

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Bay City Housing Commission</u> PHA Code: <u>MI024</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>562</u> Number of HCV units: <u>0</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <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
	PHA 1:				PH      HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b>				
<b>5.2</b>	<b>Goals and Objectives.</b>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>Refer to attachment mi024a02</b>  (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. <b>Refer to attachment mi024b02</b>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <b>Refer to attachment mi024c02</b>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.  <b>Refer to attachment mi024d02 for 2011 CFP Annual Statement</b> <b>Refer to attachment mi024e02 for 2010 CFP P&amp;E Report</b> <b>Refer to attachment mi024f02 for 2009 CFRG P&amp;E Report</b> <b>Refer to attachment mi024g02 for 2009 CFP P&amp;E Report</b> <b>Refer to attachment mi024h02 for 2008 CFP P&amp;E Report</b>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.  <b>Refer to attachment mi024i02 for 2011 CFP 5-Year Plan</b>				

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Refer to attachment mi024j02 for Housing Needs</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  <b>Refer to attachment mi024k02 for Statement of Progress in meeting Goals and Objectives</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  <b>Refer to attachment mi024l02 for definition of "significant amendment" and "substantial deviation/modification".</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.  <b>No comments were received from the Resident Advisory Board.</b></p> <p>(g) Challenged Elements  <b>No elements of the Plan were challenged.</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p><b>Required forms submitted to Field Office by United States Postal Service (USPS), postmarked 7/7/2011.</b></p>

## PLAN ELEMENTS REVISED SINCE LAST SUBMISSION

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

- a. Change name to *"TENANT SELECTION, ADMISSION AND CONTINUED OCCUPANCY POLICY"*
- b. **Section 1.0** ADD "Tenant Selection" to header and "and Nondiscrimination" to title.
- c. **Section 4.0** Editorial change to replace "Public Housing" with "its Housing".
- d. **Section 5.0** ADD narrative description of need for certain identified personal information to determine eligibility and verify appropriate level of housing assistance; ADD requirements for signatures of HUD forms (9886/9887/9887-A) at time of application and subsequent annual recertifications; ADD mandated use of HUD's EIV System and conditions for its use.
- e. **Section 6.0** ADD "Tenant Selection" in para A.
- f. **Section 7.0** Replace "Public" with "Bay City Housing Commission's" in first sentence; ADD requirement for provision of HUD Fact Sheets and EIV Informational brochures.
- g. **Section 8.0** Remove "Public" and replace with either "the" or "its" and "programs of the Bay City Housing Commission" in para 8.1; in para 8.2 B. replace "public" with "federally-assisted" and "commission" with "Public Housing Agency or Owner/Agent"; in para 8.4 B.2 ADD new "2)" regarding failure to sign required HUD forms (9886/9887/9887-A); in para 8.4 H ADD "receives assistance or" and "Authority or Multifamily Owner/Agent" and "or other federally-assisted housing programs".
- h. **Section 9.0** In 2<sup>nd</sup> para of 9.1 ADD "programs of the Bay City Housing Commission" in place of "public"; in 2<sup>nd</sup> para of 9.3 ADD "(HUD-9886 and/or 9887 & 9887-A)".
- i. **Section 10.0** In 2<sup>nd</sup> para of 10.9 replace "with" with "between" and ADD "developments" in the first sentence; ADD new para 10.11 "ENTERPRISE INCOME VERIFICATION SYSTEM (EIV)" detailing its use in the application process.
- j. **Section 11.0** ADD "EXCEPTIONS TO" in title of 11.2; in 11.4 A. delete "public housing"; in 11.4 B. replace "specialist " with "Commission".
- k. **Section 12.0** ADD "9887-A" at end of 2<sup>nd</sup> para in 12.1 and new narrative regarding household members attaining the age of 18 between move-in and recertifications or between recertifications and their requirement to sign the required forms; in 3<sup>rd</sup> para ADD detailed listing of the specific EIV verification

reports that will be utilized and the requirement for use of Income Report within 90 days of new move-ins.

- l. **Section 13.0** ADD "in the Public Housing program will be" in 13.1; at the end of 13.1 ADD a new sentence "This Choice is not available in the Multifamily program."; In 13.3 D. ADD new sentence at the end "However, reexaminations will be scheduled on a more frequent basis (90 days) until income stabilizes and an annual income can be determined."; in 13.8 replace "or National City Bank" with "located".
- m. **Section 14.0** In first sentence of 14.1 ADD "(24 CFR 960 Subpart F)" and "in the Public Housing program".
- n. **Section 15.0** In the first unnumbered para delete "and" and the end of (1); ADD "and (3) whether the family is compliant with program requirements for continued eligibility."; in 2<sup>nd</sup> para of 15.6 ADD "in the Public Housing program" and a new 3<sup>rd</sup> para "Families in the Multifamily program (Maplewood Manor) are required to report any cumulative increase in household income that exceeds \$200 per month, for which an interim reexamination will be conducted."; in 15.7 change "sixty (60)" to "ninety (90)"; ADD new para 15.9 "Enterprise Income Verification (EIV) Procedures" with narrative on required use and procedures of EIV in the recertification process.
- o. **Section 16.0** ADD new para 16.10 "TRANSFERS BETWEEN HOUSING PROGRAMS" narrative on transfers from multifamily to public housing programs.
- p. **Section 20.0** In first para of 20.2 ADD 'in the Public Housing program'; in 20.2 C. ADD "including failure to have all adult family members execute annual authorization and consent for the release of information and federal Privacy Act statements (HUD-9886 and/or 9887/9887-A)."
- q. **ACRONYMS** ADD "EIV", "O/A" and "UIV" together with definitions.
- r. Change existing Appendix I to Appendix II and ADD new 9-page Appendix I "USE OF EIV REPORTS".
- s. Editorial change throughout the policy: "public housing" to "Public Housing".
- t. DECONCENTRATION OF INCOME – calculations were not performed as the Housing Commission has no developments where the analysis was required.
- u. INCOME LIMITS – FY 2011 Income Limits as published by HUD on May 29, 2011 were incorporated into the Housing Commission's Admissions software.

2. FINANCIAL RESOURCES

<b>Bay City Housing Commission Financial Resources: Planned Sources and Uses in FY 2011</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>

<b>Bay City Housing Commission Financial Resources: Planned Sources and Uses in FY 2011</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2011 est)</b>		
a) Public Housing Operating Fund	\$1,396,162 (1)	
b) Public Housing Capital Fund	\$ 743,904 (2)	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Section 8 Tenant-Based Assistance	\$0	
f) PHDEP (including any Technical Assistance funds)	\$0	
g) ROSS Grants	\$0	
h) CDBG	\$0	
i) HOME	\$0	
j) Other Federal Grants		
• ARRA/Capital Funds	\$0	Capital Improvements
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
a) '09 & '10 CFP funds, on 3/31/11	\$ 670,508	Capital Improvements
b) CFFP Funds	\$0	Capital Improvements
<b>3. Dwelling Rental Income</b>		
a) PH Tenant Rent	\$1,303,705 (budget)	PH Operations
b) Project Based Sec 8 Rent	\$1,180,950 (HAP)	S8NC Operations
<b>4. Other income (list below)</b>		
a) Non-dwelling rental income	\$ 133,090	Operations
b) Sales/services to tenants	\$ 20,085	Operations
<b>4. Non-federal sources (list below)</b>		

<b>Bay City Housing Commission Financial Resources: Planned Sources and Uses in FY 2011</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
a) Investment income	\$ 17,690	Operations
b) CFFP Debt Service Reserve	\$ 128,932 (3)	Debt Service Reserve
<b>Total estimated resources</b>	<b>\$5,595,026</b>	

- (1) Amount is estimated at 96.7% proration of 2010 funding enacted, based on HR 1473, April 12, 2011.
- (2) Amount is estimated at 81.6% proration of 2010 CFP allocation received from HUD, based on HR 1473, April 12, 2011.
- (3) Amount is balance of restricted Debt Service Reserve Account as of 3/31/2011.

### 3. RENT DETERMINATION

This Plan Element has not been revised since the last submission.

### 4. OPERATIONS AND MANAGEMENT

The Housing Commission's Chart of Organization has been modified to incorporate the elimination of two (2) maintenance positions, Maintenance Crew Leader, one each from the high-rise operating divisions, to more closely align operational needs with reduced unit turn-over associated with consistently high occupancy rates and anticipated reduced federal operating assistance.

### 5. GRIEVANCE PROCEDURES

This Plan Element has not been revised since the last submission.

### 6. DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES

- a. Pine Towers, Project Number MI024000004
- b. Designation Type – Elderly only
- c. Application planned for submission in December 2011.
- d. Last approval by HUD on February 5, 2010 for 2 years.
- e. Number of units affected: 115

### 7. COMMUNITY SERVICE AND SELF-SUFFICIENCY

Board Resolution adopted on July 20, 2011 approving the special use of three (3) public housing units for non-dwelling self-sufficiency purposes, those being:

Unit #2109 in AMP MI024000002, Smith Manor, for use by the Bay Arenac Intermediate School District for its Post-Secondary Transition Program for community-based instruction, training and experience in independent adult living skills and community participation for young adults with disabilities.

Units #4003 & #4027 in AMP MI024000001, Scattered Sites for use by the Bay-Arenac Behavioral Health Authority for its Supported Independent Apartment Program for housing services and community-based instruction, training and experience in independent adult living skills for disabled individuals 18 years of age or older in a supervised residential setting.

8. SAFETY AND CRIME PREVENTION

This Plan Element has not been revised since the last submission.

9. PETS

This Plan Element has not been revised since the last submission.

10. CIVIL RIGHTS CERTIFICATION

This Plan Element has not been revised since the last submission.

11. FISCAL YEAR AUDIT

- a. The Housing Commission completed and submitted its year-end 9/30/2010 Fiscal Year Audit to the Federal Audit Clearinghouse on 6/13/2011. While its Unaudited Financial Statements (FDS) were submitted in a timely manner they were not conditionally approved by HUD through the REAC/FASS web site until 6/2/2011, and its Audited Financial Statements, submitted on 6/24/2011, were not yet reviewed by REAC as of 6/30/2011. Changes required to address the review will be noted in the next audit as a prior year adjustment, if necessary. The issued Audit contained one finding regarding disbursement of ARRA funds, which the Housing Commission has addressed.

12. ASSET MANAGEMENT

- a. The Bay City Housing Commission continues to carry out its asset management functions in accordance with its Asset Management Stop Loss Application as approved by HUD on July 16, 2008.

### 13. VIOLENCE AGAINST WOMEN ACT (VAWA)

This Plan Element has not been revised. VAWA policy as adopted:

## **BAY CITY HOUSING COMMISSION (BCHC) VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

### **I. Purpose and Applicability**

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth BCHC policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by BCHC of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

### **II. Goals and Objectives**

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by BCHC;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between BCHC, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by BCHC; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by BCHC.

### **III. Other BCHC Policies and Procedures**

This Policy shall be referenced in and attached to BCHC's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of BCHC's Admissions and Continued Occupancy Policy. BCHC's annual public housing agency plan shall also contain information concerning BCHC's activities, services or programs relating to domestic violence, dating violence, and stalking. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of BCHC, the provisions of this Policy shall prevail.

### **IV. Definitions**

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

- (i) The length of the relationship.
- (ii) The type of relationship.
- (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
  - (i) that person;
  - (ii) a member of the immediate family of that person; or
  - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

## V. Admissions and Screening

A. *Non-Denial of Assistance*. BCHC will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

## VI. Termination of Tenancy or Assistance

A. *VAWA Protections*. Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by BCHC:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by BCHC as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of

this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of BCHC' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither BCHC nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of BCHC or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or BCHC, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

*B. Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, BCHC or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by BCHC. Leases used for all public housing operated by BCHC and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by BCHC, shall contain provisions setting forth the substance of this paragraph.

## **VII. Verification of Domestic Violence, Dating Violence or Stalking**

*A. Requirement for Verification.* The law allows, but does not require, BCHC or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., BCHC shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by BCHC. Section 8 owners or managers receiving rental assistance administered by BCHC may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to BCHC or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to BCHC or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the

requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to BCHC or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by BCHC, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of BCHC, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provided the benefits of this policy based on the victim's statement or other corroborating evidences. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

### **VIII. Confidentiality**

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to BCHC or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by BCHC shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

### **IX. Transfer to New Residence**

A. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit

### **X. Notification**

BCHC shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

### **XI. Relationship with Other Applicable Laws**

## Attachment mi024a02

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

### **XII. Amendment**

This policy may be amended from time to time by BCHC as approved by the BCHC Board of Commissioners.

**APPROVED BY BOARD RESOLUTION ON JUNE 22, 2007**

## **LOCATION OF COPIES OF 5-YEAR AND ANNUAL PLAN**

Copies of the Bay City Housing Commission's Agency Plan, including its 2011 Annual Plan and 2010-2014 Five-Year Plan, are available at the following locations:

- Bay City Housing Commission  
Central Administrative Offices  
1200 N. Madison Avenue  
Bay City, Michigan 48708
- City of Bay City  
Office of the City Clerk  
301 Washington Avenue  
Bay City, Michigan 48708
- Bay County Public Library System  
Alice and Jack Wirt Main Branch Public Library  
500 Center Avenue  
Bay City, Michigan 48708
- Smith Manor  
600 N. Van Buren Street  
Bay City, Michigan 48708
- Maloney Manor  
210 Fitzhugh Street  
Bay City, Michigan 48708
- Pine Towers  
306 S. Walnut Street  
Bay City, Michigan 48708

**HOPE VI, MIXED FINANCE MODERNIZATION OR  
DEVELOPMENT, DEMOLITION AND/OR DISPOSITION,  
CONVERSION OF PUBLIC HOUSING,  
HOMEOWNERSHIP PROGRAMS, AND PROJECT-  
BASED VOUCHERS**

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- a) Hope VI or Mixed Finance Modernization or Development – the Housing Commission has no current programs under administration nor plans on applying for any during the upcoming 5-Year period.
- b) Demolition and/or Disposition – Other than disposition of ACC units under an approved Homeownership Plan (see item (d) below), the Housing Commission has no other plans for demolition or disposition of public housing projects or units.
- c) Conversion of Public Housing – The Housing Commission is not required to convert any of its public housing projects to tenant-based assistance and has no plans to voluntarily convert any of its public housing projects or units to tenant-based assistance under current regulations. However, the Housing Commission is evaluating the provisions of HUD’s recently proposed *Preserving, Enhancing and Transforming Rental Assistance Act of 2010* that envisions a conversion of Public Housing funding from an ACC basis (Annual Contributions Contract) to a HAP (Housing Assistance Payment) Contract basis, similar to how funding is provided through their Multifamily Housing program. Should funding for a demonstration program be made available during the current Plan year, and the Housing Commission determines that it is its best interests to do so, it would give serious consideration to participating.
- d) Homeownership – The Housing Commission has developed a draft Section 5h Homeownership Plan for the sale of public housing units to eligible participants or applicants. However, the Plan has not previously been submitted to HUD for approval and is now in need of revision to be compliant with the new requirements of Section 32 before its submission. This activity is planned for in the next 5-Year Plan period. The Homeownership Plan would cover all public housing units in the Housing Commission’s Scattered Site Family Project, No. MI024000001, comprised of 193 units of single-family and duplex units, in bedroom sizes ranging from 1 to 5 bedrooms.

- e) Project-based Vouchers – The Housing Commission does not administer a tenant-based Voucher program. Therefore, this element is not applicable to the Bay City Housing Commission.

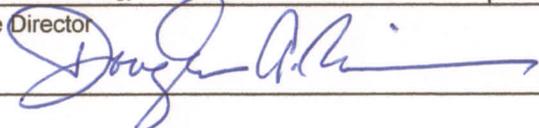
Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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

<b>Part I: Summary</b>		
PHA Name <b>BAY CITY HOUSING COMMISSION</b>	Capital Fund Program Grant Number <b>MI28P02450111</b>	Federal FY of Grant <b>2011</b>

Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number #  
 Performance and Evaluation Report for Program Year Ending:     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)	\$10,000	\$0	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 21)	\$87,000	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 21)	\$79,000	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$30,796	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$310,000	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$25,000	\$0	\$0	\$0
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	\$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 direct payment	\$248,681	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
20	<b>Amount of Annual Grant: (Sum of lines 2 - 19)</b>	<b>\$790,477.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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 Soft Costs	\$451,000	\$0	\$0	\$0
24	Amount of line 20 Related to Hard Costs	\$460,000	\$0	\$0	\$0
25	Amount of line 21 Related to Energy Conservation Measures	\$130,000	\$0	\$0	\$0

Signature of Executive Director 	Date 07/20/2011	Signature of Public Housing Director	Date
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<b>Part II: Supporting Pages</b>				Grant Type and Number:				Federal FY of Grant:
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Capital Fund Program grant No: <b>MI28P02450111</b>				<b>2011</b>
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
<b>MI02400000</b> <b>PHA Wide</b>	<b>1410 Administration</b>	<b>1410</b>						
	Staff salary and benefits		Lump sum	\$79,000.00	\$0.00	\$0.00	\$0.00	
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>						
	Complete renovation of former maintenance building into Family Investment Center. Replace roof, windows, doors, lighting, heating, mechanical, plumbing.		Lump sum	\$0.00				
	<b>Total 1470</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>9000 Collateralization or Debt Service</b>	<b>9000</b>						
	Debt Service on CFFP Loan		Lump sum	\$248,681.00				
	<b>Total 9000</b>			<b>\$248,681.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>MI02400002</b> <b>Smith Manor</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace EPDM roof		lump sum	\$70,000.00				
	Thermal glass replacement		110 d.u.	\$40,000.00				
	<b>Total 1460</b>			<b>\$110,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Energy Audit		Lump sum	\$4,000.00				
	Service coordination for elderly/disabled residents		Lump sum	\$20,000.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1408</b>			<b>\$29,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>1430 Fees and Cost</b>	<b>1430</b>							
A & E Fees and Costs		lump sum	\$10,000.00	\$0.00	\$0.00	\$0.00		
<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>							
Vehicle for maintenance staff		lump sum	\$25,000.00	\$0.00	\$0.00	\$0.00		
<b>Total Cost for Smith Manor</b>			<b>\$174,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>MI02400003</b> <b>Maloney Manor</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace apartment door hardware		113 d.u.	\$10,000.00				
	Repair hydronic heating system		lump sum	\$10,000.00				
	<b>Total 1460</b>			<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00				
	Energy Audit		Lump sum	\$4,000.00				
	Service coordination for elderly/disabled residents		Lump sum	\$15,000.00				
	<b>Total 1408</b>			<b>\$24,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Cost for Maloney Manor</b>			<b>\$44,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

**Part II: Supporting Pages**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28P02450111</b>				Federal FY of Grant: <b>2011</b>
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
<b>MIO2400001 Scattered Site</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace vinyl flooring		8 d.u.	\$20,000.00				
	Replace concrete and fencing		3 d.u.	\$5,000.00				
	Replace appliances		25 d.u.	\$10,000.00				
	Replace thermal glass		15 d.u.	\$25,000.00				
	Replace tub surrounds, vanities, medicine cabinets		14 d.u.	\$20,000.00				
	Replace railings, repair columns		115 d.u.	\$0.00				
	<b>Total 1460</b>			<b>\$80,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1406 Operations</b>	<b>1406</b>						
	Vacant unit turnover / Replacment gas meters		7 d.u.	\$10,000.00	\$0.00	\$0.00	\$0.00	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00				
	Energy Audit		Lump sum	\$5,000.00				
	<b>Total 1408</b>			<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Cost for Scattered Site</b>			<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>MIO2400004 Pine Towers</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace hot water heating boilers		lump sum	\$75,000.00				
	Replace Appliances		lump sum	\$25,000.00				
	<b>Total 1460</b>			<b>\$100,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00				
	Energy Audit		Lump sum	\$4,000.00				
	Service coordination for elderly/disabled residents		Lump sum	\$15,000.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1408</b>			<b>\$24,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1430 Fees and Cost</b>	<b>1430</b>						
A & E Fees and Costs		lump sum	\$20,796.00	\$0.00	\$0.00	\$0.00		
<b>Total Cost for Pine Towers</b>			<b>\$144,796.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		
<b>Grand Total</b>			<b>\$790,477.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

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

Part III: Supporting Pages							
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>			Grant Type and Number: Capital Fund Program Grant No: <b>MI28P02450111</b>			Federal FY of Grant: <b>2011</b>	
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	07/01/13			07/01/15			
MI 24-2 Smith Manor	07/01/13			07/01/15			
MI 24-3 Maloney Manor	07/01/13			07/01/15			
MI 24-4 Pine Towers	07/01/13			07/01/15			
MI 24-1 Scattered Site	07/01/13			07/01/15			

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 <b>BAY CITY HOUSING COMMISSION</b>	Capital Fund Program Grant Number <b>MI28P02450110</b>	Federal FY of Grant <b>2010</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number # One  
 Performance and Evaluation Report for Program Year Ending: March 2011     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)	\$20,000	\$10,000	\$0	\$0
3	1408 Management Improvements (May not exceed 20% of line 21)	\$74,000	\$50,000	\$0	\$0
4	1410 Administration (May not exceed 10% of line 21)	\$91,000	\$91,000	\$91,000	\$91,000
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$45,966	\$43,452	\$480	\$480
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$80,000	\$60,000	\$0	\$0
10	1460 Dwelling Structures	\$322,000	\$379,514	\$26,592	\$26,143
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$30,000	\$29,000	\$23,978	\$23,978
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	\$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 direct payment	\$248,681	\$248,681	\$248,681	\$0
19	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
20	<b>Amount of Annual Grant: (Sum of lines 2 - 19)</b>	<b>\$911,647.00</b>	<b>\$911,647.00</b>	<b>\$390,731.00</b>	<b>\$141,601.00</b>
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 Soft Costs	\$458,000	\$458,000	\$20,000	\$20,000
24	Amount of line 20 Related to Hard Costs	\$460,000	\$460,000	\$25,000	\$25,000
25	Amount of line 21 Related to Energy Conservation Measures	\$86,000	\$86,000	\$0	\$0

Signature of Executive Director 	Date 06/23/2011	Signature of Public Housing Director	Date
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**Part II: Supporting Pages**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28P02450110</b>				Federal FY of Grant: <b>2010</b>
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
<b>MI02400000</b>	<b>1410 Administration</b>	<b>1410</b>						
<b>PHA Wide</b>	Staff salary and benefits		Lump sum	\$91,000.00	\$91,000.00	\$91,000.00	\$91,000.00	Draw completed
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>						
	Complete renovation of former maintenance building into Family Investment Center. Replace roof, windows, doors, lighting, heating, mechanical, plumbing.		Lump sum	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1470</b>			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>9000 Collateralization or Debt Service</b>	<b>9000</b>						
	Debt Service on CFFP Loan		Lump sum	\$248,681.00	\$248,681.00	\$248,681.00	\$0.00	Payments will begin 7/2011
	<b>Total 9000</b>			\$248,681.00	\$248,681.00	\$248,681.00	\$0.00	
<b>MI02400002</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
<b>Smith Manor</b>	New tenant mailboxes		lump sum	\$0.00	\$945.00	\$945.00	\$945.00	Completed
	Fire alarm improvements		140 d.u.	\$35,000.00	\$140,000.00	\$0.00	\$0.00	Project at A/E
	New common area lighting		lump sum	\$30,000.00	\$30,000.00	\$0.00	\$0.00	Project at A/E
	New common area ceiling tiles		lump sum	\$40,000.00	\$40,000.00	\$0.00	\$0.00	Project at A/E
	Security camera improvements		lump sum	\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	<b>Total 1460</b>			\$114,000.00	\$219,945.00	\$945.00	\$945.00	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Service coordination for elderly/disabled residents		Lump sum	\$28,000.00	\$20,000.00	\$0.00	\$0.00	
	<b>1430 Fees and Cost</b>	<b>1430</b>						
	A & E Fees and Costs		lump sum	\$35,966.00	\$35,021.00	\$0.00	\$0.00	2nd year of contact
	<b>1440 Site Acquisition</b>	<b>1440</b>						
	Purchase of adjoining lots		lump sum	\$0.00	\$0.00	\$0.00	\$0.00	Moved from CFP 2010
	<b>1450 Site Improvement</b>	<b>1450</b>						
	Replace asphalt parking lot surface		lump sum	\$80,000.00	\$60,000.00	\$0.00	\$0.00	Project at A/E
	<b>Total Cost for Smith Manor</b>			\$257,966.00	\$334,966.00	\$945.00	\$945.00	
<b>MI02400003</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
<b>Maloney Manor</b>	Security camera improvements		lump sum	\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	Replace apartment intercom		lump sum	\$20,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2009
	<b>Total 1460</b>			\$29,000.00	\$9,000.00	\$0.00	\$0.00	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Service coordination for elderly/disabled residents		Lump sum	\$23,000.00	\$15,000.00	\$0.00	\$0.00	
	<b>Total Cost for Maloney Manor</b>			\$23,000.00	\$15,000.00	\$0.00	\$0.00	

**Part II: Supporting Pages**

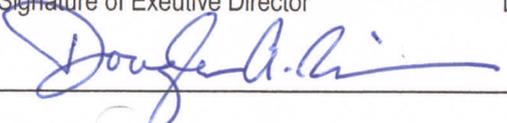
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28P02450110</b>				Federal FY of Grant: <b>2010</b>	
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Funds Obligated	Funds Expended	Status of Proposed Work	
				Original	Revised				
<b>MI02400001 Scattered Site</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>							
	Replace vinyl flooring		8 d.u.	\$20,000.00	\$20,000.00	\$6,897.00	\$6,897.00	On going replacements as needed	
	Replace concrete and fencing		4 d.u.	\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Replace appliances (stoves and refrigerators)		50 d.u.	\$30,000.00	\$30,000.00	\$17,181.00	\$16,732.00	Purchase started	
	Replace thermal glass		10 d.u.	\$26,000.00	\$26,000.00	\$0.00	\$0.00	Summer 2011 project	
	Foundation repairs at Henry St and Sophia St		2 d.u.	\$0.00	\$20,000.00	\$0.00	\$0.00	Moved from CFP 2009	
	<b>Total 1460</b>			<b>\$81,000.00</b>	<b>\$101,000.00</b>	<b>\$24,078.00</b>	<b>\$23,629.00</b>		
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>							
	Vehicle for maintenance staff		lump sum	\$30,000.00	\$29,000.00	\$23,978.00	\$23,978.00	Purchase completed	
<b>1406 Operations</b>	<b>1406</b>								
Vacant unit turnover		10 d.u.	\$20,000.00	\$10,000.00	\$0.00	\$0.00			
<b>Total Cost for Scattered Site</b>			<b>\$131,000.00</b>	<b>\$140,000.00</b>	<b>\$48,056.00</b>	<b>\$47,607.00</b>			
<b>MI02400004 Pine Towers</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>							
	Apartment intercom		lump sum	\$20,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2009	
	Common area ceiling tiles		lump sum	\$70,000.00	\$40,000.00	\$0.00	\$0.00	Project at A/E	
	Security camera improvements		lump sum	\$8,000.00	\$8,000.00	\$0.00	\$0.00		
	Common area entertainment center		lump sum	\$0.00	\$624.00	\$624.00	\$624.00	Completed	
	New tenant mailboxes		lump sum	\$0.00	\$945.00	\$945.00	\$945.00	Completed	
	<b>Total 1460</b>			<b>\$98,000.00</b>	<b>\$49,569.00</b>	<b>\$1,569.00</b>	<b>\$1,569.00</b>		
	<b>1408 Management Improvements</b>	<b>1408</b>							
	Service coordination for elderly/disabled residents		Lump sum	\$23,000.00	\$15,000.00	\$0.00	\$0.00		
<b>1430 Fees and Cost</b>	<b>1430</b>								
A & E Fees and Costs		lump sum	\$10,000.00	\$8,431.00	\$480.00	\$480.00	2nd yr of contract		
<b>Total Cost for Pine Towers</b>			<b>\$131,000.00</b>	<b>\$73,000.00</b>	<b>\$2,049.00</b>	<b>\$2,049.00</b>			
<b>Grand Total</b>				<b>\$911,647.00</b>	<b>\$911,647.00</b>	<b>\$390,731.00</b>	<b>\$141,601.00</b>		

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

Part III: Supporting Pages							
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>			Grant Type and Number: Capital Fund Program Grant No: <b>MI28P02450110</b>			Federal FY of Grant: <b>2010</b>	
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	07/14/12			07/14/14			
MI 24-2 Smith Manor	07/14/12			07/14/14			
MI 24-3 Maloney Manor	07/14/12			07/14/14			
MI 24-4 Pine Towers	07/14/12			07/14/14			
MI 24-1 Scattered Site	07/14/12			07/14/14			

Annual Statement / Performance and Evaluation Report  
American Recovery and Reinvestment Act Capital Fund Recovery Grant (ARRA/CFRG)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval 2577-0226  
Expires 4/30/2011

Part I: Summary						
PHA Name <b>BAY CITY HOUSING COMMISSION</b>			ARRA/Capital Fund Program Grant Number <b>MI28S02450109</b>		FFY of Grant <b>2009</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision number One)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: March 31, 2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 21)	\$0	\$0	\$0	\$0
3	1408	Management Improvements (May not exceed 20% of line 21)	\$0	\$0	\$0	\$0
4	1410	Administration (May not exceed 10% of line 21)	\$69,666	\$69,066	\$69,066	\$69,066
5	1411	Audit	\$0	\$0	\$0	\$0
6	1415	Liquidated Damages	\$0	\$0	\$0	\$0
7	1430	Fees and Costs	\$55,890	\$56,146	\$56,146	\$55,784
8	1440	Site Acquisition	\$0	\$0	\$0	\$0
9	1450	Site Improvement	\$0	\$0	\$0	\$0
10	1460	Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1	Dwelling Equipment - Nonexpendable	\$774,500	\$843,350	\$843,350	\$763,124
12	1470	Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475	Nondwelling Equipment	\$190,000	\$121,494	\$121,494	\$121,674
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	\$0	\$0	\$0	\$0
18a	1501	Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18b	9000	Collateralization or Debt Service paid via direct payment	\$0	\$0	\$0	\$0
20	1502	Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
21	<b>Amount of Annual Grant: (Sum of lines 2 - 20)</b>		<b>\$1,090,056</b>	<b>\$1,090,056</b>	<b>\$1,090,056</b>	<b>\$1,009,648</b>
22	Amount of line 21 Related to LBP Activities		\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Compliance		\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security		\$0	\$0	\$0	\$0
25	Amount of line 21 Related to Energy Conservation Measures		\$950,000	\$950,000	\$950,000	\$125,000
Signature of Executive Director 			Signature of Public Housing Director		Date	
Date 06/23/2011						

Annual Statement / Performance and Evaluation Report  
 American Recovery and Reinvestment Act Capital Fund Recovery Grant (ARRA/CFRG)

Part II: Supporting Pages								
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28S02450109</b>				Federal FY of Grant: <b>2009</b>
Development Number Name/ PHA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>MI024</b>	<b>Administration</b>							
<b>PHA-WIDE</b>	Direct staff salary and benefits	1410	Lump sum	\$69,666.00	\$69,066.00	\$69,066.00	\$69,066.00	
	<b>Fees and Costs</b>							
	Professional A/E Fees and Costs	1430	lump sum	\$55,890.00	\$56,146.00	\$56,146.00	\$55,784.00	Contract almost completed
<b>MI024000001</b>	Replace furnaces with high efficiency models	1465	190 d.u.	\$427,500.00	\$420,000.00	\$420,000.00	\$400,000.00	Contract signed 12/09
<b>SCATTERED</b>	Replace toilets with low-flow models	1465	190 d.u.	\$117,000.00	\$115,000.00	\$115,000.00	\$115,000.00	Contract signed 12/09
<b>SITES</b>	Replace domestic water heaters with tankless heaters	1465	110 d.u.	\$110,000.00	\$180,000.00	\$180,000.00	\$119,773.56	Contract signed 12/09
	Replace cast iron waste lines with pvc lines	1465	70 d.u.	\$120,000.00	\$75,350.00	\$75,350.00	\$75,350.00	Contract signed 12/09
	Replace bathroom vct flooring / repair subfloors	1465	40 d.u.	\$0.00	\$53,000.00	\$53,000.00	\$53,000.00	Contract signed 12/09
	<b>Total Cost for DWELLING EQUIPMENT</b>	1465		\$774,500.00	\$843,350.00	\$843,350.00	\$763,123.56	
<b>MI024000002</b>	Replace trash compactor	1475	Each	\$30,000.00	\$11,900.00	\$11,900.00	\$11,900.00	Work completed 1/10
<b>SMITH MANOR</b>	Replace trash compactor	1475	Each	\$30,000.00	\$12,500.00	\$12,500.00	\$12,500.00	Work completed 1/10
<b>MI024000003</b>	Replace HW Heating Boilers	1475	Lump sum	\$100,000.00	\$65,712.00	\$65,712.00	\$65,712.00	Work completed 1/10
<b>MALONEY MANOR</b>	Replace trash compactor	1475	Each	\$30,000.00	\$11,900.00	\$11,900.00	\$11,900.00	Work completed 1/10
<b>MI024000004</b>	Replace DHW heaters	1475	Each	\$0.00	\$19,482.00	\$19,482.00	\$19,662.00	Work completed 3/10
<b>PINE TOWERS</b>								
	<b>Total Cost for NON-DWELLING EQUIPMENT</b>	1475		\$190,000.00	\$121,494.00	\$121,494.00	\$121,674.00	
	<b>Grand Total</b>			\$1,090,056.00	\$1,090,056.00	\$1,090,056.00	\$1,009,647.56	

Annual Statement / Performance and Evaluation Report  
 American Recovery and Reinvestment Act Capital Fund Recovery Grant (ARRA/CFRG)  
 Implementation Schedule

Part III: Supporting Pages							
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: ARRA/ CFP Grant No: <b>MI28S02450109</b>			Federal FY of Grant: <b>2009</b>
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	03/18/10	03/18/10	02/22/10	03/18/12			
MI 24-2 Smith Manor	03/18/10	03/18/10	02/22/10	03/18/12	6/30/2010	6/30/2010	
MI 24-3 Maloney Manor	03/18/10	03/18/10	02/22/10	03/18/12	6/30/2010	6/30/2010	
MI 24-6 Pine Towers	03/18/10	03/18/10	02/22/10	03/18/12	6/30/2010	6/30/2010	
MI 24-4 Scattered Site	03/18/10	03/18/10	02/22/10	03/18/12			

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

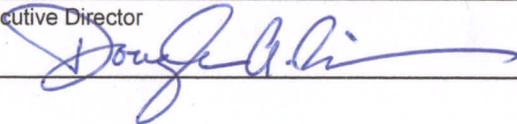
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary

PHA Name <b>BAY CITY HOUSING COMMISSION</b>	Capital Fund Program Grant Number <b>MI28P02450109</b>	Federal FY of Grant <b>2009</b>
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[ ] Original Annual Statement [ ] Reserve for Disasters/Emergencies [ ] Revised Annual Statement/Revision Number # Two  
 [X] Performance and Evaluation Report for Program Year Ending: March, 2011 [ ] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)	\$25,000	\$25,574	\$24,374	\$24,374
3	1408 Management Improvements (May not exceed 20% of line 21)	\$80,000	\$55,000	\$55,000	\$5,888
4	1410 Administration (May not exceed 10% of line 21)	\$86,100	\$91,000	\$91,000	\$91,000
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$55,910	\$85,549	\$85,549	\$45,209
8	1440 Site Acquisition	\$0	\$20,000	\$0	\$0
9	1450 Site Improvement	\$120,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$128,000	\$372,887	\$306,460	\$271,586
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$175,000	\$20,000	\$0	\$0
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
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	\$0	\$0	\$0	\$0
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0
18b	9000 Collateralization or Debt Service	\$248,681	\$248,681	\$248,681	\$0
19	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
20	<b>Amount of Annual Grant: (Sum of lines 2 - 19)</b>	<b>\$918,691.00</b>	<b>\$918,691.00</b>	<b>\$811,064.00</b>	<b>\$438,057.00</b>
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 Soft Costs	\$196,000	\$196,000	\$155,000	\$97,000
24	Amount of line 20 Related to Hard Costs	\$665,100	\$665,000	\$150,000	\$150,000
25	Amount of line 21 Related to Energy Conservation Measures	\$90,000	\$90,000	\$80,000	\$80,000

Signature of Executive Director 	Date 06/23/2011	Signature of Public Housing Director	Date
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**Part II: Supporting Pages**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28P02450109</b>				Federal FY of Grant: <b>2009</b>
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
<b>MI024 PHA Wide</b>	<b>1410 Administration</b>	<b>1410</b>						
	* Staff salary and benefits		Lump sum	\$86,100.00	\$91,000.00	\$91,000.00	\$91,000.00	
	<b>1470 Non-Dwelling Structures</b>	<b>1475</b>						
	Complete renovation of former maintenance building into Family Investment Center. Replace roof, windows, doors, lighting, heating, mechanical, plumbing. Reconfigure interior space, new furnishings, signage and landscaping.		Lump sum	\$175,000.00	\$20,000.00	\$0.00	\$0.00	Phase two, repair exterior brick veneer wall. Phase three in CFP 2012
	<b>Total 1470</b>			\$175,000.00	\$20,000.00	\$0.00	\$0.00	
	<b>9000 Collateralization or Debt Service</b>	<b>9000</b>						
	Debt Service on CFFP Loan		Lump sum	\$248,681.00	\$248,681.00	\$248,681.00	\$0.00	Loan repayment from CFP begins 7/2011
	<b>Total 9000</b>			\$248,681.00	\$248,681.00	\$248,681.00	\$0.00	
<b>MI02400002 Smith Manor</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace shower controls		140 d.u.	\$25,000.00	\$80,159.00	\$80,159.00	\$80,159.00	Completed
	Replace common area HVAC equipment		140 d.u.	\$25,000.00	\$77,450.00	\$77,450.00	\$77,450.00	Completed
	Replace VCT floor tile		6 d.u.	\$0.00	\$0.00	\$0.00	\$0.00	moved to CFP 2010
	Replace thermal glass		20 d.u.	\$0.00	\$6,038.00	\$6,038.00	\$6,038.00	Completed to date
	Replace exterior sidewalk concrete		lump sum	\$0.00	\$4,963.00	\$4,963.00	\$4,963.00	Completed
	<b>Total 1460</b>			\$50,000.00	\$168,610.00	\$168,610.00	\$168,610.00	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Support service coordination for elderly/disabled residents		Lump sum	\$30,000.00	\$25,000.00	\$25,000.00	\$5,888.00	
	<b>1430 Fees and Cost</b>	<b>1430</b>						
	A & E Fees and Costs		lump sum	\$30,910.00	\$45,549.00	\$45,549.00	\$5,209.00	Contract signed 12/2009
	<b>1440 Land Acquisition</b>	<b>1440</b>						
	Purchase of adjacent property		lump sum	\$0.00	\$20,000.00	\$0.00	\$0.00	Project moved from CFP 2008
	<b>1450 Site Improvements</b>	<b>1430</b>						
	Replace parking lot, patio and other improvements		lump sum	\$120,000.00	\$0.00	\$0.00	\$0.00	Project moved to CFP 2010
<b>Total Cost for Smith Manor</b>			\$230,910.00	\$259,159.00	\$239,159.00	\$179,707.00		
<b>MI02400003 Maloney Manor</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace common area ceiling tiles		lump sum	\$0.00	\$28,000.00	\$0.00	\$0.00	Project at A/E
	Replace cast iron waste lines		lump sum	\$0.00	\$5,000.00	\$0.00	\$0.00	Project continued from CFP 08
	<b>Total 1460</b>			\$0.00	\$33,000.00	\$0.00	\$0.00	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Support service coordination for elderly/disabled residents		Lump sum	\$25,000.00	\$15,000.00	\$15,000.00	\$0.00	
<b>Total Cost for Maloney Manor</b>			\$25,000.00	\$48,000.00	\$15,000.00	\$0.00		

**Part II: Supporting Pages**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28P02450109</b>				Federal FY of Grant: <b>2009</b>
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
<b>MIO2400001</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
<b>Scattered</b>	Replace vinyl flooring		3 d.u.	\$10,000.00	\$4,130.00	\$4,130.00	\$4,130.00	complete for 2009
<b>Site</b>	Replace concrete, fencing and landscaping		4 d.u.	\$5,000.00	\$10,662.00	\$10,662.00	\$10,662.00	complete for 2009
	Replace appliances		25 d.u.	\$8,000.00	\$9,041.00	\$9,041.00	\$9,041.00	Purchases complete
	Replace cast iron waste lines with PVC		5 d.u.	\$10,000.00	\$5,559.00	\$5,559.00	\$0.00	Contract underway
	Replace furnaces, thermostats, grills		15 d.u.	\$10,000.00	\$16,312.00	\$14,822.00	\$1,771.00	Contract underway
	Replace domestic hot water heaters with tankless		1 d.u.	\$10,000.00	\$2,400.00	\$0.00	\$0.00	Contract underway
	Foundation repair at 308 Sophia		1 d.u.	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Project at A/E development
	Foundation repair at 902 N Henry		1 d.u.	\$10,000.00	\$10,000.00	\$0.00	\$0.00	Project at A/E development
	Replace insulated glass		lump sum	\$0.00	\$2,411.00	\$2,411.00	\$2,411.00	complete for 2009
	<b>Total 1460</b>			<b>\$73,000.00</b>	<b>\$70,515.00</b>	<b>\$46,625.00</b>	<b>\$28,015.00</b>	
	<b>1406 Operations</b>	<b>1406</b>						
	Replace natural gas meters		14 d.u.	\$0.00	\$4,600.00	\$4,600.00	\$4,600.00	complete for 2010
	Vacant unit turnover		10 d.u.	\$25,000.00	\$20,974.00	\$19,774.00	\$19,774.00	complete for 2010
	<b>Total Cost for Scattered Site</b>			<b>\$98,000.00</b>	<b>\$96,089.00</b>	<b>\$70,999.00</b>	<b>\$52,389.00</b>	
	<b>1460 Dwelling Structure</b>	<b>1460</b>						
<b>MIO2400004</b>	Replace common area furnishings		lump sum	\$5,000.00	\$0.00	\$0.00	\$0.00	
<b>Pine Towers</b>	Replace front entry doors		lump sum	\$0.00	\$7,537.00	\$0.00	\$0.00	In progress
	Replace common area HVAC equipment		lump sum	\$0.00	\$84,950.00	\$82,950.00	\$66,686.00	project under contract
	Replace exterior concrete		lump sum	\$0.00	\$8,275.00	\$8,275.00	\$8,275.00	complete
	<b>Total 1460</b>			<b>\$5,000.00</b>	<b>\$100,762.00</b>	<b>\$91,225.00</b>	<b>\$74,961.00</b>	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Support service coordination for elderly/disabled residents		Lump sum	\$25,000.00	\$15,000.00	\$15,000.00	\$0.00	
	<b>1430 Fees and Cost</b>	<b>1430</b>						
	Engineering study of concrete columns		lump sum	\$25,000.00	\$36,000.00	\$36,000.00	\$36,000.00	Study completed
	A & E Fees and Costs		lump sum	\$0.00	\$4,000.00	\$4,000.00	\$4,000.00	2010 work completed
	<b>Total Cost for Pine Towers</b>			<b>\$55,000.00</b>	<b>\$155,762.00</b>	<b>\$146,225.00</b>	<b>\$114,961.00</b>	
	<b>Grand Total</b>			<b>\$918,691.00</b>	<b>\$918,691.00</b>	<b>\$811,064.00</b>	<b>\$438,057.00</b>	

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

Part III: Supporting Pages							
PHA Name: <b>BAY CITY HOUSING COMMISSION</b>			Grant Type and Number: Capital Fund Program Grant No: <b>MI28P02450109</b>			Federal FY of Grant: <b>2009</b>	
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	09/14/11			09/14/13			
MI 24-2 Smith Manor	09/14/11			09/14/13			
MI 24-3 Maloney Manor	09/14/11			09/14/13			
MI 24-4 Pine Towers	09/14/11			09/14/13			
MI 24-1 Scattered Site	09/14/11			09/14/13			

**Annual Statement / Performance and Evaluation Report**  
**Capital Funds Program (CFP)**  
**Part I: Summary**

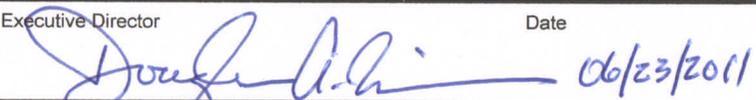
**U.S. Department of Housing  
 and Urban Development**  
 Office of Public and Indian Housing

OMB Approval 2577-0157 (Exp. 3/31/2008)

PHA Name <b>BAY CITY HOUSING COMMISSION</b>	Capital Fund Program Grant Number <b>MI28PO2450108</b>	Federal FY of Grant <b>2008</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/Revision Number: Three (3)  
 Performance and Evaluation Report for Program Year Ending: March 2011     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21)	\$30,000	\$5,487	\$5,487	\$5,487
3	1408 Management Improvements (May not exceed 20% of line 21)	\$79,000	\$55,000	\$55,000	\$55,000
4	1410 Administration (May not exceed 10% of line 21)	\$86,100	\$86,100	\$86,100	\$86,100
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$44,377	\$49,985	\$49,985	\$47,985
8	1440 Site Acquisition	\$30,000	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$168,000	\$365,651	\$365,651	\$355,481
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$150,000	\$44,645	\$44,645	\$44,645
13	1475 Nondwelling Equipment	\$25,000	\$5,609	\$5,609	\$5,609
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	9000 Collateralization or Debt Service	\$248,681	\$248,681	\$248,681	\$186,510
20	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
21	<b>Amount of Annual Grant: (Sum of lines 2 - 20)</b>	<b>\$861,158.00</b>	<b>\$861,158.00</b>	<b>\$861,158.00</b>	<b>\$786,817.00</b>
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Compliance	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Security	\$10,000	\$38,300	\$38,300	\$38,300
25	Amount of line 21 Related to Energy Conservation Measures	\$25,000	\$101,000	\$101,000	\$101,000

Signature of Executive Director  Date **06/23/2011**

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

**Annual Statement / Performance and Evaluation Report**

**Capital Fund Program**

**Part II: Supporting Pages**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>				Grant Type and Number: Capital Fund Program grant No: <b>MI28PO2450508</b>				Federal FY of Grant: <b>2008</b>
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Funds	Funds	Status of Proposed Work
				Original	Revised	Obligated	Expended	
PHA Wide	<b>1410 Administration</b>	<b>1410</b>						
	Staff salary and benefits		Lump sum	\$86,100.00	\$86,100.00	\$86,100.00	\$86,100.00	
PHA Wide	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>						
	Renovation of former maintenance building into Family Investment Center. Replace roof, windows, doors, lighting, heating, mechanical, plumbing. Reconfigure interior space, new furnishings, signage and landscaping.		Lump sum	\$150,000.00	\$44,645.00	\$44,645.00	\$44,645.00	New roof installed; remainder of the project rescheduled for CFP 2013
	<b>1430 Fees and Cost</b>	<b>1430</b>						
	A & E Fees and Costs		lump sum	\$0.00	\$7,350.00	\$7,350.00	\$6,350.00	A/E for project above; dividing project in three phases. One payment remaining
PHA Wide	<b>9000 Collateralization or Debt Service</b>	<b>9000</b>						
	Debt Service on CFFP Loan		Lump sum	\$248,681.00	\$248,681.00	\$248,681.00	\$186,510.00	Loan approved; FY08 repayment began 7/10
	<b>Total 9000</b>			\$248,681.00	\$248,681.00	\$248,681.00	\$186,510.00	
MI28P024-2 Smith Manor	<b>1440 Land Acquisition</b>	<b>1440</b>						
	Purchase of adjacent property			\$30,000.00	\$0.00	\$0.00	\$0.00	Purchase funding moved to CFP 2009
	<b>Total 1440</b>			\$30,000.00	\$0.00	\$0.00	\$0.00	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Support service coordination for elderly/disabled residents		Lump sum	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
	Computer equipment		Lump sum	\$5,000.00	\$0.00	\$0.00	\$0.00	Replacements moved to CFP 2010
	<b>Total 1408</b>			\$30,000.00	\$25,000.00	\$25,000.00	\$25,000.00	
	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace building access control system		Lump sum	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00	Project completed
	Replace building intercom		Lump sum	\$0.00	\$20,006.00	\$20,006.00	\$20,006.00	Project completed
<b>Total 1460</b>			\$0.00	\$25,806.00	\$25,806.00	\$25,806.00		
<b>1430 Fees and Cost</b>	<b>1430</b>							
A & E Fees and Costs		lump sum	\$0.00	\$18,650.00	\$18,650.00	\$17,650.00	One payment remaining	
<b>Total Cost for Smith Manor</b>				\$60,000.00	\$69,456.00	\$69,456.00	\$68,456.00	

**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program**  
**Part II: Supporting Pages**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>	Grant Type and Number: Capital Fund Program grant No: <b>MI28PO2450508</b>	Federal FY of Grant: <b>2008</b>
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Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Funds		Funds		Status of Proposed Work
				Original	Revised	Obligated	Expended	
<b>MI28PO24-3 Maloney Manor</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace common area ceiling tiles		Lump sum	\$28,000.00	\$0.00	\$0.00	\$0.00	Project moved to CFP 2009
	Replace building access control system		Lump sum	\$0.00	\$6,395.00	\$6,395.00	\$6,395.00	project completed
	Replace exterior waste pipes		Lump sum	\$0.00	\$8,891.00	\$8,891.00	\$8,891.00	project completed
	Replace common area A/C system		Lump sum	\$0.00	\$45,900.00	\$45,900.00	\$45,900.00	project completed
	<b>Total 1460</b>			<b>\$28,000.00</b>	<b>\$61,186.00</b>	<b>\$61,186.00</b>	<b>\$61,186.00</b>	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Support service coordination for elderly/disabled residents		Lump sum	\$24,500.00	\$15,000.00	\$15,000.00	\$15,000.00	
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>						
	New maintenance vehicle; snow removal equipment.		Lump sum	\$25,000.00	\$5,609.00	\$5,609.00	\$5,609.00	Snow auger and salter were purchased
<b>Total Cost for Maloney Manor</b>			<b>\$77,500.00</b>	<b>\$81,795.00</b>	<b>\$81,795.00</b>	<b>\$81,795.00</b>		
<b>MI28PO24-4 Scattered Site</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace vinyl flooring and subflooring repairs		7 d.u.	\$10,000.00	\$12,077.00	\$12,077.00	\$12,077.00	complete
	Replace concrete and fencing		8 d.u.	\$5,000.00	\$1,051.00	\$1,051.00	\$1,051.00	complete
	New sheds, vinyl siding, masonry, landscaping		12 d.u.	\$0.00	\$66,479.00	\$66,479.00	\$66,479.00	CFPP work activity contact extras
	Tree removal and trimming		10 d.cu	\$0.00	\$6,210.00	\$6,210.00	\$6,210.00	complete
	<b>Total 1460</b>			<b>\$15,000.00</b>	<b>\$85,817.00</b>	<b>\$85,817.00</b>	<b>\$85,817.00</b>	
	<b>1406 Operations</b>	<b>1406</b>						
Vacant unit turnover		7 d.u.	\$30,000.00	\$5,487.00	\$5,487.00	\$5,487.00	3 d.u. completed	
<b>Total Cost for Scattered Site</b>			<b>\$45,000.00</b>	<b>\$91,304.00</b>	<b>\$91,304.00</b>	<b>\$91,304.00</b>		
<b>MI28PO24-6 Pine Towers</b>	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	Replace roof top make up air equipment		lump sum	\$125,000.00	\$178,058.00	\$178,058.00	\$167,888.00	project complete, one payment remains
	Replace building access control system		lump sum	\$0.00	\$6,200.00	\$6,200.00	\$6,200.00	project completed
	Replace apt. number lables; add door kick places		lump sum	\$0.00	\$3,670.00	\$3,670.00	\$3,670.00	project completed
	Replace lift pump motors; DHW pipes; repair lights		lump sum	\$0.00	\$4,914.00	\$4,914.00	\$4,914.00	projects completed
	<b>Total 1460</b>			<b>\$125,000.00</b>	<b>\$192,842.00</b>	<b>\$192,842.00</b>	<b>\$182,672.00</b>	
	<b>1408 Management Improvements</b>	<b>1408</b>						
	Support service coordination for elderly/disabled residents		Lump sum	\$24,500.00	\$15,000.00	\$15,000.00	\$15,000.00	expeniture complete
	<b>1430 Fees and Cost</b>	<b>1430</b>						
	A & E Fees and Costs		lump sum	\$44,377.00	\$23,985.00	\$23,985.00	\$23,985.00	project completed
<b>Total Cost for Pine Towers</b>			<b>\$193,877.00</b>	<b>\$231,827.00</b>	<b>\$231,827.00</b>	<b>\$221,657.00</b>		
<b>Grand Total</b>				<b>\$861,158.00</b>	<b>\$861,158.00</b>	<b>\$861,158.00</b>	<b>\$786,817.00</b>	

**Annual Statement / Performance and Evaluation Report**

**Capital Fund Program**

**Part III: Supporting Pages**

**Implementation Schedule**

PHA Name: <b>BAY CITY HOUSING COMMISSION</b>	Grant Type and Number: Capital Fund Program Grant No: <b>MI28PO2450508</b>	Federal FY of Grant: <b>2008</b>
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Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA-Wide	06/13/10	03/30/10	03/30/10	06/12/12			
MI 24-2 Smith Manor	06/13/10	06/30/10	06/30/10	06/12/12			
MI 24-3 Maloney Manor	06/13/10	06/30/10	06/30/10	06/12/12	3/31/2011	3/31/2011	
MI 24-6 Pine Towers	06/13/10	06/30/10	06/30/10	06/12/12			
MI 24-4 Scattered Site	06/13/10	06/30/10	06/30/10	06/12/12	3/31/2011	3/31/2011	

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

<b>Part I: Summary</b>						
PHA Name: BAY CITY HOUSING		Locality: Bay City, Bay County, Michigan		Original 5-Year Plan		Revision No: One
A	Development Number/Name/HA-Wide	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY Grant: 2012	Work Statement for Year 3 FFY Grant: 2013	Work Statement for Year 4 FFY Grant: 2014	Work Statement for Year 5 FFY Grant: 2015
	MI024000002, Smith Manor	See Annual Statement				
B	Physical Improvements		25,000	37,000	72,796	45,000
C	Management Improvements		20,000	20,000	25,000	25,000
	MI024000001, Scattered Sites					
B	Physical Improvements		65,000	45,000	115,000	135,000
C	Management Improvements		30,000	10,000	30,000	10,000
	MI024000003 Maloney Manor					
B	Physical Improvements		67,000	60,000	20,000	70,000
C	Management Improvements		15,000	40,000	18,000	18,000
	MI024000004, Pine Towers					
B	Physical Improvements		225,796	80,796	20,000	137,796
C	Management Improvements	15,000	15,000	17,000	17,000	
D	PHA wide, Non- dwelling Structures and Equipment	0	155,000	145,000		
E	Administration	79,000	79,000	79,000	79,000	
F	Other	0	0	0	5,000	
G	Operations	0	0	0	0	
H	Demolition	0	0	0	0	
I	Development	0	0	0	0	
J	Capital Fund Financing - Debt Service	248,681	248,681	248,681	248,681	
K	Total CFP Funds (estimated)		790,477	790,477	790,477	790,477
L	Total Non-CFP Funds		0	0	0	0
M	<b>Grand Total (B-K)</b>		<b>\$790,477</b>	<b>\$790,477</b>	<b>\$790,477</b>	<b>\$790,477</b>

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

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2013

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

Work Statement for FFY 2011	Work Statement for Year 2012 FFY Grant: 2012			Work Statement for Year 2013 FFY Grant: 2013		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>MI02400002, Smith Manor</u>	<i>total</i>	<b>25,000</b>	<u>MI024000002, Smith Manor</u>	<i>total</i>	<b>37,000</b>
	New interior apt doors	141 d.u.	20,000	New appliances	Lump Sum	30,000
	Site Improvements	Lump Sum	5,000	Common area furnishings	Lump Sum	7,000
	<u>MI024000003, Maloney Manor</u>	<i>total</i>	<b>67,000</b>	<u>MI024000003, Maloney Manor</u>		<b>60,000</b>
	New emergency generator	Lump Sum	40,000	New storage building	Lump Sum	50,000
	New fencing, sign, landscaping	Lump Sum	15,000	A/E Fees & Costs	Lump Sum	10,000
	Common area furnishings	Lump Sum	2,000			
	A/E Fees & Costs	Lump Sum	10,000			
	<u>MI024000001, Scattered Sites</u>	<i>total</i>	<b>65,000</b>	<u>MI024000001, Scattered Sites</u>	<i>total</i>	<b>45,000</b>
	Replace Vinyl Flooring	6 d.u..	20,000	Replace VCT Flooring	6 d.u..	20,000
Replacement concrete	3 d.u.	5,000	Replacement concrete	3 d.u.	5,000	
Replace thermal glass	10 d.u.	20,000	Replace handrails	10 d.u.	20,000	
Replace handrails	10 d.u.	20,000				
<u>MI024000004, Pine Towers</u>	<i>total</i>	<b>225,796</b>	<u>MI024000004, Pine Towers</u>	<i>total</i>	<b>80,796</b>	
New apt entry doors and hardware	Lump Sum	25,000	New front entrance canopy	Lump Sum	70,000	
Column Repairs	Lump Sum	150,000	A/E Fees & Costs	Lump Sum	10,796	
Parking lot improvements	Lump Sum	30,000				
A/E Fees & Costs	Lump Sum	20,796				
<u>PHA Wide</u>			<u>PHA Wide</u>			
			Structural repairs maintenance buildings	Lump Sum	50,000	
			Rental building rehabilitation	Lump Sum	90,000	
			A/E Fees & Costs	Lump Sum	15,000	
Debt Service of CFFP loan	Lump Sum	248,681	Debt Service of CFFP loan	Lump Sum	248,681	
<b>Subtotal of Estimated Costs</b>			<b>\$631,477</b>	<b>Subtotal of Estimated Costs</b>		<b>\$626,477</b>

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

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

Work Statement for Year 2014 FFY Grant: 2014			Work Statement for Year 2015 FFY Grant: 2015		
General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
<u>MI024000002, Smith Manor</u>	<i>total</i>	<b>72,796</b>	<u>MI024000002, Smith Manor</u>	<i>total</i>	<b>45,000</b>
New Appliances	Lump Sum	20,000	Sprinkler system improvements	Lump Sum	35,000
Update common area HVAC	Lump Sum	30,000	A/E Fees & Costs	Lump Sum	10,000
A/E Fees & Costs	Lump Sum	22,796			
<u>MI024000003, Maloney Manor</u>	<i>total</i>	<b>20,000</b>	<u>MI024000003, Maloney Manor</u>	<i>total</i>	<b>70,000</b>
New Appliances	Lump Sum	20,000	Update Fire Safety System	Lump Sum	20,000
			Emergency Call System	113 d.u.	20,000
			Sprinkler Improvements	113 d.u..	20,000
			A/E Fees & Costs	Lump Sum	10,000
<u>MI024000004, Pine Towers</u>	<i>total</i>	<b>20,000</b>	<u>MI024000004, Pine Towers</u>	<i>total</i>	<b>137,796</b>
New Appliances	Lump Sum	20,000	Emergency Call System	115 d.u..	20,000
			Emergency Power Generator	Lump Sum	40,000
			Replace Elevator Control System	Lump Sum	55,000
			Replace Vinyl Flooring	6 d.u..	10,000
			A/E Fees & Costs	Lump Sum	12,796
<u>MI024000001, Scattered Sites</u>	<i>total</i>	<b>115,000</b>	<u>MI024000001, Scattered Sites</u>	<i>total</i>	<b>135,000</b>
Replace Vinyl Flooring	6 d.u..	20,000	Replace Vinyl Flooring	6 d.u..	20,000
Repair Concrete/Fencing	5 d.u..	5,000	Repair Concrete/Fencing	5 d.u..	5,000
Replace Tub Surrounds	30 d.u.	20,000	Replace Tub Surrounds	30 d.u.	30,000
Replace Thermal Glass	15 d.u.	30,000	Replace Thermal Glass	15 d.u.	30,000
New Appliances	25 d.u.	10,000	New Appliances	28 d.u.	20,000
Replace handrails	15 d.u.	30,000	Replace handrails	15 d.u.	30,000
<u>MI024 PHA Wide</u>			<u>MI024 PHA Wide</u>		
Rental building rehabilitation	Lump Sum	130,000			
A/E Fees & Costs	Lump Sum	15,000			
Debt Service	Lump Sum	248,681	Debt Service	Lump Sum	248,681
<b>Subtotal of Estimated Costs</b>		<b>\$621,477</b>	<b>Subtotal of Estimated Costs</b>		<b>\$636,477</b>

**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 FFY 2011	Work Statement for Year 2012 FFY Grant: 2012			Work Statement for Year 2013 FFY Grant: 2013			
See Annual Statement	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>MI024000002, Smith Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>20,000</b> 20,000	<u>MI024000002, Smith Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>20,000</b> 20,000	
	<u>MI024000003, Maloney Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>15,000</b> 15,000	<u>MI024000003, Maloney Manor</u> Social Services Coordination for tenants Maintenance vehicle & other equipment	Lump Sum Lump Sum	<b>40,000</b> 15,000 25,000	
	<u>MI024000001, Scattered Sites</u> Operations - Vacant unit turnover Maintenance vehicle & other equipment	<i>total</i> 10 d.u. Lump Sum	<b>30,000</b> 10,000 20,000	<u>MI024000001, Scattered Sites</u> Operations – unit turnover	<i>total</i> 10 d.u.	<b>10,000</b> 10,000	
	<u>MI024000004, Pine Towers</u> Social Services Coordination for tenants	<i>total</i> Lump sum	<b>15,000</b> 15,000	<u>MI024000004, Pine Towers</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>15,000</b> 15,000	
	<u>PHA Wide</u> Administration	Lump Sum	79,000	<u>PHA Wide</u> Administration	Lump Sum	79,000	
	<b>Subtotal of Estimated Costs</b>			<b>\$159,000</b>	<b>Subtotal of Estimated Costs</b>		<b>\$164,000</b>

**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 2014 FFY Grant: 2014			Work Statement for Year 2015 FFY Grant: 2015		
General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
<u>MI024000002, Smith Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>25,000</b> 25,000	<u>MI024000002, Smith Manor</u> * Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>25,000</b> 25,000
<u>MI024000003, Maloney Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>18,000</b> 18,000	<u>MI024000003, Maloney Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>18,000</b> 18,000
<u>MI024000004, Pine Towers</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>17,000</b> 17,000	<u>MI024000004, Pine Towers</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	<b>17,000</b> 17,000
<u>MI024000001, Scattered Sites</u> Operations - Vacant unit turnover Maintenance vehicle & other equipment	<i>total</i> 10 d.u. Lump Sum	<b>30,000</b> 10,000 20,000	<u>M1 24-1, Scattered Sites</u> Operations – unit turnover Maintenance vehicle & other equipment	<i>total</i> 10 d.u. Lump Sum	<b>10,000</b> 10,000 0
<u>MI024 PHA Wide</u> Administration	Lump Sum	79,000	<u>MI024 PHA Wide</u> Administration Computer hardware or marketing	Lump Sum Lump Sum	79,000 5,000
<b>Subtotal of Estimated Costs</b>		<b>\$169,000</b>	<b>Subtotal of Estimated Costs</b>		<b>\$154,000</b>

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing and Section 8 New Construction (project based)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
<b>As of 3/27/2011</b>	<b># of families</b>	<b>% of total families</b>	<b>Annual Turnover (includes Sec 8 NC)</b>
Waiting list total	284		134 (FYE 9/30/10)
Extremely low income <=30% AMI	232	82%	
Very low income (>30% but <=50% AMI)	45	16%	
Low income (>50% but <80% AMI)	6	2%	
Families with children	118	42%	
Elderly families	16	6%	
Families with Disabilities	62	22%	
White	241	85%	
Black	54	19%	
Asian/Amerind	4	2%	
Ethnic	18	6%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	147	48%	91 (inc. Sec 8 NC)
2 BR	78	22%	12
3 BR	30	12%	18
4 BR	11	8%	9
5 BR	18	10%	4
5+ BR	Na	Na	Na
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

STATEMENT OF PROGRESS IN MEETING GOALS AND OBJECTIVES  
FY 2011 Update

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**A. Goal – Efficient/Effective Management**

Statement of Progress in Meeting Objectives:

1. The last available MASS score generated by REAC was for FYE 9/30/07 and was an agency-based 93% vs. the goal of 90% at each property. A proposed change to the Public Housing Assessment System (PHAS) to incorporate Asset Management metrics, pending since 2008, has been released (Feb 2011) but no new property-level scoring will be generated until fye 9/30/2011. MASS was not scored at the property level in the year of the proposed change (2008) nor the subsequent transition years (2009 and 2010), but an agency-level PHAS score was generated for Transition Yr 1 (2009) although not released until 9/24/2010. The MASS component score was 100%. A Transition Yr 2 (2010) score is anticipated but no estimated date of release is available.
2. Occupancy rate achieved for FYE 9/30/10 was 99.01% vs. the goal of 95%.
3. Employee training opportunities in management and maintenance functions were offered and conducted for staff.

Comments: PHAS final changes were discussed with the RAB. A review of performance achieved to date under the major components of the original Proposed Rule was conducted, as well as a discussion of internal record keeping changes needed to track the Interim Rule changes.

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**B. Goal - Adapt Housing Stock to Needs**

Statement of Progress in Meeting Objectives:

1. While not actively assisting families in moving to homeownership, since October 2000 and through 9/30/2010, sixty-three (63) families residing in Housing Commission units were able to purchase homes through either the programs of Bay Area Housing, Inc., a 501(3)c non-profit ChoDO-designated agency originally formed with financial assistance of the Housing Commission, through other agencies, or on their own initiative. Goal is to assist 10 families.
2. No new units have been constructed to date. Goal is 1 new unit.
3. One (1) potential housing development partner has been identified, Bay Area Housing, Inc. Goal is 2 partners.

Comments: the Board of the Bay City Housing Commission adopted a Section 32 Homeownership Plan in 2007. Prior to submission of the Plan to HUD the housing finance market took a severe downturn ultimately affecting the entire country's economy. At the same time asset management requirements became applicable to the Commission, which includes a funding formula significantly reduced from historic trends. The ultimate decision for the Commission to divest itself of its inventory or parts thereof will have to be carefully reexamined.

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**C. Goal - Marketability**

Statement of Progress in Meeting Objectives:

1. No unit conversions have been undertaken. Goal is to convert 9 one-bedroom units to 6 two-bedroom units in high-rise locations as needed to address otherwise unresolved vacancy issues. However, as occupancy rates have remained high, no action has been warranted.
2. During the PHAS transition, PASS (Physical Condition) inspections and scoring continued to be conducted on a property-level basis and scores generated for 2010 at each property were sufficiently high enough to have achieved the performance incentive of an every-other year inspection cycle. Scores for each property as of FYE 9/30/2010 were:
  - a. Scattered Sites, 24-1: 90% vs. goal of 90%
  - b. Smith Manor, 24-2: 91% vs. goal of 90%

- c. Maloney Manor, 24-3: 99% vs. goal of 90%
- d. Pine Towers, 24-4: 94% vs. goal of 90%
- e. Maplewood Manor: 90% vs. goal of 90% (2008 score)

Comments: PASS scoring was discussed with the RAB. While the 2010 scores would have been high enough under the Proposed PHAS rule to achieve a 2-year inspection cycle incentive, the Interim Rule requires a new base-line inspection to be conducted in the first year (2011), with new performance incentives similar to Multifamily Housing, beginning thereafter (3 year cycles for scores over 90, 2 year cycles for scores from 80 to 90, and 1 year cycles for scores less than 80). Maplewood Manor, a Multifamily Property, was last inspected in 2008 and will also be inspected in the Plan Year.

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#### **D. Goal – Safety/Security**

Statement of Progress in Meeting Objectives:

- 1. Previously initiated “Memorandum of Cooperation” negotiations with the Bay City Police Department have not been finalized as of 9/30/10.
- 2. Three (3) apartments, one in each of the PH high-rise “elderly” properties, have been designated for occupancy by BCPD officers to address security issues. None are currently being utilized. Goal is 3 officers, based on need.

Comments: No changes anticipated.

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#### **E. Goal – Expand Housing Choice**

Statement of Progress in Meeting Objectives:

- 1. Home Ownership Plan has been developed for submission to HUD.

Comments: Updated the RAB on the current status of HUD’s proposed Preserving, Enhancing and Transforming Rental Assistance (PETRA) initiative and its potential impact on this goal.

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#### **F. Goal – Maintenance**

Statement of Progress in Meeting Objectives:

- 1. Goal is 90%. Property-based scores generated for FYE 9/30/08 are as detailed in Goal 3 above.

Comments: Discussed the impact of the PHAS Interim Rule changes with the RAB.

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#### **G. Goal – Equal Opportunity/Fair Housing**

Statement of Progress in Meeting Objectives:

- 1. De-concentration of income analysis of residents for the current period is no longer required due to the consolidation of the Commission’s three (3) Family developments into one (1) Asset Management Property (AMP). Ethnic and racial mixing continues to match or exceed local demographics of the City of Bay City.

Comments: No changes anticipated.

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#### **H. Goal – Regulatory Compliance/Fiscal Responsibility**

Statement of Progress in Meeting Objectives:

- 1. The last available FASS agency-level score of 100% was achieved for FYE 9/30/09 vs. goal of 90% under PHAS Transition Year 1 rules. This component has not yet been scored on a property level basis, although PHAS

Interim Rule requirements will be effective for FYE 9/30/2011. A Transition Year 2 agency-level score is still anticipated.

Comments: HUD has continued the implementation of property-based funding and reporting processes originally instituted in 2008. However Congressional Appropriations have lagged and the final FFY 2010 calendar year funding amount was not provided to the Housing Commission until October, just after the start of the Housing Commission's 2011 fiscal year, similar to what occurred in 2009. The reconciliation of those funds received for 2010 occurred in last calendar year quarter and 2011 funding has been provided to date on an interim CR funding basis pending Congressional approval a final 2011 federal budget and HUD approval of the formula funding submissions that have not been required by HUD as of April 2011.

(HUD instituted direct property-based funding under "Asset Management" in 2007, under which the Bay City Housing Commission was scheduled to receive almost \$180,000 less than under the old funding formula, phased in over 5 years. As an incentive to adopt asset management guidelines as soon as possible, HUD provided a "stop loss" incentive to freeze that loss at the point the housing agency could certify to compliance. As a "stop loss" agency, the Bay City Housing Commission converted to asset management in 2006 and submitted compliance documentation on January 15, 2008 to mitigate its loss to 5% of the total reduction. HUD approved our compliance on June 16, 2008, which has served to mitigate our loss to 5% and until such time as the entire subsidy system is re-evaluated by HUD for possible changes.)

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## **I. Goal – Supportive Services**

### Statement of Progress in Meeting Objectives:

1. A resident needs assessment has yet to be conducted.
2. Resident Councils exist in 3 of 5 properties.
3. Resident Council and Resident Advisory Board members have not expressed further interest in pursuing training opportunities but at any time they should so decide, the Bay City Housing Commission will endeavor to facilitate that effort.

Comments: Discussed with RAB.

**Definition of “Substantial Deviation/Modification” and “Significant Amendment” required by HUD Notice PIH 99-51 (HA), issued 12/14/99, implementing 24CFR903.7(r):**

The Bay City Housing Commission will, on a periodic basis, amend this Agency Plan as a result of changing needs and goals of the agency. Should a substantial deviation and/or significant amendment or modification occur, the Bay City Housing Commission shall reconvene the Resident Advisory Board, publish for comment the amendments and, in addition, conduct a public hearing on the proposed amendments.

Substantial Deviation/Modification is defined as 1) a significant change of more than 25% in any financial fund, either Operating, Capital or Reserve, that materially affects the ability of the Bay City Housing Commission to implement the provisions of the Annual Plan or the 5-Year Plan, either allowing items to be completed ahead of schedule or causing the delay in the implementation of those planned items; or 2) actions of the Bay City Housing Commission that are in response to and in an effort to mitigate the results of emergencies or natural disasters causing wide-spread damage to its properties and facilities.

Significant Amendment is defined as 1) changes to rent or admissions policies or organization of the waiting list; 2) additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; 3) additions of new activities not included in current or future PHDEP Plans, should they be approved; 4) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities; and 5) and other action requiring formal action by the Board of the Bay City Housing Commission. If any of the above are adopted to reflect changes in HUD regulatory requirements, such changes will not be considered significant amendments.