303,774	Total		50,000
MI009-000003 Renovate office	1	30,000	MI009-000002 New locks	192	25,000
Atherton East Replace doors-office	100%	10,000	Howard Estates	Total	25,000
Total		40,000	MI009-000003 seal basements	192	40,000
			Atherton East	Total	40,000
MI009-000005 sidewalks/aprons	20%	30,000	MI009-000005 kitchen renovations	180	200,000
River Park Trim/cut trees	100%	20,000	River Park bathroom flooring	180	100,000
Total		50,000	Seal basements	180	43,861
			Total		343,861
MI009-000006 Renv-bath in office	1	25,000			
Centerview Apts. Air ducts-baths	100%	20,000	MI009-000006 Paint Halls	100%	25,000
Total		45,000	Centerview Apts. Tile Halls	100%	35,000
			Total		60,000
Subtotal of Estimated Cost		\$ 438,774	Subtotal of Estimated Cost		\$ 518,861

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 2009	Work Statement for Year 2014	Work Statement for Year 2015			
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
MI009-000010 Kitchen cabinets	50%	60,000	MI009-000010 porches w/railings	10%	30,000
Scattered Sites Replace siding		80,000	Scattered Sites		30,000
Total		140,000	Total		30,000
MI009-000011 Sidewalk repair	10%	16,866	MI009-000011 kitchens renovate	110	150,000
Mince Manor			Mince Manor		150,000
Total		16,866	Total		150,000
MI009-000014 Paint units	93	130,000	MI009-000014 Storm Doors	186	80,000
Aldridge Place			Aldridge Place		80,000
Total		130,000	Total		80,000
MI009-000015 New garage	1	40,000	MI009-000015 Fix Foundation	1	10,000
KMS Square Carpet/tile units	50	75,000	KMS Square Garbage disposals	159	50,000
Total		115,000	Total		60,000
Subtotal of Estimated Cost		\$ 401,866	Subtotal of Estimated Cost		\$ 320,000

Capital Fund Program—Five-Year Action Plan

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

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2012		Work Statement for Year 2013			
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost		
Operating 1406	AMP 1	62,746	Operating 1406	AMP 1	62,746	
	AMP 2	30,851		AMP 2	30,851	
	AMP 3	61,782		AMP 3	61,782	
	AMP 5	57,911		AMP 5	57,911	
	AMP 6	28,916		AMP 6	28,916	
	AMP 10	42,771		AMP 10	42,771	
	AMP 11	35,361		AMP 11	35,361	
	AMP 14	29,886		AMP 14	29,886	
	AMP 15	51,121		AMP 15	51,121	
	Total	401,345		Total	401,345	
	Management Improvement	Security	Management Improvement	Security	AMP 1	44,846.25
		AMP 1		AMP 2	44,846.25	
		AMP 2		AMP 3	44,846.25	
		AMP 3		AMP 5	44,846.25	
		AMP 5		AMP 6	44,846.25	
		AMP 6		AMP 11	44,846.25	
		AMP 11		AMP 14	44,846.25	
		AMP 14		AMP 15	44,846.25	
		AMP 15		Sub- Total Security	358,770	
	Sub- Total Security	358,770		Sub- Total Security	358,770	
	Subtotal of Estimated Cost	\$ 401,345	Subtotal of Estimated Cost	\$ 401,345		

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2012	Work Statement for Year 2013	
Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Appendix Modernization Audit	PHA-Wide 2,500	Modernization Audit	2,500
Dwelling Equipment	PHA-Wide 50,000	Dwelling Equipment	30,188
Non-Dwell Equipment Maint. Equipment/Vehicle	10,000	Non-Dwell Equipment Maint. Equipment	5,000
Computer Equipment	5,000	Computer Equipment	10,000
Total	15,000	Total	15,000
A/E Fees	AMP 1-Richert Manor 12,000 AMP 2-Howard Estates 13,000 AMP 5-River Park 2,500 AMP 6-Centerview 18,000 AMP 10-Scattered 6,761 AMP 14-Aldridge 4,600 AMP 15-KMS 7,000 Total A/E Fees 63,861	A/E Fees	AMP 1-Richert 19,673 AMP 2-Howard 9,000 AMP 3-Alherton 10,000 AMP 5-River Park 10,000 AMP 6-Centerview 2,000 AMP 10-Scattered 0 AMP 11-Mince 6,000 AMP 14-Aldridge 3,000 AMP 15-KMS 9,000 Total 68,673
Subtotal of Estimated Cost	\$ 131,361	Subtotal of Estimated Cost	\$ 116,361

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

Work Statement for Year 2009	Work Statement for Year 2014		Work Statement for Year 2015		
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost	
Operating 1406	AMP 1	62,746	Operating 1406	AMP 1	62,746
	AMP 2	30,851		AMP 2	30,851
	AMP 3	61,782		AMP 3	61,782
	AMP 5	57,911		AMP 5	57,911
	AMP 6	28,916		AMP 6	28,916
	AMP 10	42,771		AMP 10	42,771
	AMP 11	35,361		AMP 11	35,361
	AMP 14	29,886		AMP 14	29,886
	AMP 15	51,121		AMP 15	51,121
	Total	401,345		Total	401,345
Management Improvement	Security AMP 1	44,846.25	Management Improvement	Security AMP 1	44,846.25
	AMP 2	44,846.25		AMP 2	44,846.25
	AMP 3	44,846.25		AMP 3	44,846.25
	AMP 5	44,846.25		AMP 5	44,846.25
	AMP 6	44,846.25		AMP 6	44,846.25
	AMP 11	44,846.25		AMP 11	44,846.25
	AMP 14	44,846.25		AMP 14	44,846.25
	AMP 15	44,846.25		AMP 15	44,846.25
	Sub-Total Security	358,770		Sub-Total Security	358,770
	Subtotal of Estimated Cost	\$ 401,345	Subtotal of Estimated Cost	\$ 401,345	

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

Work Statement for Year 1 FFY 2009	Work Statement for Year 2014	Work Statement for Year 2015
Development Number/Name	Development Number/Name	Development Number/Name
General Description of Major Work Categories	General Description of Major Work Categories	General Description of Major Work Categories
Commissioner Training PHA-Wide	Commissioner Training PHA-Wide	Commissioner Training PHA-Wide
Staff/Maint. Training PHA-Wide	Staff/Maint. Training PHA-Wide	Staff/Maint. Training PHA-Wide
Computer Software PHA-Wide	Computer Software PHA-Wide	Computer Software PHA-Wide
Total	Total	Total
401,345	401,345	401,345
Administration	Administration	Administration
AMP 1	AMP 1	AMP 1
AMP 2	AMP 2	AMP 2
AMP 3	AMP 3	AMP 3
AMP 5	AMP 5	AMP 5
AMP 6	AMP 6	AMP 6
AMP 10	AMP 10	AMP 10
AMP 11	AMP 11	AMP 11
AMP 14	AMP 14	AMP 14
AMP 15	AMP 15	AMP 15
Administration Total	Administration Total	Administration Total
200,672	200,672	200,672
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost
\$ 602,017	\$ 602,017	\$ 602,017

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

Work Statement for Year 2014	Work Statement for Year 2015
Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
Estimated Cost	Estimated Cost
FFY 2014 General Description of Major Work Categories Modernization Audit 2,500	FFY 2015 General Description of Major Work Categories Modernization Audit 2,500
Dwelling Equipment 40,000	Dwelling Equipment 40,000
Non-Dwell Equipment Maint. Equipment/vehicle 70,000	Non-Dwell Equipment Maint. Equipment/vehicle 70,000
Computer Equipment 10,000	Computer Equipment 10,000
Total 60,000	Total 60,000
A/E Fees AMP 1-Richert 15,000 AMP 2-Howard 5,000 AMP 3-Atherton 3,000 AMP 5- River Park 5,000 AMP 6- Centerview 4,500 AMP 10-Scattered 10,000 AMP 11-Mince 0 AMP 14-Aldridge 9,221 AMP 15-KMS 8,500 Total 60,221	A/E Fees AMP 1-Richert 15,000 AMP 2-Howard 5,000 AMP 3-Atherton 3,000 AMP 5- River Park 5,000 AMP 6- Centerview 4,500 AMP 10-Scattered 10,000 AMP 11-Mince 0 AMP 14-Aldridge 9,221 AMP 15-KMS 8,500 Total 60,221
Subtotal of Estimated Cost \$ 162,721	Subtotal of Estimated Cost \$ 162,721



FLINT HOUSING COMMISSION

3820 Richfield Rd. • Flint, Michigan 48506
Phone: (810) 736-3050

THE FLINT HOUSING COMMISSION

MI 9-1

Richert Manor
902 E. Court St. 48503
(810) 736-3094

MI 9-1

Garland Apartments
820 & 906 Garland St. 48503
(810) 736-3094

MI 9-1

Forest Park
4060 M.L. King Ave. 48505
(810) 736-3094

MI 9-2

Howard Estates (Family)
801 Floral Park 48503
(810) 234-4614

MI 9-3

Atherton East (Family)
3123 Chambers 48507
(810) 743-4810

MI 9-5

River Park Apartments (Family)
7002 Pemberton Dr. 48505
(810) 789-3464

MI 9-6

Centerview Apartments
2001 N. Center Rd. 48506

MI 9-8 & MI 9-10

Scattered Sites Houses (Family)

MI 9-11

Mince Manor (Elderly)
3800 Richfield Rd. 48506
(810) 736-3377

MI 9-14

Aldridge Place (Family)
5838 Edgar Holt Drive 48505
(810) 785-8102

MI 9-15

Kenneth M. Simmons Square
2101 Stedron 48504
(810) 787-5910

Section 8 Program

(810) 736-3050

Section 3 Program

(810) 736-3050

Family Self-Sufficiency Program

(810) 736-3050

To: Board of Commissioners

From: Roderick Slaughter, Executive Director

Date: April 14, 2011

Re: Resolution # 915

.....
Objective: To obtain Board of Commissioners approval for the 2011 PHA Annual and Five Year Plan.

Present Situation: In order to comply with the Code of Federal Regulations (24 CFR); Part 903; Sections 1-25 and meet the HUD deadline for submission of the PHA Annual and Five-Year Plan, the 2011 PHA Annual and Five-Year Plan has been written; advertised for the 45 day public comment period and will be submitted to the Department of Housing and Urban Development on April 15, 2011.

Advantages: Approval of Resolution # 915 will allow the administration the opportunity to make the necessary changes and improvements to the FHC policies in order to meet the goals stated in the PHA Annual and Five Year Plan.

Disadvantage: None that the Administration is aware of.

Action: The Administration recommends approval of Resolution # 915.



Fax: (810) 736-0158



FLINT HOUSING COMMISSION

3820 Richfield Rd. • Flint, Michigan 48506
Phone: (810) 736-3050

FLINT HOUSING COMMISSION RESOLUTION # 915 April 14, 2011

- MI 9-1
Richert Manor
902 E. Court St. 48503
(810) 736-3094
- MI 9-1
Garland Apartments
820 & 906 Garland St. 48503
(810) 736-3094
- MI 9-1
Forest Park
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(810) 736-3094
- MI 9-2
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801 Floral Park 48503
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- MI 9-3
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(810) 743-4810
- MI 9-5
River Park Apartments (Family)
7002 Pemberton Dr. 48505
(810) 789-3464
- MI 9-6
Centerview Apartments
2001 N. Center Rd. 48506
- MI 9-8 & MI 9-10
Scattered Sites Houses (Family)
- MI 9-11
Mince Manor (Elderly)
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(810) 736-3377
- MI 9-14
Aldridge Place (Family)
5838 Edgar Holt Drive 48505
(810) 785-8102
- MI 9-15
Kenneth M. Simmons Square
2101 Stedron 48504
(810) 787-5910
- Section 8 Program
(810) 736-3050
- Section 3 Program
(810) 736-3050
- Family Self-Sufficiency Program
(810) 736-3050

To obtain Board of Commissioners approval of the 2011 PHA Annual and Five-Year Plan. (2011-2015)

The administration informs the Board as follows:

That, in order to comply with the Code of Federal Regulations (24 CFR) Part 903; Sections 1-25 and meet the HUD submission deadline for the PHA Annual and Five-Year Plan; the administration recommends that it would be in the best interest of FHC to approve the 2011 PHA Annual and Five-Year Plan in order to update the FHC policies and meet their goals as stated in the 2011 PHA Annual and Five-Year Plan.

That, the administration recommends the Board of Commissioners authorize the Executive Director to sign the resolution for the 2011 PHA Annual and Five-year Plan.

Now therefore, be it resolved that the Board of Commissioners of the Flint Housing Commission hereby authorize the execution of the resolution for the 2011 PHA Annual and Five-Year Plan.

Commissioner Duncan MOVED that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Redmond, after discussion and upon roll call vote the "ayes" and "nays" were as follows:

Ayes: 4 **Nays:** 0 **Absent:** 1 (Excused)

The Chairman thereupon declared said motion carried and said Resolution adopted this 14th Day of April, 2011.

Attest:

Signed By: Jessie McIntosh **Signed By:** Roderick Slaughtef
Jessie McIntosh Roderick Slaughtef

Title: President
Board of Commissioners

Title: Executive Director



Fax: (810) 736-0158

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: <u>Flint Housing Commission</u> PHA Code: <u>MI009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard "Troubled Physically" <input checked="" type="checkbox"/> HCV (Section 8) "SEMAP High Performing" PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1248</u> Number of HCV units: <u>963</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The FHC is dedicated to providing this community with quality, affordable housing that is decent, well maintained and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that the children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.				

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.

Goals and Objectives. As an agency we have increased our Public Housing occupancy to an average of 85% during the fiscal year of 2010 - 2011. We are working everyday to reach a goal of 95% occupancy during the next year and maintaining that level year in and year out. We are striving to obtain a consistent occupancy level of 97% as this organization moves forward.

We are using our Capital Improvement funds to modernize our public housing stock. We have been blessed to receive the American Reinvestment & Recovery Act (ARRA) funds of \$2.5 million to make major site improvements that we desperately needed to provide for our residents. We will be assisted with our Physical REAC scores by contracting with the Inspection Group, Inc. who are evaluating the areas that we need to improve in so that we pass our Physical REAC inspections this year and become standard physically for the fiscal year of 2011. The Inspection Group will also train our Maintenance Staff so they will know what areas to look out for when the REAC inspectors perform their annual inspections. Having a higher physical score will help us improve our overall PHAS score so that we can become a totally Standard performing agency.

The Family Self-Sufficiency and Section 3 programs are growing and we are assisting residents with adjusting to the principles of promoting themselves for gainful employment, training, education, and independence so they can understand why it is so important to be responsible for the things that happen in their community and/or complex.

The Housing Choice Voucher (HCV) Department has become a High Performing department. We are creating a Homeownership program to be implemented and this department should be one of the more successful programs in the country. HUD is offering so many ways for HCV holders to create self-sufficiency opportunities for themselves and we are going to encourage our residents to take advantage of those opportunities.

We will strive to obtain rental property in the Flint community to reduce the number of vacant homes in our community. In turn these homes will be used for revenue and income opportunities thru our homeownership program.

To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to FHC employees.

To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income, very low, and extremely low income families in the FHC's jurisdiction.

To provide opportunities for upward mobility or families who desire to achieve self-sufficiency.

To facilitate the judicious management of the FHC inventory, and the efficient management of the FHC staff.

To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

To make energy efficient improvements by making use of an Energy Performance Contract (EPC). This EPC should garner savings for future physical improvements to the structure and the interior/exterior phases of the complexes.

The report for the progress the FHC has made in reaching the goals and objectives from the previous 5 year plan is attached under **Attachment A**.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1) **ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES.**

This Plan Element has not been revised since the Housing Commission's prior plan submission.

2) **FINANCIAL RESOURCES**

See Attached Excel Spreadsheet – **Attachement B**

3) **RENT DETERMINATION**

The Housing Choice Voucher (HCV) Departments utility rates changed this fiscal year. The policy was adopted by the Board of Commissioners on 4/27/10.

4) **OPERATIONS AND MANAGEMENT**

In accordance with NOTICE PIH 2009-12 (HA), the Housing Commission has revised its Procurement Policy solely for the purposes of the American Recovery and Reinvestment Act of 2009 to allow for non-competitive proposals when required by a public exigency and to raise its small purchases procurement limit to \$100,000, both as permitted by 24 CFR 85.36 and the Notice. We also are in accordance with PIH Notice 2009-31 which instructs all Housing Authorities to buy American made products.

5) **GRIEVANCE PROCEDURE**

This Plan Element has not been revised since the Housing Commission's prior plan submission.

6) **DESIGNATED HOUSING FOR ELDERLY AND DISABLED FAMILIES**

There will be an application submitted to HUD to designate Mince Manor as an Elderly/Disabled complex during the fiscal year of 2010.

7) **COMMUNITY SERVICE AND SELF-SUFFICIENCY**

This Plan Element has not been revised since the Housing Commission's prior plan submission.

8) **SAFETY AND CRIME PREVENTION**

This Plan Element has not been revised since the Housing Commission's prior plan submission.

9) **PET Policy**

This Plan Element has been revised in the 2010 addition of the Admissions Continued Occupancy Policy (ACOP). **Attachment C.**

10) **CIVIL RIGHTS CERTIFICATION**

This Plan Element has not been revised since the Housing Commission's prior plan submission

11) **FISCAL YEAR AUDIT**

The Flint (FHC) Housing Commission completed and submitted its fiscal year end 6/30/2008 and 6/30/2009 Unaudited Financial Statements (FDS) to HUD via the most recently available excel tool through the REAC/FASS web site. HUD has only just recently made available the procedure for the submission of final Audited Statements, but no submission deadline has yet been published. As soon as the Housing Commission's Audited FDS is submitted, it will be appended to this Agency Plan.

12) **ASSET MANAGEMENT**

This Plan Element has not been revised since the Housing Commission's prior plan submission

13) **VIOLENCE AGAINST WOMEN ACT (VAWA)**

This Plan Element has not been revised since the Housing Commission's prior plan submission. The VAWA standard that the FHC adheres to is attached. **Attachment D.**

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The 5-Year and Annual PHA Plan can be viewed by the public at all of the sites indicated below and the Central Office.

Central Office
3820 Richfield Rd.
Flint, MI 48506

River Park
7002 Pemberton
Flint, MI 48505

Atherton East
3123 Chambers St.
Flint, MI 48507

Richert Manor
902 E. Court St.
Flint, MI 48503

Centerview Apartments
2001 N. Center Rd.
Flint, MI 48506

Aldridge Place
5838 Edgar Holt Dr.
Flint, MI 48505

Howard Estates
801 Floral Park
Flint, MI 48503

Mince Manor
3800 Richfield Rd.
Flint, MI 48506

KMS Square
2101 Stedron Ave.
Flint, MI 48504

6.0 **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.*

Hope VI – N/A

7.0

Mixed Finance – We would like to venture into the mixed finance property development world by partnering with other non-profit, private, or governmental entities to renovate or develop a mixed income complex or neighborhood. We are trying to create a source of non public housing income to create financing opportunities so that we can provide a new place for our Section 8 residents to live where they can be exposed to living in a diverse income community.

Demolition and/or Disposition – We are in the process of placing a Request for Proposal for a Strategic Planning and Portfolio Analysis for our Scattered Sites and remaining housing stock. In this plan we would put in an application for a Demolition/Disposition of 133 Scattered houses throughout the City of Flint. We have approximately 50 – 60 houses that are in dilapidated areas of the city. This area is being looked at as possible neighborhoods that are going to be consolidated and taken off the housing market and turned into green space and community gardens.

Homeownership Programs – Because of the complication of monitoring and managing our Scattered Sites we would like to use those houses as our starter houses for our homeownership programs for our qualified Section 8 voucher holders and Public Housing Residents that are ready to participate in a Homeownership program. We are also looking at creating a partnership with the Landbank where we will be able to obtain approximately 100 houses from them and have them renovated and put back on the tax roll for the city. These houses would be spread throughout the City of Flint and we can use them for our Homeownership Program also. The Self-Sufficiency program would be used as a method of finding families that would be ready to transition over to Homeownership.

Project-based Vouchers – N/A

8.0 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

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.

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.

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.

In the City of Flint the population that has the most extreme housing needs is the extremely low income (63%) population which happens to be an average income range of \$16,950 for the year of 2010. Of those in the extremely low income range nearly half of them are on the waiting list in Public Housing for the FHC. The very low income level and low income level only make up 23% and 14% respectively of the households that fall in this range and only a small amount of them are looking for housing in public housing. The very low and low income residents of the City of Flint tend to be on the housing choice voucher (HCV) list.

The units (rental houses and Apartments) that are offered in Flint do not seem affordable to most of the extremely low and very low income residents. The residents that fit in the low income range tend to have some problems with affordability also, but not as extreme as the two other income levels.

The supply of housing that is available is a high priority, but all 3 income levels are able to find housing in the City of Flint.

9.0 The quality of the housing in the City of Flint is a high priority for all economic levels. Because there is not that much funding for Landlords to update their properties, they aren't able to market a high quality renovated rental unit.

There are a high number of units that are not ADA accessible for disabled residents throughout the City of Flint. Reports show that there is a big need for ADA accessible units to accommodate the disabled.

With the high number of single mothers in the City of Flint, and the high number of children that they raise there is a high demand for larger size houses or apartments (4 and 5 bedrooms). Houses or apartments that fit this size are not readily available.

Currently, the location of the housing stock in the City of Flint is questionable, because of the high amount of foreclosures and dilapidated communities. It is hard to find neighborhoods where the residents feel comfortable and safe.

There are several elderly communities in the City of Flint that provide affordable living for the Elderly in the Flint community.

The greatest population of low, very low and extremely low income residents in this jurisdiction who are looking to be housed are the African American (72%), followed by White American (23%), and the Hispanic (5%) population. The majority of the residents who are on the Public Housing and Section 8 waiting list are African American individuals and families.

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.**

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.**

In the next year we would like to create a 501C(3) so that we can use non Federal funds to acquire and/or develop new affordable housing in our community that can be used to entice current and future residents to view as possibilities for future homeownership opportunities. We have developed a self sufficiency program that has and will continue to be marketed to residents who are interested in becoming potential homeowners. We also plan on purchasing properties to create mixed income neighborhoods and encouraging our residents to seek housing in these neighborhoods. Additionally we plan on continuing to improve the makeup or dressing of our complexes so that we become more attractive to gainfully employed residents of the City of Flint.

We will be giving our residents economic opportunities through our Section 3 plan. We are enforcing contractors to hire residents and/or contribute to a training fund for the residents. If we give our residents an opportunity to become gainfully employed it should encourage them to become self sufficient and more willing to move into our Homeownership, or Self Sufficiency programs.

Maximize the number of affordable units available to the PHA within its current resources by employing effective maintenance and management policies to minimize the number of public housing units' off-line, Reduce turnover time for vacated public housing units, Reduce time to renovate public housing units, and seek replacement of public housing units lost to the inventory through mixed finance development opportunities or demolition.

9.1

We need to make sure that we continue to use all of our Housing Assistance Payments (HAP) to lease up as many vouchers as we can with without going over our allotted units in the ACC (963). Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required, Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration, Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.

Increase the number of affordable housing units by applying for additional project based section 8 units should they become available.

Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs. Affirmatively market to races/ethnicities shown to have disproportionate housing needs FHC selected this strategy as one that is consistent with our core business to provide decent, safe, and sanitary housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability.

Conduct activities to affirmatively further fair housing. Provide counsel to Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those Landlords that might have units in better areas of Genesee County. We selected this strategy as one that is consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability.

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.

The Flint Housing Commission is making strives to improve the look of our housing stock. We have focused on the curb appeal of our sites and modernizing all of our complexes to reflect the look of 2010 deco style units. Our Self Sufficiency Action Plan is in place, contracts have been signed and now we have to put our Homeownership Plan in place. Together this should achieve the goal of changing the mindset of our residents to see that there are self sufficiency and economic opportunities available to our residents. We are being proactive in enforcing our lease and making strong stands on evicting for criminal activity. We have increased our occupancy level and are looking forward to growth from our residents. Finally, the Capital Improvements are being used wisely to beautify the sites and truly give the residents a good feel for the improvements that they expect to see and make when creating their wishlist.

There will be an Energy Performance Contract (EPC) that will take place in 2010 – 2011 that will give the FHC a significant amount of upgrades in the areas of water, lighting, and utility savings for energy usage. All of the sites will experience significant savings and upgrades.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

SUBSTANTIAL DEVIATION

- Changes to rent of admissions policies or organization of the waiting lists.
- Additions of non-emergency work items (Items not included in the FHC's Annual Statement of Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund.
- Additions of any new activities not included in the current PHA Plan.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

SIGNIFICANT AMENDMENTS TO THE PHA PLAN

Any significant amendment caused by a substantial deviation to the PHA Annual and Five-Year Plan are subject to the same requirements as the original PHA Plan (including time frames).

Additional Information Required by HUD for Troubled Agency:

Update Memorandum of Agreement (MOA): The Flint Housing Commission (FHC) and the Detroit Field Office executed an MOA on January 1, 2010 that will conclude on March 31, 2010. The FHC submits quarterly reports to the Detroit Field Office to discuss progress on the MOA as FHC begins its return to a standard performer on HUD's PHAS-HA rating system. A new MOA will begin for the second quarter of 2010 through March 31, 2011.

In 2005 the Housing Choice Voucher (HCV) Program received audit findings for violations under 1E and 2A of the Audit 05-CH-1017 regarding repayment of HAP subsidy, with an approval final target closure date of January 20, 2016. The amount of these findings are \$62,635 and \$56,010 respectively (It is understood that this amount cannot be repaid with Federal Funds) making a total balance owed of \$118,645. The FHC has not made any repayments to date. We have two possible sources of revenue that are not Federal Funds (copy machine fee income – currently approximately \$3,820 since 2009 and/or Central Office revenue. If we start making payments in July of 2011 of \$2,127 we can have the balance paid off by January 2016. WE will present this to the board at our May 2011 Regular Board meeting.

10.0

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(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)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

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

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

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

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

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

Attachment A.

Flint Housing Commission's (FHC) 2010 Progress Report

During the year of 2010 we use Forced Labor to renovate units at Howard Estates, River Park and Atherton East. We were able to renovate 100% of the units at Howard Estates and River Park. We are looking to fill those units up in the third quarter of 2010. At Atherton East we were able to renovate 20 long term vacant units by using HOME funds from the City of Flint and our own Capital Fund dollars. We are going forward with renovating 40 – 50 more units at Atherton East with the assistance of Youthbuild, and Americorps workers.

This year we hired a Family Self-Sufficiency (FSS) Coordinator and we have been able to get 40 + contracts signed by residents who are committed to becoming self sufficient. We started our program without any funding so we are looking forward to the release of the ROSS Grants in the summer of 2010. We have started a Program Coordinating Committee where we have established several partnerships with agencies throughout the City of Flint.

The American Reinvestment and Recovery Act has allowed us to take on several projects that will help the FHC address many physical deficiencies that we have which has caused this agency to fail our REAC inspection for a

number of years. Some of the projects that we have been able to perform are parking lot replacement at several sites (asphalt caved in, because of old asphalt). The concrete replacement has addressed several tripping hazards as well ADA requirements. We have replaced bathroom and kitchen floors at a couple of sites that have had the same floors for a number of years. We are performing some major exterior renovations at Howard Estates that will address a complex that hasn't been modernized for more than 20 years. We have completed some basement waterproofing for several houses at our Scattered Sites that have leaked for a number of years. Finally we are getting a chance to address some water drainage problems that we have had at several sites.

We were fortunate to receive a reward of \$3.1 million for an ARRA competitive grant application that we applied for and received. With this grant we have been making several different energy efficient upgrades. We are installing a green roof, domestic hot water heaters, energy efficient furnaces, and energy efficient windows at four of our sites. This gives our residents the opportunity to see that the FHC is making a difference be leading in energy upgrades in the City of Flint.

Finally the energy audit for our Energy Performance Contract has been completed and sent to the HUD Field Office for review. There are several energy upgrades that have been recommended that would lead up to the FHC creating savings of more than \$500,000 annually for a minimum of 20 years.

There should be many noticeable improvements that will be noticed at the FHC in the final two quarters of 2010.

Statement of Financial Resources

[24 CFR Part 903.79 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	4,525,400	
b) Public Housing Capital Fund – includes CFRC and CFRG Grants	4,718,859	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,789,240	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	300,000	Renovations to 10 units
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Fund Grant	717,465	Physical needs
2010 Capital Fund Grant	1,289,939	Physical needs
3. Public Housing Dwelling Rental Income	1,508,609	Operating Expenses
4. Other income (list below)		
4. Non-federal sources (list below)		
Tenant Charges	158,600	Operating Expenses
Investment Income	5,550	Operating Expenses
Non-Dwelling Rental	52,212	Operating Expenses
Miscellaneous Revenue – including Insurance Dividends	47,620	Operating Expenses
Total resources	17,113,494	

Attachment C.

ACOP EXPLANATION OF CHANGES 2010

All changes to the ACOP were made in accordance to current HUD rules, FHC policy and the FHC Lease.

ELIMINATIONS

Chapter 10-Pet Policy was eliminated and instead referenced in Chapter 9 as required by HUD. The FHC has a Pet Policy that is an addendum to the Lease (Exhibit B) and is not needed as a full chapter in the ACOP.

Chapter 13-Complaints, Grievances and Appeals was eliminated and instead referenced in Chapter 12. The FHC has a Grievance Procedure that is available at all sites and the central office for review as required by HUD. Additionally, it is distributed to all new residents at the time of move in.

Chapter 14-Family Debts to the FHC was eliminated and added to Chapter 12.

Chapter 15-Community Service was eliminated and referenced in Chapter 6. The FHC has a Community Service Policy that is an addendum to the Lease (Exhibit C) and is not needed as a full chapter in the ACOP.

Chapter 17-Program Integrity Addendum was incorporated into the ACOP as Chapter 10.

TABLE OF CONTENTS

The Table of Contents was adjusted to accurately reflect the layout of the new ACOP.

CHAPTER 1

STATEMENT OF POLICIES AND OBJECTIVES

There were not any changes to policy or procedures made in this Chapter. Grammatical and formatting corrections were made throughout. Minor clarifications to wording were made. All references to the 504/ADA Coordinator were changed to the Executive Director or designee. All sample forms/letters were personalized for the FHC.

CHAPTER 2

ELIGIBILITY FOR ADMISSION

Grammatical and formatting corrections were made throughout. Minor clarifications to wording were made. All references to Social Security numbers being mandatory for all family age 6 or older were changed to regardless of age, as required by the new HUD rule.

1. A statement was added regarding FHC policy on the consideration of an unborn child (page 2-2).
2. Updated Section C. in accordance to the new HUD rule regarding Social Security number verification (page 2-4).
3. Under the Rent Paying History section, denial for admission for a non-payment eviction was changed from 3 years to 1 year (page 2-13).
4. A statement in regards to FHC policy per HUD recommendations that anyone who has abandoned a public housing unit within the past 5 years will be denied admission (page 2-14).

CHAPTER 3

APPLYING FOR ADMISSION

Grammatical and formatting corrections were made throughout. Minor clarifications to wording were made. Reference to Social Security numbers being mandatory for all family age 6 or older was changed to regardless of age.

1. The pre-application information listed was corrected to match what FHC requires (page 3-2).
2. In the Requirement to Attend Interview Section the time limit for a head of household to attend a missed interview was changed from 10 days to 5 days (page 3-4).

CHAPTER 4

TENANT SELECTION AND ASSIGNMENT PLAN

Grammatical and formatting corrections were made throughout. Minor clarifications to wording to were made.

1. The requirement for an applicant to be employed for a minimum of 12 months was changed to 6 months according to current FHC Working Preference requirements (page 4-4).
2. Clarified FHC incentives for higher income families moving into lower income developments (page 4-11).
3. Notated the 7 days required by HUD for a terminated applicant to contest (page 4-12).

CHAPTER 5

OCCUPANCY GUIDELINES

There were not any changes to policy or procedures made in this Chapter. Grammatical and formatting corrections were made throughout. Minor clarifications to wording to were made.

CHAPTER 6

DETERMINATION OF TOTAL TENANT PAYMENT

Grammatical and formatting corrections were made throughout. Minor clarifications to wording to were made.

1. The section on Permissive Deductions was corrected. It originally stated that the FHC does not adopt any additional permissive deductions (which is accurate) but then listed several permissive deductions never deleted from the sample from which this was created (page 6-4).
2. The Family's Responsibility to Report Changes section was adjusted to match the FHC lease (page 6-11).
3. Noted the 12 month time limit on repayment agreements (page 6-14).
4. Referenced the Community Service Policy (page 6-21).

CHAPTER 7

VERIFICATION PROCEDURES

This chapter was rewritten according to the new HUD rule requiring PHA's to use EIV. Grammatical and formatting corrections were made throughout. Minor clarifications to wording to were made.

CHAPTER 8

TRANSFER POLICY

Grammatical and formatting corrections were made throughout. Minor clarifications to wording to were made.

1. Clarified FHC incentives for higher income families moving into lower income developments (page 8-3).
2. Added a statement that the Executive Director must approve all transfers (page 8-6).

CHAPTER 9

LEASING

Grammatical and formatting corrections were made throughout. Minor clarifications to wording to were made.

1. EIV and Renter's Insurance were added to Orientation Agenda (page 9-1).
2. Noted that all adult family members on the lease will be responsible for debts owed (page 9-3).
3. Corrected the Pet Deposit Amounts (page 9-6).
4. Notated the 7 days period in which a tenant can dispute move out charges (page 9-7).
5. Added a statement regarding the possibility of a violation charge for noncompliance with an inspection correction request (page 9-9).

CHAPTER 10

PROGRAM INTEGRITY

There were not any changes to policy or procedures made in this Chapter. Grammatical and formatting corrections were made throughout. Minor clarifications to wording were made. Formerly Chapter 17 Program Integrity Addendum.

CHAPTER 11

REEXAMINATIONS

Grammatical and formatting corrections were made throughout. Minor clarifications to wording were made. Reference to Social Security numbers being mandatory for all family age 6 or older was changed to regardless of age.

1. Adjusted the reporting of interim changes and the interim reexamination policy according to the FHC lease (page 11-4).
2. Stated repayment agreements may not exceed 12 months (page 11-8).

CHAPTER 12

LEASE TERMINATIONS

Grammatical and formatting corrections were made throughout. Minor clarifications to wording were made. Removed sections previously explained in other chapters (FHC policy regarding Criminal Activity and Immigration status). Added sections E. EIV Debts Owed and Termination Reporting, F. Complaints, Grievances and Appeals, and G. Family Debts to the Flint Housing Commission.

CHAPTER 13

GLOSSARY

Grammatical and formatting corrections were made throughout. Removed sections explaining policy already explained. Created an actual Glossary of terms used not a summary of policies.

Attachment E.

VAWA Statement Attachement

Five-Year and Fiscal Year 2010 Annual PHA Plan
Flint Housing Commission

The Flint Housing Commission (FHC) is acting in full accordance with the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA) to extend the rights and protections it affords to qualified Public Housing and Housing Choice Voucher assisted tenants and members of their households who are victims of domestic violence, dating violence, sexual assault and stalking.

The FHC will continue to administer its housing programs in ways that support program participants and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking. The FHC will not take any adverse action (including denial or termination of housing assistance) against a resident/participant or applicant solely on the basis of her or him being a victim of such criminal activity, including threats of such activity. The FHC will continue to revise policies and procedures as needed to implement the requirements of VAWA and to work with other agencies to prevent and respond to domestic violence, dating violence, sexual assault and stalking.

The FHC's policy is to provide the following VAWA information to applicants and participants of Public Housing and Section 8 programs.

The FHC presents a summary of the rights and protections provided by VAWA to program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault and stalking.

An explanation of the documentation that the FHC may require from an individual who claims the protections provided by VAWA.

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking.

A statement of the FHC's obligation to keep confidential any information that it receives from a victim unless (a) the FHC has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information.

The FHC works with local agencies and shelters to assist victims of domestic violence, dating violence, sexual assault and stalking and provides applicants and participants with contact information to such groups. The FHC will continue to enforce the VAWA regulations.

The National Domestic Violence Hot Line: 1-800-799-SAFE or 1-800-787-3224 (TTY)

YWCA – Domestic Violence/Sexual Assault Services: 1-810-238-SAFE

Children's Protective Services Department of Human Services : 1-810-760-2222

Insight Recovery Center: 1-810-715-2341

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Flint Housing Commission

Program/Activity Receiving Federal Grant Funding

2011 PHA ANNUAL AND 2011 - 2015 FIVE YEAR PLAN

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 Federalagency 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

Roderick Slaughter

Title

Executive Director

Signature

X *Rod Slaughter*

Date

04/14/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

FLINT HOUSING COMMISSION

Program/Activity Receiving Federal Grant Funding

PHA ANNUAL AND FIVE-YEAR PLAN

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

Roderick Slaughter

Title

Executive Director

Signature



Date (mm/dd/yyyy)

04/14/2011

**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 July 2011, 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.

Flint Housing Commission

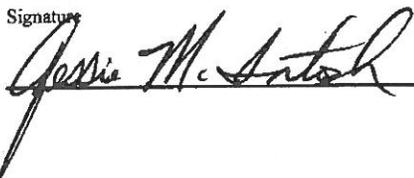
MI009

PHA Name

PHA Number/HA Code

- X 5-Year PHA Plan for Fiscal Years 20¹¹ - 20¹⁵
- X Annual PHA Plan for Fiscal Years 20¹¹ - 20¹²

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

Name of Authorized Official	Title
Jessie McIntosh	Board President
Signature 	Date 4/14/2011

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Flint Housing Commission

MI009

PHA Name

PHA Number/HA Code

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

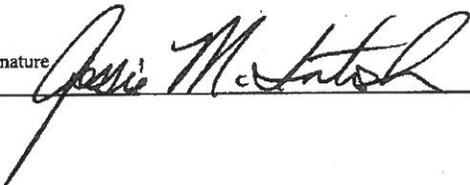
Name of Authorized Official

Jessie McIntosh

Title

Board President

Signature



Date 04/14/2011

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

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

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

I, Dayne Walling the Mayor of the City of Flint certify that the Five Year and
Annual PHA Plan of the Flint Housing Commission is consistent with the Consolidated Plan of
City of Flint prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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: Flint Housing Commission	Grant Type and Number Capital Fund Program Grant No: 50108 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2008
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			FFY of Grant Approval: 2008

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) a	275,000	275,000	275,000	275,000
3	1408 Management Improvements	402,700	399,053.99	399,053.99	399,053.99
4	1410 Administration (may not exceed 10% of line 21)	201,300	201,300	201,300	201,300
5	1411 Audit	2,500	2,500	2,500	2,500
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	76,000	43,162.50	43,162.50	40,412.50
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	42,349	27,610	12,610	10,615.00
10	1460 Dwelling Structures	893,943	832,716.07	797,716.07	783,641.06
11	1465.1 Dwelling Equipment—Nonexpendable	49,759	66,829.75	66,829.75	66,829.75
12	1470 Non-dwelling Structures	0	40,053.10	40,053.10	40,053.10
13	1475 Non-dwelling Equipment	70,000	69,698.95	69,698.95	69,698.95
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities 4	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,013,551	2,013,551	1,905,179	1,889,104.35
21	Amount of line 20 Related to LBP Activities	0	1,762.50	1,762.50	1,762.50
22	Amount of line 20 Related to Section 504 Activities	75,574	40,053.10	40,053.10	40,053.10
23	Amount of line 20 Related to Security - Soft Costs	433,049	380,257.83	380,257.83	380,257.83
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director
Paul Slawofski
 Date: 4/14/2011

Signature of Public Housing Director
 Date

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

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

Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No: 50108		CEFP (Yes/No):		Federal FFY of Grant: 2008				
PHA Name: Flint Housing Commission		Replacement Housing Factor Grant No:		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised 1	Funds ² Obligated	Funds Expended ²					
MI009-000001	RM -Intercom/Camera System	1460	1	25,000	0	0	0	0				
Richert Manor	FP-Modernize Kitchens/Baths	1460	19	101,867	351,740.68	351,740.68	293,679.99					
Garland/Chase	Barrier Free Unit	1460	1	53,707	0	0	0					
Forest Park	Total AMP 1			180,574	351,740.68	351,740.68	293,679.99					
MI009-000002	Parking Lot lights	1450	5	12,349	0	0	0					
Howard Estates	Office-roof, paint, windows	1470	1	21,293	58,372	0	0					
	Emergency-mold issue	1460	1	0	4,750	4,750	4,750					
	2 nd contract-complete sidewalk cont	1450		0	10,500	10,500	8,505.00					
	Total AMP 2			33,642	73,622	15,250	13,255.00					
MI009-000003	Furnaces w/Air Conditioners	1460	12	15,000	0	0	0					
Atherton East	Office-ADA bathroom renovations	1470	2	10,000	40,053.10	40,053.10	40,053.10					
	Vacancy Reduction	1460	6	432,076	40	408,215.07	408,215.07					
	Drives/Parking lot re-paving	1450	3	15,000	0	0	0					
	Emergency catch basin- missing	1450	1	0	2,110	2,110	2,110					
	Total AMP 3			472,076	450,378.17	450,378.17	450,378.17					
MI009-000005	Furnaces w/ Air Conditioners	1460	20	25,000	0	0	0					
River Park	Total AMP 5			25,000	0	0	0					

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 II: Supporting Pages

PHA Name: Flint Housing Commission	Grant Type and Number		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:			CFPP (Yes/ No):	Funds Obligated ²	Funds Expended ²		
	50108				Original	Revised 1	Funds Obligated ²	Funds Expended ²	
Non-Dwelling	Maintenance Vehicles	1475			25,000	0	0	0	
Equipment	Maintenance Equipment	1475			25,000	57,781.20	57,781.20	57,781.20	
	Computer Equipment	1475			20,000	11,917.75	11,917.75	11,917.75	
	Total Non-Dwell Equip				70,000	69,698.95	69,698.95	69,698.95	
A/E Fees	AMP 1 Richert Manor/Forest Park	1430			15,600	15,875	15,875	13,125	
All AMPS	AMP 2 Howard Estates	1430			15,000	7,025	7,025	7,025	
	AMP 3 Atherton East	1430			12,500	9,250	9,250	9,250	
	AMP 5 River Park	1430			29,200	0	0	0	
	AMP 11Mince Manor	1430			1,200	4,625	4,625	4,625	
	AMP 15 KMS Square	1430			500	4,625	4,625	4,625	
	Sundries	1430			2,000	0	0	0	
	Total A/E Fees				76,000	41,400	41,400	38,650	
	Environmental Test-Lead Base Pt	1430			0	1,762.50	1,762.50	1,762.50	

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name:	Federal FFY of Grant:		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	
AMF 1 Richert Manor	6/30/10	10-28-09	6/30/12
AMF 2 Howard Estates	6/30/10	6/4/10	6/30/12
AMF 3 Atherton East	6/30/10	10-07-09	6/30/12
AMF 11 Mince Manor	6/30/10	10-07-09	6/30/12
AMF 15 KMS Square	6/30/10	6/4/10	6/30/12
Operating	6/30/10	8/21/08	6/30/12
Mgmt Improvement	6/30/10	9/15/09	6/30/12
Administration	6/30/10	7/1/08	6/30/12
Audit	6/30/10	7/1/08	6/30/12
Dwell Equipment	6/30/10	12/4/09	6/30/12
Non-Dwell Equip	6/30/10	12/4/09	6/30/12
A/E Fees	6/30/10	4/22/09	6/30/12

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: **Flint Housing Commission**

Grant Type and Number: Capital Fund Program Grant No: M128S00950109
 Date of CFFP: _____ Replacement Housing Factor Grant No: _____

FFY of Grant: 2009 S
 FFY of Grant Approval: 2009

Line	Summary by Development Account	Type of Grant		Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
		<input checked="" type="checkbox"/> Original Annual Statement Performance and Evaluation Report for Period Ending: 12-31-2010	<input type="checkbox"/> Reserve for Disasters/Emergencies						
1	Total non-CFP Funds			0	0				
2	1406 Operations (may not exceed 20% of line 21) 3			0	0				
3	1408 Management Improvements			0	0				
4	1410 Administration (may not exceed 10% of line 21)			0	0				
5	1411 Audit			0	0				
6	1415 Liquidated Damages			0	0				
7	1430 Fees and Costs			220,000	220,000		220,300	220,300	
8	1440 Site Acquisition			0	0				
9	1450 Site Improvement			995,000	1,574,828		1,574,828	1,229,762.74	
10	1460 Dwelling Structures			1,333,758	753,930		753,930	563,837.58	
11	1465.1 Dwelling Equipment—Nonexpendable			0	0				
12	1470 Non-dwelling Structures			0	0				
13	1475 Non-dwelling Equipment			0	0				
14	1485 Demolition			0	0				
15	1492 Moving to Work Demonstration			0	0				
16	1495.1 Relocation Costs			0	0				
17	1499 Development Activities 4			0	0				
18a	1501 Collateralization or Debt Service paid by the PHA			0	0				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			0	0				
19	1502 Contingency (may not exceed 8% of line 20)			0	0				
20	Amount of Annual Grant: (sum of lines 2 – 19)			2,548,758	2,548,758		2,548,758	2,013,900.32	
21	Amount of line 20 Related to LBP Activities			0	0				
22	Amount of line 20 Related to Section 504 Activities			0	0				
23	Amount of line 20 Related to Security – Soft Costs			0	0				
24	Amount of line 20 Related to Security – Hard Costs			0	0				
25	Amount of line 20 Related to Energy Conservation Measures			0	0				

Signature of Executive Director
[Signature]

Date
 4/14/2011

Signature of Public Housing Director

Date

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

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

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28S00950109		CFPP (Yes/ No): No		Federal FFY of Grant: 2009 S		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Funds ² Obligated	Funds Expended ²	
AMP 000001	Replace floor in Lobby area	1460	1	5,000	9,506.00	9,506.00	9,506.00	
Richert Manor	Paint exterior of Building	1460	1	65,000	61,500	61,500.00	0	
	Replace Parking Lot	1450	1	75,000	190,717	190,717.00	190,717.00	
	Total			145,000	288,723	288,723.00	200,223.00	
AMP 000002	Replace Gutters/Downspouts	1460	16	40,000	0	0	0	Included w/ siding
Howard Estates	New Parking lots/ curb	1450	1	155,000	70,000	70,000	70,000	
	Replace Front sidewalk, porches	1450	1	15,000	40,721	40,721	15,795	
	Repair & solve basement leaks	1460	6 bldgs	40,000	133,930	133,930	0	
	Replace siding/trim/soffits	1460	16 bldgs	125,000	294,027	294,027	182,610.46	
	Replace bathroom floors	1460	45 units	50,000	43,820	43,820	43,820.00	
	Total			425,000	582,498	582,498	312,225.46	
AMP 000003	Vacant Unit Renovation-Contractor	1460	12	250,000	250,000	250,000	250,000	
Atherton East	New Parking Lot	1450	1	115,000	285,500	285,500	285,500	Includes all Parking lots
	Replace Parking Lot	1450	2	50,000	0	0	0	
	Replace/repair porches/steps	1450	60	80,000	147,000	147,000	147,000	
	Total			495,000	682,500	682,500	682,500	

Form HUD-50075.1 (4/2008)

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 II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P009S50109 Replacement Housing Factor Grant No:		CFPP (Yes/No): No		Federal FFY of Grant: 2009 S		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 000005	Replace Parking lots	1450	2	50,000	193,500	193,500	193,500	
River Park	Repair & solve basement leaks	1450	4 bldgs	60,000	163,800	163,800	0	
	Total			110,000	343,967	357,300	193,500	
AMP 000006	Replace parking lot/drains	1450	1	30,000	0	0	0	
Centerview Apts	Repair/replace sidewalks	1450	10%	10,000	0	0	0	
	Air Handlers	1460	1	20,000	0	0	0	
	Total			60,000	0	0	0	
AMP 000010	Vacant Unit Renovations-contractor	1460	10	400,000	0	0	0	
Scattered Sites	Vacant Unit Renov Force Labor	1460	20+	200,000	0	0	0	
	Replace fencing	1450	20	20,000	28,475	28,475	28,475	
	Solve & Repair Basement leaks	1460	20	33,758	31,750	31,750	31,750	
	Total			653,758	60,225	60,225	60,225	
AMP 000011	Replace Parking Lot/drains	1450	1	40,000	166,800	166,800	166,800	
Mince Manor	Repair/replace sidewalks	1450	10%	10,000	39,000	39,000	39,000	
	Air Handlers	1460	1	20,000	0	0	0	
	Total			70,000	205,800	205,800	205,800	

Form HUD-50075.1 (4/2008)

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 II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P009S50109 Replacement Housing Factor Grant No:		CFPP (Yes/ No): No		Federal FFY of Grant: 2009 S		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised 1	Funds Obligated2	Funds2 Expended		
AMP 000014	Repair/replace sidewalks/porches	1450	20%	20,000	80,699.59	80,699.59	80,699.59		
Aldridge Place	Replace kitchen floors	1460	35	50,000	46,543	46,543	46,543		
	Solve & repair basement leaks	1450	3 bldgs	20,000	48,018	48,018	0		
	Total			90,000	175,260.59	175,260.59	127,242.59		
AMP 000015	Wrought Iron Fence for safety	1450	1	20,000	0	0	0		
KMS Square	Total			20,000	0	0	0		
A/E Fees	Environmental Review for ARRA	1430	1	30,000	23,000.00	23,000.00	23,000.00		Completed
A/E Fees	Architect Fees	AMP 1	1430	14,500	28,442.00	28,442.00	28,442.00		By A/E firm
A/E fees based on		AMP 2	1430	42,500	46,914.72	46,914.72	46,914.72		
10% of total Amp		AMP 3	1430	51,500	43,213.92	43,213.92	43,213.92		
Amount. Amps		AMP 5	1430	12,000	17,305.50	17,305.50	17,305.50		
w/renovations		AMP 6	1430	6,000	13,236.06	13,236.06	13,236.06		
Will cost a little		AMP 10	1430	45,500	12,503.16	12,503.16	12,503.16		
More because of		AMP 11	1430	7,000	12,623.08	12,623.08	12,623.08		
The extra work		AMP 14	1430	9,000	23,061.56	23,061.56	23,061.56		
		AMP 15	1430	2,000	0	0	0		
	Total			220,000	220,300.00	220,300.00	220,300.00		

Form HUD-50075.1 (4/2008)

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 II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No: M128P009S50109		CFFP (Yes/No): No		Federal FFY of Grant: 2009 S		Status of Work	
PHA Name: Flint Housing Commission		Replacement Housing Factor Grant No:		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised 1	Funds Obligated2	Funds Expended				
Non-Dwelling Equipment	Vehicles for Maintenance	AMP 1	1	19,750	0	0	0				
		AMP 2	1	19,750	0	0	0				
		AMP 3	2	39,500	0	0	0				
		AMP 5	1	19,750	0	0	0				
		AMP 6	1	19,750	0	0	0				
		AMP 10	1	19,750	0	0	0				
		AMP 11	1	19,750	0	0	0				
		Total		158,000	0	0	0				
	Computers	AMP 1	1	1,200	0	0	0				
		AMP 2	1	1,200	0	0	0				
		AMP 3	1	1,200	0	0	0				
		AMP 5	1	1,200	0	0	0				
		AMP 6	1	1,200	0	0	0				
		AMP 10	1	1,200	0	0	0				
		AMP 11	1	1,200	0	0	0				
		AMP 14	1	1,200	0	0	0				
		AMP 15	1	2,400	0	0	0				
		Total		12,000	0	0	0				

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 III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Flint Housing Commission

Federal FFY of Grant: 50109 S

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	
AMP 000001	3/17/10		3/17/11		
AMP 000002	3/17/10		3/17/11		
AMP 000003	3/17/10		3/17/11		
AMP 000005	3/17/10		3/17/11		
AMP 000006	3/17/10		3/17/11		
AMP 000010	3/17/10		3/17/11		
AMP 000011	3/17/10		3/17/11		
AMP 000014	3/17/10		3/17/11		
AMP 000015	3/17/10		3/17/11		
Administration	3/17/10		3/17/11		
A/E Fees	3/17/10		3/17/11		
Non Dwell Equip	3/17/10		3/17/11		

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. 2577-02276
 Expires 4/30/2011

Part I: Summary

PHA Name: **Flint Housing Commission**
 Grant Type and Number: **Capital Fund Program Grant No: 50109**
 Date of CFFP: _____ Replacement Housing Factor Grant No: _____

FFY of Grant: **2009**
 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: **12-31-2010** 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-CFFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) 3	402,056	402,056	402,056	402,056
3	1408 Management Improvements	137,000	402,056	234,489.52	234,489.52
4	1410 Administration (may not exceed 10% of line 21)	201,028	201,028	201,028	201,028
5	1411 Audit	2,500	2,500	2,500	2,500
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	375,000	53,500	12,000	4,970.30
8	1440 Site Acquisition	100,000	0	0	0
9	1450 Site Improvement	90,000	130,000	0	0
10	1460 Dwelling Structures	330,000	497,140	32,146.90	32,146.90
11	1465.1 Dwelling Equipment—Nonexpendable	50,000	50,000	28,189.87	28,189.87
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	272,000	272,000	212,838.52	212,838.52
14	1485 Demolition	50,696	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities 4	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,010,280	2,010,280	1,125,248.81	1,118,219.11
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	300,000	260,000	113,581.42	113,581.42
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0

Signature of Executive Director: *Paul Shlaughts*
 Date: *4/14/2011*

Signature of Public Housing Director: _____
 Date: _____

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No:		CFPP (Yes/ No):		Federal FFY of Grant:		Status of Work
PHA Name: Flint Housing Commission		Replacement Housing Factor Grant No:		50109		2009				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds2 Obligated	Funds Expended2			
MI009-000002	Storm Doors	1460	192	Original 100,000	Revised 1 100,000	0	0			
	Total			100,000	100,000	0	0			
MI009-000003	Force Labor	1460		50,000	92,140	6,231.40	6,231.40			
Atherton East	Landscaping	1450		50,000	50,000	0	0			
	Total			100,000	142,140	6,231.40	6,231.40			
MI009-000010	Siding replacement	1460	20	25,000	50,000	0	0			
Scattered Sites	Down Spout repair/replacement	1460	20	15,000	15,000	0	0			
	sheds	1450	40	40,000	80,000	0	0			
	roofs	1460	5	40,000	80,000	0	0			
	Total			120,000	225,000	0	0			
MI009-000011	Paint hallways	1460	All	20,000	60,000	0	0			
Mince Manor	Flooring-hallways	1460	All	80,000	100,000	0	0			
	Paint Ext. of Building-from ARRA	1460	1	0	51,590	51,590	25,915.50			
	Total			100,000	211,590	51,590	25,915.50			

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. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		CFPP (Yes/ No):		Federal FY of Grant:		Status of Work	
PHA Name: Flint Housing Commission		Capital Fund Program Grant No: 50109 Replacement Housing Factor Grant No:				2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²		
Operating	Operating Costs			Original	Revised ¹				
		AMP 1	1406	62,800	62,800	62,800	62,800		
		AMP 2	1406	30,830	30,830	30,830	30,830		
		AMP 3	1406	61,850	61,850	61,850	61,850		
		AMP 5	1406	58,000	58,000	58,000	58,000		
		AMP 6	1406	29,000	29,000	29,000	29,000		
		AMP 10	1406	42,850	42,850	42,850	42,850		
		AMP 11	1406	35,450	35,450	35,450	35,450		
		AMP 14	1406	30,000	30,000	30,000	30,000		
		AMP 15	1406	51,276	51,276	51,276	51,276		
		Total		402,056	402,056	402,056	402,056		
Management	Security	AMP 1	1408	312.50	40,625	17,747.10	17,747.10		
Improvements	(was applicant screening)	AMP 2	1408	153.85	20,000	8,737.03	8,737.03		
		AMP 3	1408	307.69	40,000	17,474.06	17,474.06		
		AMP 5	1408	288.46	37,500	16,381.94	16,381.94		
		AMP 6	1408	144.23	18,750	8,190.97	8,190.97		
		AMP 10	1408	213.14	27,708.33	12,104.43	12,104.43		
		AMP 11	1408	176.28	22,916.67	10,011.18	10,011.18		
		AMP 14	1408	149.04	19,375	8,464.00	8,464.00		

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. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P009-50109 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2009		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ¹	Funds Expended	
Mgmt Imp Cont	Security <i>(was applicant screening)</i>	AMP 15	1408	Original 254,81	Revised ¹ 33,125.00	14,470.71	14,470.71	
	Commissioners Training		1408	15,000	15,000	0	0	
	Staff Training		1408	20,000	20,000	4,447.20	4,447.20	
	Computer Software		1408	105,000	107,056	116,460.90	116,460.90	
	Total Mgmt Improve			137,000	402,056	234,489.52	234,489.52	
Administration	Mod Director and Staff	AMP 1	1410	30,154.20	30,154.20	30,154.20	30,154.20	
		AMP 2	1410	14,071.96	14,071.96	14,071.96	14,071.96	
		AMP 3	1410	30,154.20	30,154.20	30,154.20	30,154.20	
		AMP 5	1410	28,143.92	28,143.92	28,143.92	28,143.92	
		AMP 6	1410	14,071.96	14,071.96	14,071.96	14,071.96	
		AMP 10	1410	20,102.80	20,102.80	20,102.80	20,102.80	
		AMP 11	1410	16,082.24	16,082.24	16,082.24	16,082.24	
		AMP 14	1410	14,071.96	14,071.96	14,071.96	14,071.96	
		AMP 15	1410	24,123.36	24,123.36	24,123.36	24,123.36	
		Total		201,028	201,028	201,028	201,028	
Mod Audit	Audit for Mod Dept.		1411	2,500	2,500	2,500	2,500	
Dwelling Equip	Stoves and Refrigerators-PHA Wide		1455.1	50,000	50,000	28,189.87	28,189.87	

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. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P009-50109		CFPP (Yes/ No):		Federal FFY of Grant: 2009		Status of Work	
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
						Original	Revised 1	Funds Obligated2	Funds2 Expended
Non Dwell Equip	Maintenance Vehicles-	AMP 1	1475			24,250	36,000	30,638.44	30,638.44
		AMP 2	1475			24,250	32,000	15,083.54	15,083.54
		AMP 3	1475			42,500	36,000	30,167.08	30,167.08
		AMP 5	1475			24,250	36,000	28,281.63	28,281.63
		AMP 6	1475			24,250	4,000	14,140.82	14,140.82
		AMP 10	1475			24,250	6,000	20,896.99	20,896.99
		AMP 11	1475			24,250	5,000	17,283.22	17,283.22
		AMP 14	1475			6,000	32,000	14,612.18	14,612.18
		AMP 15	1475			6,000	7,000	24,982.11	24,982.11
		Sub-Total				200,000	194,000	196,086	196,086
	Maint Equipment-	AMP 2	1475			12,000	13,000	0	0
		AMP 3	1475			24,000	26,000	0	0
		AMP 5	1475			12,000	13,000	0	0
		AMP 14	1475			12,000	13,000	0	0
	Computer Equipment	AMP 1	1475			1,200	2,128.68	2,617.58	2,617.58
		AMP 2	1475			1,200	1,047.96	1,288.66	1,288.66
		AMP 3	1475			1,200	2,095.93	2,577.31	2,577.31
		AMP 5	1475			1,200	1,964.93	2,416.23	2,416.23
		AMP 6	1475			1,200	982.47	1,208.45	1,208.45

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. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		Status of Work	
PHA Name: Flint Housing Commission		Capital Fund Program Grant No: MI28P009-50109		2009			
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		CFFP (Yes/No):			
General Description of Major Work Categories		Development Account No.		Total Estimated Cost		Total Actual Cost	
		Quantity		Original		Revised ¹	
				Funds Obligated ²		Funds ² Expended	
	AMP 10	1475		1,200	1,451.87	1,785.33	1,785.33
	AMP 11	1475		1,200	1,200.79	1,476.59	1,476.59
	AMP 14	1475		1,200	1,015.21	1,248.39	1,248.39
	AMP 15	1475		2,400	1,735.69	2,134.34	2,134.34
	Total 1475			272,000	272,000	212,838.52	212,838.52
A/E Fees	A/E Fees /	1430		15,000	0	0	0
	AMP 2	1430		15,000	10,000	0	0
	AMP 10	1430		40,000	22,500	0	0
	AMP 2	1430		40,000	0	0	0
	AMP 3	1430		40,000	5,000	0	0
	AMP 5	1430		40,000	0	0	0
	AMP 6	1430		40,000	0	0	0
	AMP 11	1430		40,000	16,000	12,000	4,970.30
	AMP 14	1430		40,000	0	0	0
	AMP 15	1430		40,000	0	0	0
	Total 1430			375,000	53,500	12,000	4,970.30
Acquisition	Acquisition of houses	1440		100,000	0	0	0
Demolition	Demolition of scattered Sites	1485	15	50,696	0	0	0

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. 2577-02276
 Expires 4/30/2011

Part I: Summary

PHA Name: Flint Housing Commission	Grant Type and Number Capital Fund Program Grant No: 501110 Date of CFFP:	Replacement Housing Factor Grant No:	FFY of Grant: 2010 FFY of Grant Approval:
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Line	Summary by Development Account	Type of Grant		Performance and Evaluation Report for Period Ending: 12-31-2010		Type of Grant	
		<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	<input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
		Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFF Funds	0	0	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) 3	402,056	402,056	402,056	402,056	402,056	402,056
3	1408 Management Improvements	201,028	201,028	201,028	100,530.16	100,530.16	100,530.16
4	1410 Administration (may not exceed 10% of line 21)	201,028	201,028	201,028	0	0	0
5	1411 Audit	2,500	2,500	2,500	0	0	0
6	1415 Liquidated Damages	0	0	0	0	0	0
7	1430 Fees and Costs	77,400	77,400	77,400	0	0	0
8	1440 Site Acquisition	0	0	0	0	0	0
9	1450 Site Improvement	25,000	25,000	25,000	0	0	0
10	1460 Dwelling Structures	836,268	836,268	836,268	0	0	0
11	1465.1 Dwelling Equipment—Nonependable	75,000	75,000	75,000	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0	0	0
13	1475 Non-dwelling Equipment	186,443	186,443	186,443	5,094.90	5,094.90	5,094.90
14	1485 Demolition	0	0	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0	0	0
17	1499 Development Activities 4	0	0	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,006,723	2,006,723	2,006,723	507,648.74	507,648.74	507,648.74
21	Amount of line 20 Related to LBP Activities	0	0	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	0	0

Signature of Executive Director
Paul Blumgart

Date
 4/14/2011

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: 50110 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2010		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised 1	Funds ² Obligated	Funds Expended ²	
MI009-000001	Key Entry System	1460	3 bldgs.	75,000	75,000	0	0	
	Total			75,000	75,000	0	0	
MI009-000003	Smoke Detectors in BR-Update	1460	150 units	80,000	80,000	0	0	
Atherton East	Community Room Updates	1460	1	30,000	30,000	0	0	
	Dryer Vents	1460	150 units	15,000	15,000	0	0	
	Total			125,000	125,000	0	0	
MI009-000005	Smoke Detectors in BR-Update	1460	180	75,000	75,000	0	0	
River Park	Community Room Updates	1460	1	20,000	20,000	0	0	
	Comm Room Bathrooms-ADA	1460	2	50,000	50,000	0	0	
	Landscaping to prevent drive-overs	1450	20%	15,000	15,000	0	0	
	Total			160,000	160,000	0	0	
MI009-000006	Key Card System	1460	1 bldg	25,000	25,000	0	0	
Centerview Apts	Replace Exterior Doors	1460	100%	5,000	5,000	0	0	
	Total			30,000	30,000	0	0	
MI009-000010	Central Air/Furnaces	1460	25	50,000	50,000	0	0	
Scattered Sites	Vacancy reduction/Force Labor	1460	5	67,268	67,268	0	0	
	Total			117,268	117,268	0	0	

Form HUD-50075.1 (4/2008)

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 Office of Public and Indian Housing
 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: 50110 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2010		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised 1	Funds Obligated ²	Funds ² Expended	
MI009-000011	Paint units	1460	100%	150,000	150,000	0	0	
	Keyless Entry	1460	100%	25,000	25,000	0	0	
	Renovate exercise room	1460	100%	10,000	10,000	0	0	
	Total			185,000	185,000	0	0	
MI009-000014	Seal Coat Basements	1460	93	60,000	60,000	0	0	
	Office Roof	1460	1	25,000	25,000	0	0	
	New Bldg addresses	1460	15	2,000	2,000	0	0	
	SD in Bedroom	1460	93	45,000	45,000	0	0	
	Total			132,000	132,000	0	0	
MI009-000015	Key Entry System	1460	1 bldg	35,000	35,000	0	0	
KMS Square	Garbage Room Door Repair	1460	1	2,000	2,000	0	0	
	Total			37,000	37,000	0	0	
Operating	Operating Costs	AMP 1	1406	62,825	62,825	62,825	62,825	
		AMP 2	1406	30,930	30,930	30,930	30,930	
		AMP 3	1406	61,861	61,861	61,861	61,861	
		AMP 5	1406	57,990	57,990	57,990	57,990	
		AMP 6	1406	28,995	28,995	28,995	28,995	
		AMP 10	1406	42,850	42,850	42,850	42,850	

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. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28P009-50110		CFPP (Yes/No):		Federal FFY of Grant: 2010		Status of Work			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		Quantity		Total Estimated Cost	Total Actual Cost		
								Original	Revised ¹	Funds Obligated ²	Funds ² Expended
Mod Audit	Audit for Mod Dept.		1411					2,500	2,500	0	0
Dwelling Equip	Stoves and Refrigerators-PHA Wide		1465.1					75,000	75,000	0	0
Non Dwell Equip	Maintenance Vehicles- PHA Wide		1475					85,000	85,000	0	0
	Maint Equipment- PHA Wide		1475					81,443	81,443	5,094.90	5,094.90
	Computer Equip- PHA Wide		1475					20,000	20,000	0	0
								186,443	186,443	5,094.90	5,094.90
A/E Fees	AMP 1		1430					10,000	10,000	0	0
Includes	AMP 3		1430					11,000	11,000	0	0
Architectural	AMP 5		1430					17,000	17,000	0	0
Firms for	AMP 6		1430					3,000	3,000	0	0
Physical Work	AMP 10		1430					11,200	11,200	0	0
	AMP 11		1430					13,000	13,000	0	0
	AMP 14		1430					7,700	7,700	0	0
	AMP 15		1430					4,500	4,500	0	0
	Total							77,400	77,400	0	0

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. 2577-02276
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Flint Housing Commission		Federal FFY of Grant: 2010		Reasons for Revised Target Dates 1
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
Operating	6/30/2012		6/30/2014	
Management Impr	6/30/2012		6/30/2014	
Administration	6/30/2012		6/30/2014	
Audit	6/30/2012		6/30/2014	
Dwelling Equip	6/30/2012		6/30/2014	
Non-Dwll Equip	6/30/2012		6/30/2014	
A/E Fees	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	
AMP	6/30/2012		6/30/2014	

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. 2577-02276
 Expires 4/30/2011

Part I: Summary

PHA Name: Flint Housing Commission
 Grant Type and Number: Capital Fund Program Grant No: 50111
 Date of CFFP: _____ Replacement Housing Factor Grant No: _____

FFY of Grant: 2011
 FFY of Grant Approval: _____

Type of Grant

- Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: _____ Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFP Funds	0					
2	1406 Operations (may not exceed 20% of line 21) 3	401,345					
3	1408 Management Improvements	401,345					
4	1410 Administration (may not exceed 10% of line 21)	200,672					
5	1411 Audit	2,500					
6	1415 Liquidated Damages	0					
7	1430 Fees and Costs	77,400					
8	1440 Site Acquisition	0					
9	1450 Site Improvement	129,000					
10	1460 Dwelling Structures	632,000					
11	1465.1 Dwelling Equipment—Nonexpendable	47,461					
12	1470 Non-dwelling Structures	0					
13	1475 Non-dwelling Equipment	115,000					
14	1485 Demolition	0					
15	1492 Moving to Work Demonstration	0					
16	1495.1 Relocation Costs	0					
17	1499 Development Activities 4	0					
18a	1501 Collateralization or Debt Service paid by the PHA	0					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0					
19	1502 Contingency (may not exceed 8% of line 20)	0					
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,006,723					
21	Amount of line 20 Related to LBP Activities	0					
22	Amount of line 20 Related to Section 504 Activities	0					
23	Amount of line 20 Related to Security - Soft Costs	0					
24	Amount of line 20 Related to Security - Hard Costs	0					
25	Amount of line 20 Related to Energy Conservation Measures	0					

Signature of Executive Director: *Red Blumholtz* Date: 4/14/2011

Signature of Public Housing Director: _____ Date: _____

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission	Grant Type and Number Capital Fund Program Grant No: 50111 Replacement Housing Factor Grant No:	CFPP (Yes/ No):	Federal FFY of Grant: 2011	Total Actual Cost		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised 1	Funds 2 Obligated	Funds Expended 2
MI009-000001	Front step to 820 Garland	1450	1	15,000			
Richert Manor	Overhead Entry-Richert Manor	1450	1	20,000			
	Paint Exterior- Forest Park	1460	1	20,000			
	Total			55,000			
MI009-000002	Kiosks/addresses	1450	3	0			
Howard Estates	A/C units	1460	25	58,000			
	Community Room updates	1460	1	0			
	Comm room bathroom-ADA	1460	2	40,000			
	Total			88,000			
MI009-000003	Update Bathrooms- units	1460	150	150,000			
Atherton East	Total			150,000			
MI009-000005	Fire Extinguishers	1460	180	15,000			
River Park	New Maintenance Garage	1460	1	52,000			
	Total			67,000			
MI009-000006	Paint Units	1460	All	115,000			
Centerview Apts	Fix Foundation Cracks	1450	All	40,000			
	Total			155,000			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: 50111 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2011		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds ² Expended	
MI009-000010	Vacancy Reduction	1460	3	50,000				
Scattered Sites	Roofs, Siding, G&Downspouts	1460	5	50,000				
	Total			100,000				
MI009-000011	Fire Extinguishers	1460	110	20,000				
Mince Manor	Total			20,000				
MI009-000014	Parking Blocks	1450	all	11,000				
Aldridge Place	Clean Heat Vents	1460	all	40,000				
	New large light poles	1450	4	30,000				
	Total			81,000				
MI009-000015	Fix Cement Columns	1450	6	5,000				
KMS Square	New Wrought Iron gate	1450	1	5,000				
	Furnaces w/A/C	1460	30	35,000				
	Total			45,000				
Operating	Operating Cosits	1406		62,746				
		AMP 1						
		AMP 2		30,851				
		AMP 3		61,782				
		AMP 5		57,911				
		AMP 6		28,916				
		AMP 10		42,771				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB NO. 2577-02276
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Flint Housing Commission		Grant Type and Number Capital Fund Program Grant No: M128P009-50111 Replacement Housing Factor Grant No:		CFFP (Yes/ No):		Federal FFY of Grant: 2011		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ¹	Funds ² Expended		
				Original	Revised ¹				
		AMP 11	1406	35,361					
		AMP 14	1406	29,886					
		AMP 15	1406	51,121					
		Total		401,345					
Management	Commissioners Training		1408	10,000					
	Staff Training		1408	15,000					
Improvements	Computer Software		1408	20,000					
	Security- PHA Wide		1408	356,345					
	Total			401,345					
Administration	Mod Director and Staff	AMP 1	1410	31,355					
		AMP 2	1410	15,436					
		AMP 3	1410	30,873					
		AMP 5	1410	28,943					
		AMP 6	1410	14,472					
		AMP 10	1410	21,386					
		AMP 11	1410	17,687					
		AMP 14	1410	14,954					
		AMP 15	1410	25,566					
		Total		200,672					

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Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
Operating	6/30/2013		6/30/2015			
Management Impr	6/30/2013		6/30/2015			
Administration	6/30/2013		6/30/2015			
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AMP	6/30/2013		6/30/2015			
AMP	6/30/2013		6/30/2015			
AMP	6/30/2013		6/30/2015			
AMP	6/30/2013		6/30/2015			
AMP	6/30/2013		6/30/2015			
AMP	6/30/2013		6/30/2015			

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input checked="" type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: MI-05	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: DEPT. OF HOUSING AND URBAN DEVELOPMENT	7. Federal Program Name/Description: 2011 PHA ANNUAL AND 2011 - 2015 FIVE YEAR PLAN CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 2,006,723	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. 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>Rod Slaughter</u> Print Name: <u>Rod Slaughter</u> Title: <u>Executive Director</u> Telephone No.: <u>810-736-3099</u> Date: <u>04/14/2011</u>	
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