

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>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>10/01/2012</u>												
2.0	Inventory (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>												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Refer to attachment mi024a01 (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. Refer to attachment mi024b01												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Refer to attachment mi024c01												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Refer to attachment mi024d01 for 2012 CFP Annual Statement Refer to attachment mi024e01 for 2011 CFP P&E Report Refer to attachment mi024f01 for 2010 CFP P&E Report Refer to attachment mi024g01 for 2009 CFP P&E Report												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <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. Refer to attachment mi024h01 for 2011 CFP 5-Year Plan												

8.3	<p>Capital Fund Financing Program (CFFP). <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>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Refer to attachment mi024i01 for Housing Needs</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Refer to attachment mi024j01 for Statement of Progress in meeting Goals and Objectives</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Refer to attachment mi024k01 for definition of "significant amendment" and "substantial deviation/modification".</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>No comments were received from the Resident Advisory Board.</p> <p>(g) Challenged Elements</p> <p>No elements of the Plan were challenged.</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>Required forms submitted to Field Office by United States Postal Service (USPS), postmarked 7/16/2012.</p>

PLAN ELEMENTS REVISED SINCE LAST SUBMISSION

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

- a. INCOME LIMITS – FY 2012 Income Limits as published by HUD on December 13, 2011 were incorporated into the Housing Commission's Admissions software.

2. FINANCIAL RESOURCES

Bay City Housing Commission Financial Resources: Planned Sources and Uses in FY 2012		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	\$ 1,246,143 (1)	
b) Public Housing Capital Fund	\$ 716,019 (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
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) '10 & '11 CFP funds, on 3/31/12	\$ 771,938	Capital Improvements
b) CFFP Funds	\$0	Capital Improvements

Bay City Housing Commission Financial Resources: Planned Sources and Uses in FY 2012		
Sources	Planned \$	Planned Uses
3. Dwelling Rental Income		
a) PH Tenant Rent	\$ 1,378,480 (budget)	PH Operations
b) Project Based Sec 8 Rent	\$ 1,211,530 (HAP)	S8NC Operations
4. Other income (list below)		
a) Non-dwelling rental income	\$ 60,740	Operations
b) Sales/services to tenants	\$ 14,520	Operations
4. Non-federal sources (list below)		
a) Investment income	\$ 0	Operations
b) CFFP Debt Service Reserve	\$ 128,932 (3)	Debt Service Reserve
Total estimated resources	\$ 5,528,302	

- (1) Amount estimated at 100% eligibility less an Operating Reserve Offset based on HUD Notice PIH 2011-055.
- (2) FY 2012 actual annual allocation amount.
- (3) Amount is balance of restricted Debt Service Reserve Account as of 3/31/2012.

3. RENT DETERMINATION

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

4. OPERATIONS AND MANAGEMENT

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

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 submission on December 16, 2011.

- d. approved by HUD on January 24, 2012 for 2 years.
- e. Number of units affected: 115

7. COMMUNITY SERVICE AND SELF-SUFFICIENCY

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

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 9/30/2011 Fiscal Year Audit to the Federal Audit Clearinghouse on 3/22/2012, with an electronic version following to the Detroit HUD Field Office. There were no findings contained in the audit.

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

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 2012 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 MODERIZATION OR
DEVELOPMENT, DEMOLITION AND/OR DISPOSITION,
CONVERSION OF PUBLIC HOUSING,
HOMEOWNERSHIP PROGRAMS, AND PROJECT-
BASED VOUCHERS**

- a) Hope VI or Mixed Finance Modernization or Development – 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. The Housing Commission continues to evaluate HUD’s transformation initiative recently proposed in the *Rental Assistance Demonstration Program (RAD)* 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 the Multifamily Housing program. The Housing Commission has determined that it is not in its best interests to participate at the present time.
- 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 yet been submitted to HUD for approval. This activity is planned for the 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.

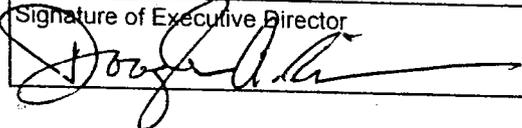
Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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

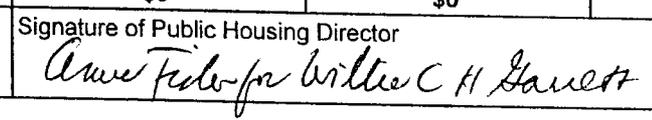
Part I: Summary

PHA Name BAY CITY HOUSING COMMISSION	Capital Fund Program Grant Number MI28P02450112	Federal FY of Grant 2012
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number # <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending: <input type="checkbox"/> 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)	\$40,000	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 21)	\$71,600	\$0	\$0	\$0
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$33,738.44	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1480 Dwelling Structures	\$290,000	\$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	\$22,000	\$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	\$248,680.56	\$0	\$0	\$0
19	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$716,019.00	\$0.00	\$0.00	\$0.00
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	\$480,000	\$0	\$0	\$0
24	Amount of line 20 Related to Hard Costs	\$330,000	\$0	\$0	\$0
25	Amount of line 21 Related to Energy Conservation Measures	\$20,000	\$0	\$0	\$0

Signature of Executive Director


Date
 02/23/2012

Signature of Public Housing Director


Date
 3/1/12

Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450112				Federal FY of Grant: 2012	
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	
MI02400000 PHA Wide	1410 Administration	1410							
	Staff salary and benefits		Lump sum	\$71,600.00	\$0.00	\$0.00	\$0.00		
	1470 Non-Dwelling Structures	1470							
	Complete renovation of former maintenance building into Family Investment Center. Replace roof, windows, doors, lighting, heating, mechanical, plumbing.		Lump sum	\$0.00					
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00		
	9000 Collateralization or Debt Service	9000							
	Debt Service on CFFP Loan		Lump sum	\$248,680.56					
	Total 9000			\$248,680.56	\$0.00	\$0.00	\$0.00		
	MI02400002 Smith Manor	1460 Dwelling Structure	1460						
		Replace interior d.u. doors		lump sum	\$35,000.00				
Replace apartment door hardware			140 d.u.	\$20,000.00					
Repair and waterproof brick veneer			lump sum	\$35,000.00					
New Appliances			lump sum	\$20,000.00					
CCTV Improvements			lump sum	\$10,000.00					
Total 1460				\$120,000.00	\$0.00	\$0.00	\$0.00		
1408 Management Improvements		1408							
Service coordination for elderly/disabled residents			Lump sum	\$15,000.00	\$0.00	\$0.00	\$0.00		
Total 1408				\$15,000.00	\$0.00	\$0.00	\$0.00		
1430 Fees and Cost	1430								
	A & E Fees and Costs		Lump sum	\$20,000.00	\$0.00	\$0.00	\$0.00		
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00		
Total Cost for Smith Manor				\$155,000.00	\$0.00	\$0.00	\$0.00		
MI02400003 Maloney Manor	1460 Dwelling Structure	1460							
	Common area upgrades		Lump sum	\$5,000.00					
	CCTV improvements		Lump sum	\$10,000.00					
	Waterproof brick		Lump sum	\$25,000.00					
	Total 1460			\$40,000.00	\$0.00	\$0.00	\$0.00		
	1408 Management Improvements	1408							
Service coordination for elderly/disabled residents		Lump sum	\$15,000.00						
Total 1408			\$15,000.00	\$0.00	\$0.00	\$0.00			
Total Cost for Maloney Manor				\$55,000.00	\$0.00	\$0.00	\$0.00		

Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450112				Federal FY of Grant: 2012	
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	
MIO2400001 Scattered Sites	1460 Dwelling Structure	1460							
	Replace vinyl flooring		8 d.u.	\$20,000.00					
	Replace thermal glass		15 d.u.	\$20,000.00					
	Replace tub surrounds, vanities, medicine cabinets		14 d.u.	\$20,000.00					
	Replace railings, repair columns		20 d.u.	\$0.00					
	Total 1460			\$60,000.00	\$0.00	\$0.00	\$0.00		
	1406 Operations	1406							
	Vacant unit turnover		7 d.u.	\$10,000.00	\$0.00	\$0.00	\$0.00		
	1408 Management Improvements	1408							
			Lump sum	\$0.00	\$0.00	\$0.00	\$0.00		
	1475 Non-Dwelling Equipment	1475							
	Vehicle for maintenance staff		Lump sum	\$22,000.00	\$0.00	\$0.00	\$0.00		
	Total Cost for Scattered Site			\$92,000.00	\$0.00	\$0.00	\$0.00		
	MIO2400004 Pine Towers	1460 Dwelling Structure	1460						
CCTV Improvements			Lump sum	\$10,000.00					
Repair exterior columns			Lump sum	\$5,000.00					
New appliances			Lump sum	\$20,000.00					
Replace apartment door hardware			Lump sum	\$10,000.00					
Replace interior d.u. doors			Lump sum	\$25,000.00					
Total 1460				\$70,000.00	\$0.00	\$0.00	\$0.00		
1408 Management Improvements		1408							
Service coordination for elderly/disabled residents			Lump sum	\$10,000.00	\$0.00	\$0.00	\$0.00		
Total 1408				\$10,000.00	\$0.00	\$0.00	\$0.00		
1430 Fees and Cost		1430							
A & E Fees and Costs			Lump sum	\$13,738.44	\$0.00	\$0.00	\$0.00		
Total Cost for Pine Towers				\$93,738.44	\$0.00	\$0.00	\$0.00		
Grand Total				\$716,019.00	\$0.00	\$0.00	\$0.00		

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: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program Grant No: MI28P02450112			Federal FY of Grant: 2012
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	02/15/14			02/15/16			
MI 24-2 Smith Manor	02/15/14			02/15/16			
MI 24-3 Maloney Manor	02/15/14			02/15/16			
MI 24-4 Pine Towers	02/15/14			02/15/16			
MI 24-1 Scattered Site	02/15/14			02/15/16			

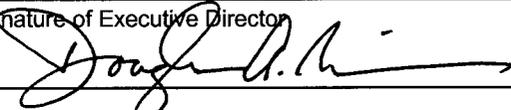
Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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 BAY CITY HOUSING COMMISSION	Capital Fund Program Grant Number MI28P02450111	Federal FY of Grant 2011
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number # Two <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: March 31, 2012 <input type="checkbox"/> 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	\$10,000	\$5,123	\$5,123
3	1408 Management Improvements (May not exceed 20% of line 21)	\$87,000	\$74,200	\$35,200	\$29,930
4	1410 Administration (May not exceed 10% of line 21)	\$79,000	\$79,000	\$79,000	\$79,000
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$30,796	\$22,796	\$3,975	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$310,000	\$348,000	\$37,941	\$37,941
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$25,000	\$7,800	\$7,712	\$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	\$248,681	\$248,681	\$0
19	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$790,477.00	\$790,477.00	\$417,631.99	\$151,994.43
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 06/27/2012	Signature of Public Housing Director	Date
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Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450111				Federal FY of Grant: 2011
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
MI02400000 PHA Wide	1410 Administration	1410						
	Staff salary and benefits		Lump sum	\$79,000.00	\$79,000.00	\$79,000.00	\$79,000.00	Draw completed
	1470 Non-Dwelling Structures	1470						
	Complete renovation of former maintenance building into Family Investment Center. Replace roof, windows, doors, lighting, heating, mechanical, plumbing.		Lump sum	\$0.00				
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00	
9000 Collateralization or Debt Service	9000							
	Debt Service on CFFP Loan		Lump sum	\$248,681.00	\$248,680.56	\$248,680.56	\$0.00	Payments to Fanny Mae will begin July 2013
	Total 9000			\$248,681.00	\$248,680.56	\$248,680.56	\$0.00	
MI02400002 Smith Manor	1460 Dwelling Structure	1460						
	Replace EPDM roof		lump sum	\$70,000.00	\$120,000.00	\$0.00	\$0.00	Project at A/E
	Thermal glass replacement		110 d.u.	\$40,000.00	\$30,000.00	\$0.00	\$0.00	
	Total 1460			\$110,000.00	\$150,000.00	\$0.00	\$0.00	
	1408 Management Improvements	1408						
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00	\$8,800.00	\$8,800.00	\$7,400.00	Study underway
	Energy Audit		Lump sum	\$4,000.00	\$0.00	\$0.00	\$0.00	Moved to operations
	Service coordination for elderly/disabled residents		Lump sum	\$20,000.00	\$15,000.00	\$0.00	\$0.00	
	Total 1408			\$29,000.00	\$23,800.00	\$8,800.00	\$7,400.00	
	1430 Fees and Cost	1430						
A & E Fees and Costs		lump sum	\$10,000.00	\$10,000.00	\$0.00	\$0.00		
1475 Non-Dwelling Equipment	1475							
Vehicle for maintenance staff		lump sum	\$25,000.00	\$7,800.00	\$7,712.00	\$0.00	Purchase underway	
Total Cost for Smith Manor			\$174,000.00	\$191,600.00	\$16,512.00	\$7,400.00		
MI02400003 Maloney Manor	1460 Dwelling Structure	1460						
	Replace apartment door hardware		113 d.u.	\$10,000.00	\$10,000.00	0.00	0.00	
	Repair hydronic heating system		lump sum	\$10,000.00	\$8,000.00	\$0.00	\$0.00	
	Total 1460			\$20,000.00	\$18,000.00	\$0.00	\$0.00	
	1408 Management Improvements	1408						
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00	\$7,100.00	\$7,100.00	\$6,000.00	Study underway
	Energy Audit		Lump sum	\$4,000.00	\$0.00	\$0.00	\$0.00	Moved to operations
	Service coordination for elderly/disabled residents		Lump sum	\$15,000.00	\$14,000.00	\$0.00	\$0.00	
Total 1408			\$24,000.00	\$21,100.00	\$7,100.00	\$6,000.00		
Total Cost for Maloney Manor			\$44,000.00	\$39,100.00	\$7,100.00	\$6,000.00		

Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450111				Federal FY of Grant: 2011	
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	
MI02400001 Scattered Site	1460 Dwelling Structure	1460							
	Replace vinyl flooring		8 d.u.	\$20,000.00	\$20,000.00	\$4,463.00	\$4,463.00	Ongoing	
	Replace concrete and fencing		3 d.u.	\$5,000.00	\$5,000.00	\$0.00	\$0.00	Ongoing	
	Replace appliances		25 d.u.	\$10,000.00	\$12,000.00	\$10,138.00	\$10,138.00	Purchase complete	
	Replace thermal glass		15 d.u.	\$25,000.00	\$15,000.00	\$0.00	\$0.00	Planning stage	
	Replace tub surrounds, vanities, medicine cabinets		14 d.u.	\$20,000.00	\$15,000.00	\$0.00	\$0.00	Ongoing	
	Replace electrical service panels		23 d.u.	\$0.00	\$13,000.00	\$0.00	\$0.00	New project	
	Total 1460				\$80,000.00	\$80,000.00	\$14,601.00	\$14,601.00	
	1406 Operations	1406							
	Vacant unit turnover / Replacment gas meters		7 d.u.	\$10,000.00	\$10,000.00	\$5,123.43	\$5,123.43		
	1408 Management Improvements	1408							
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00	\$12,000.00	\$12,000.00	\$10,400.00	Study underway	
Energy Audit		Lump sum	\$5,000.00	\$0.00	\$0.00	\$0.00	Removed to operations		
Total 1408				\$10,000.00	\$12,000.00	\$12,000.00	\$10,400.00		
Total Cost for Scattered Site				\$100,000.00	\$102,000.00	\$31,724.43	\$30,124.43		
MI02400004 Pine Towers	1460 Dwelling Structure	1460							
	Replace hot water heating boilers		lump sum	\$75,000.00	\$75,000.00	\$0.00	\$0.00	At A/E	
	Replace Appliances		lump sum	\$25,000.00	\$25,000.00	\$23,340.00	\$23,340.00	Purchase complete	
	Total 1460			\$100,000.00	\$100,000.00	\$23,340.00	\$23,340.00		
	1408 Management Improvements	1408							
	Comprehensive Physical Needs Assessment		Lump sum	\$5,000.00	\$7,300.00	\$7,300.00	\$6,130.00	Study underway	
	Energy Audit		Lump sum	\$4,000.00	\$0.00	\$0.00	\$0.00	Removed to operations	
	Service coordination for elderly/disabled residents		Lump sum	\$15,000.00	\$10,000.00	\$0.00	\$0.00		
	Total 1408			\$24,000.00	\$17,300.00	\$7,300.00	\$6,130.00		
	1430 Fees and Cost	1430							
	A & E Fees and Costs		lump sum	\$20,796.00	\$12,796.44	\$3,975.00	\$0.00	Projects started	
	Total Cost for Pine Towers				\$144,796.00	\$130,096.44	\$34,615.00	\$29,470.00	
Grand Total				\$790,477.00	\$790,477.00	\$417,631.99	\$151,994.43		

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: BAY CITY HOUSING COMMISSION			Grant Type and Number: Capital Fund Program Grant No: MI28P02450111			Federal FY of Grant: 2011	
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 BAY CITY HOUSING COMMISSION		Capital Fund Program Grant Number MI28P02450110		Federal FY of Grant 2010	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number # Three <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending: March 31, 2012 <input type="checkbox"/> 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	\$9,283	\$9,283
3	1408 Management Improvements (May not exceed 20% of line 21)	\$74,000	\$0	\$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	\$56,769	\$44,018	\$9,092
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$80,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$322,000	\$476,725	\$91,100	\$91,100
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$0	\$0	\$0
13	1475 Nondwelling Equipment	\$30,000	\$28,472	\$28,472	\$28,472
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	Amount of Annual Grant: (Sum of lines 2 - 19)	\$911,647.00	\$911,647.00	\$512,553.56	\$228,947.00
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	\$400,000	\$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 06/27/2012		Signature of Public Housing Director Date	

Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450110				Federal FY of Grant: 2010	
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	
MI02400000 PHA Wide	1410 Administration	1410							
	Staff salary and benefits		Lump sum	\$91,000.00	\$91,000.00	\$91,000.00	\$91,000.00	Draw completed	
	1470 Non-Dwelling Structures	1470							
	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		
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00		
	9000 Collateralization or Debt Service	9000							
Debt Service on CFFP Loan		Lump sum	\$248,681.00	\$248,680.56	\$248,680.56	\$0.00	Payments will begin 7/2012		
Total 9000			\$248,681.00	\$248,680.56	\$248,680.56	\$0.00			
MI02400002 Smith Manor	1460 Dwelling Structure	1460							
	New tenant mailboxes		lump sum	\$0.00	\$945.00	\$945.00	\$945.00	Completed	
	VCT flooring replaced		lump sum	\$0.00	\$1,395.00	\$1,395.00	\$1,395.00	Completed	
	New stoves		10 d.u.	\$0.00	\$1,400.00	\$1,400.00	\$1,400.00	Completed	
	Replace asphalt parking lot surface		lump sum	\$0.00	\$60,000.00	\$0.00	\$0.00	Project at A/E	
	Fire alarm improvements		140 d.u.	\$35,000.00	\$140,000.00	\$0.00	\$0.00	Project at A/E	
	Emergency lighting improvements		lump sum	\$0.00	\$40,000.00	\$0.00	\$0.00	New project; at A/E	
	New common area lighting		lump sum	\$30,000.00	\$26,260.00	\$0.00	\$0.00	Project at A/E	
	New common area ceiling tiles		lump sum	\$40,000.00	\$30,000.00	\$0.00	\$0.00	Project at A/E	
	Security camera improvements		lump sum	\$9,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2012	
	Total 1460			\$114,000.00	\$300,000.00	\$3,740.00	\$3,740.00		
	1408 Management Improvements	1408							
	Service coordination for elderly/disabled residents		Lump sum	\$28,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2011	
	1430 Fees and Cost	1430							
	A & E Fees and Costs		lump sum	\$35,966.00	\$25,738.00	\$25,738.00	\$2,037.00	2nd year of contact	
1440 Site Acquisition	1440								
Purchase of adjoining lots		lump sum	\$0.00	\$0.00	\$0.00	\$0.00	Moved to Operations funding		
1450 Site Improvement	1450								
Patio, parking area repairs and improvements		lump sum	\$80,000.00	\$0.00	\$0.00	\$0.00	Project at A/E		
Total Cost for Smith Manor			\$257,966.00	\$325,738.00	\$29,478.00	\$5,777.00			
MI02400003 Maloney Manor	1460 Dwelling Structure	1460							
	Security camera improvements		lump sum	\$9,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2012	
	New common area ceiling tiles		lump sum	\$0.00	\$40,000.00	\$0.00	\$0.00	Moved from CFP 2009	
	Replace apartment intercom		lump sum	\$20,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2009	
	Total 1460			\$29,000.00	\$40,000.00	\$0.00	\$0.00		
1408 Management Improvements	1408								

Part II: Supporting Pages									
PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450110				Federal FY of Grant: 2010	
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		
	Service coordination for elderly/disabled residents		Lump sum	\$23,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2011	
	Total Cost for Maloney Manor			\$52,000.00	\$40,000.00	\$0.00	\$0.00		
MI02400001	1460 Dwelling Structure	1460							
Scattered Site	Replace vinyl flooring		8 d.u.	\$20,000.00	\$21,516.00	\$21,516.00	\$21,516.00	Project completed	
	Repair concrete & fencing; tree removal		8 d.u.	\$5,000.00	\$10,729.00	\$10,729.00	\$10,729.00	Project completed	
	Replace appliances (stoves and refrigerators)		50 d.u.	\$30,000.00	\$16,732.00	\$16,732.00	\$16,732.00	Project completed	
	Replace thermal glass		30 d.u.	\$26,000.00	\$25,604.00	\$25,604.00	\$25,604.00	Project completed	
	Replace Tub surrounds		8 d.u.	\$0.00	\$4,731.00	\$4,731.00	\$4,731.00	Purchase completed	
	Fourndation repairs at Henry St and Sophia St		2 d.u.	\$0.00	\$17,413.00	\$0.00	\$0.00	Moved from CFP 2009	
	Total 1460				\$81,000.00	\$96,725.00	\$79,312.00	\$79,312.00	
	1475 Non-Dwelling Equipment	1475							
	Vehicle for maintenance staff			lump sum	\$30,000.00	\$28,472.00	\$28,472.00	\$28,472.00	Purchase completed
	1430 Fees and Cost	1430							
A & E Fees and Costs			lump sum	\$0.00	\$8,000.00	\$8,000.00	\$6,575.00	Completing ARRA contract	
1406 Operations	1406								
Vacant unit turnover; replacement gas meters			10 d.u.	\$20,000.00	\$10,000.00	\$9,283.00	\$9,283.00	Completed	
Total Cost for Scattered Site				\$131,000.00	\$143,197.00	\$125,067.00	\$123,642.00		
MI02400004	1460 Dwelling Structure	1460							
Pine Towers	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	\$31,952.00	\$0.00	\$0.00	Project at A/E
	Security camera improvements			lump sum	\$8,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2012
	Common area entertainment center			lump sum	\$0.00	\$624.00	\$624.00	\$624.00	Completed
	New appliances			20 d.u.	\$0.00	\$6,479.00	\$6,479.00	\$6,479.00	Completed
	New tenant mailboxes			lump sum	\$0.00	\$945.00	\$945.00	\$945.00	Completed
	Total 1460				\$98,000.00	\$40,000.00	\$8,048.00	\$8,048.00	
	1408 Management Improvements	1408							
	Service coordination for elderly/disabled residents			Lump sum	\$23,000.00	\$0.00	\$0.00	\$0.00	Moved to CFP 2011
	1430 Fees and Cost	1430							
A & E Fees and Costs			lump sum	\$10,000.00	\$23,031.44	\$10,280.00	\$480.00	2nd yr of contract	
Total Cost for Pine Towers				\$131,000.00	\$63,031.44	\$18,328.00	\$8,528.00		
Grand Total				\$911,647.00	\$911,647.00	\$512,553.56	\$228,947.00		

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: BAY CITY HOUSING COMMISSION			Grant Type and Number: Capital Fund Program Grant No: MI28P02450110			Federal FY of Grant: 2010	
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
 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 BAY CITY HOUSING COMMISSION	Capital Fund Program Grant Number MI28P02450109	Federal FY of Grant 2009
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number # 4 Four
 Performance and Evaluation Report for Program Year Ending: March 31, 2012 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	\$25,954	\$25,954	\$24,982
3	1408 Management Improvements (May not exceed 20% of line 21)	\$80,000	\$55,000	\$55,000	\$54,997
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	\$100,749	\$100,749	\$72,675
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$120,000	\$0	\$0	\$0
10	1460 Dwelling Structures	\$128,000	\$363,144	\$363,144	\$345,713
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$175,000	\$34,163	\$34,163	\$28,351
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	\$186,510
19	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
20	Amount of Annual Grant: (Sum of lines 2 - 19)	\$918,691.00	\$918,691.00	\$918,691.00	\$804,228.11
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0
23	Amount of line 20 Related to Soft Costs	\$196,000	\$196,000	\$196,000	\$120,000
24	Amount of line 20 Related to Hard Costs	\$665,100	\$665,000	\$665,000	\$350,000
25	Amount of line 21 Related to Energy Conservation Measures	\$90,000	\$90,000	\$90,000	\$80,000

Signature of Executive Director 	Date 06/27/2012	Signature of Public Housing Director	Date
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Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450109				Federal FY of Grant: 2009
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	
MI024 PHA Wide	1410 Administration	1410						
	* Staff salary and benefits		Lump sum	\$86,100.00	\$91,000.00	\$91,000.00	\$91,000.00	
	1470 Non-Dwelling Structures	1475						
	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	\$34,163.00	\$34,163.00	\$28,351.00	Contract let for brick repair
	Total 1470			\$175,000.00	\$34,163.00	\$34,163.00	\$28,351.00	
	9000 Collateralization or Debt Service	9000						
Debt Service on CFFP Loan		Lump sum	\$248,681.00	\$248,681.00	\$248,681.00	\$186,510.00	Loan repayment from CFP begins 7/2011	
Total 9000			\$248,681.00	\$248,681.00	\$248,681.00	\$186,510.00		
MI02400002 Smith Manor	1460 Dwelling Structure	1460						
	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	Deleted
	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
	Total 1460			\$50,000.00	\$168,610.00	\$168,610.00	\$168,610.00	
	1408 Management Improvements	1408						
	Support service coordination for elderly/disabled residents		Lump sum	\$30,000.00	\$25,000.00	\$25,000.00	\$25,000.00	Completed
	1430 Fees and Cost	1430						
	A & E Fees and Costs		lump sum	\$30,910.00	\$56,749.00	\$56,749.00	\$32,675.00	Contract signed 12/2009
	1440 Land Acquisition	1440						
	Purchase of adjacent property		lump sum	\$0.00	\$0.00	\$0.00	\$0.00	Funding moved to Cost Center
	1450 Site Improvements	1450						
	Replace parking lot, patio and other improvements		lump sum	\$120,000.00	\$0.00	\$0.00	\$0.00	Project moved to CFP 2010
Total Cost for Smith Manor			\$230,910.00	\$250,359.00	\$250,359.00	\$226,285.00		
MI02400003 Maloney Manor	1460 Dwelling Structure	1460						
	Replace common area ceiling tiles		lump sum	\$0.00	\$0.00	\$0.00	\$0.00	Project moved to CFP 10
	Replace cast iron waste lines		lump sum	\$0.00	\$0.00	\$0.00	\$0.00	Project moved to CFP 11
	Replace building intercom		lump sum	\$0.00	\$15,930.00	\$15,930.00	\$15,930.00	Complete (moved from CFP 10)
	Total 1460			\$0.00	\$15,930.00	\$15,930.00	\$15,930.00	
	1408 Management Improvements	1408						
Support service coordination for elderly/disabled residents		Lump sum	\$25,000.00	\$15,000.00	\$15,000.00	\$15,000.00		
Total Cost for Maloney Manor			\$25,000.00	\$30,930.00	\$30,930.00	\$30,930.00		

Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450109				Federal FY of Grant: 2009	
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	
MIO2400001 Scattered Site	1460 Dwelling Structure	1460							
	Replace vinyl flooring		3 d.u.	\$10,000.00	\$4,130.00	\$4,130.00	\$4,130.00	complete for 2009	
	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	\$22,601.00	\$22,601.00	\$22,601.00	Purchase complete	
	Replace cast iron waste lines with PVC		5 d.u.	\$10,000.00	\$5,559.00	\$5,559.00	\$5,559.00	Contract underway	
	Replace furnaces, thermostats, grills		15 d.u.	\$10,000.00	\$14,822.00	\$14,822.00	\$3,008.00	Contract underway	
	Replace domestic hot water heaters with tankless		1 d.u.	\$10,000.00	\$0.00	\$0.00	\$0.00	Contract underway	
	Foundation repair at 308 Sophia		1 d.u.	\$10,000.00	\$0.00	\$0.00	\$0.00	Project at A/E development	
	Foundation repair at 902 N Henry		1 d.u.	\$10,000.00	\$0.00	\$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	
	Total 1460				\$73,000.00	\$60,185.00	\$60,185.00	\$48,371.00	
	1430 Fees and Cost	1430							
	Foundation Study 902 N Henry & 308 Sophia		lump sum		\$0.00	\$4,000.00	\$4,000.00	\$0.00	Project at A/E
	1406 Operations	1406							
Replace natural gas meters		14 d.u.		\$0.00	\$6,180.00	\$6,180.00	\$5,208.00	Nearing completion	
Vacant unit turnover		10 d.u.		\$25,000.00	\$19,774.00	\$19,774.00	\$19,774.00	complete for 2010	
Total Cost for Scattered Site				\$98,000.00	\$90,139.00	\$90,139.00	\$73,353.00		
MIO2400004 Pine Towers	1460 Dwelling Structure	1460							
Replace common area furnishings		lump sum		\$5,000.00	\$0.00	\$0.00	\$0.00		
Replace front entry doors		lump sum		\$0.00	\$8,572.00	\$8,572.00	\$8,572.00	Complete	
Replace common area HVAC equipment		lump sum		\$0.00	\$77,930.00	\$77,930.00	\$72,313.11	project under contract	
Replace exterior concrete		lump sum		\$0.00	\$8,275.00	\$8,275.00	\$8,275.00	Complete	
Replace building intercom		lump sum		\$0.00	\$16,333.00	\$16,333.00	\$16,333.00	Complete (moved from CFP 10)	
Repair and waterproof penthouse		lump sum		\$0.00	\$7,309.00	\$7,309.00	\$7,309.00	Complete	
Total 1460				\$5,000.00	\$118,419.00	\$118,419.00	\$112,802.11		
1408 Management Improvements	1408								
Support service coordination for elderly/disabled residents		Lump sum		\$25,000.00	\$15,000.00	\$15,000.00	\$14,997.00		
1430 Fees and Cost	1430								
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	
Total Cost for Pine Towers				\$55,000.00	\$173,419.00	\$173,419.00	\$167,799.11		
Grand Total				\$918,691.00	\$918,691.00	\$918,691.00	\$804,228.11		

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: BAY CITY HOUSING COMMISSION			Grant Type and Number: Capital Fund Program Grant No: MI28P02450109			Federal FY of Grant: 2009	
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	03/31/12	03/31/12	09/14/13			
MI 24-2 Smith Manor	09/14/11	03/31/12	03/31/12	09/14/13			
MI 24-3 Maloney Manor	09/14/11	03/31/12	03/31/12	09/14/13			
MI 24-4 Pine Towers	09/14/11	03/31/12	03/31/12	09/14/13			
MI 24-1 Scattered Site	09/14/11	03/31/12	03/31/12	09/14/13			

Capital Fund Program Five-Year Action Plan

Part I: Summary						
PHA Name: BAY CITY HOUSING		Locality: Bay City, Bay County, Michigan		Original 5-Year Plan		Revision No: Two
A	Development Number/Name/HA-Wide	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY Grant: 2013	Work Statement for Year 3 FFY Grant: 2014	Work Statement for Year 4 FFY Grant: 2015	Work Statement for Year 5 FFY Grant: 2016
	MI024000002, Smith Manor	See Annual Statement				
B	Physical Improvements		50,000	0	0	30,000
C	Management Improvements		15,000	15,000	15,000	15,000
	MI024000001, Scattered Sites					
B	Physical Improvements		110,000	35,000	85,000	85,000
C	Management Improvements		10,000	32,000	10,000	32,000
	MI024000003 Maloney Manor					
B	Physical Improvements		50,000	106,738	30,000	70,000
C	Management Improvements		40,000	15,000	15,000	15,000
	MI024000004, Pine Towers					
B	Physical Improvements		90,738	117,000	102,738	63,738
C	Management Improvements		10,000	10,000	10,000	10,000
D	PHA wide, Non- dwelling Structures and Equipment	20,000	65,000	125,000	75,000	
E	Administration	71,600	71,600	71,600	71,600	
F	Other	0	0	0	0	
G	Operations	0	0	0	0	
H	Demolition	0	0	0	0	
I	Development	0	0	3,000	0	
J	Capital Fund Financing - Debt Service	248,681	248,681	248,681	248,681	
K	Total CFP Funds (estimated)		716,019	716,019	716,019	716,019
L	Total Non-CFP Funds		0	0	0	0
M	Grand Total (B-K)		\$716,019	\$716,019	\$716,019	\$716,019

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

Work Statement for FFY 2012	Work Statement for Year 2013 FFY Grant: 2013			Work Statement for Year 2014 FFY Grant: 2014		
	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>	50,000	<u>MI024000002, Smith Manor</u>	<i>total</i>	0
	New appliances	Lump Sum	20,000			
	Update HVAC system	Lump Sum	30,000			
	<u>MI024000003, Maloney Manor</u>	<i>total</i>	50,000	<u>MI024000003, Maloney Manor</u>		106,738
	New fencing, sign, landscaping	Lump Sum	25,000	New storage addition	Lump Sum	50,000
	Replace appliances	Lump Sum	20,000	New emergency generator	Lump Sum	40,000
	A/E Fees & Costs	Lump Sum	5,000	A/E Fees & Costs	Lump Sum	16,738
	<u>MI024000001, Scattered Sites</u>	<i>total</i>	110,000	<u>MI024000001, Scattered Sites</u>	<i>total</i>	35,000
	Replace Vinyl Flooring	6 d.u.	20,000	Replace VCT Flooring	6 d.u.	20,000
	Replace concrete/landscaping	3 d.u.	5,000	Replacement concrete/landscaping	3 d.u.	5,000
	Replace appliances	20 d.u.	10,000			
	Replace thermal glass	20 d.u.	30,000	Replace electric sevice panel	20 d.u.	10,000
	Replace roof shingles	5 d.u.	25,000			
	Replace tub surrounds	8 d.u.	20,000	<u>MI024000004, Pine Towers</u>	<i>total</i>	117,000
	<u>MI024000004, Pine Towers</u>	<i>total</i>	90,738	Exterior column repairs	Lump Sum	110,000
New front entrance canopy	Lump Sum	70,000				
A/E Fees & Costs	Lump Sum	20,738	A/E Fees & Costs	Lump Sum	7,000	
<u>PHA Wide</u>			<u>PHA Wide</u>			
A/E Fees & Costs	Lump Sum	20,000	A/E Fees & Costs	Lump Sum	15,000	
			Structural repairs maintenance buildings	Lump Sum	50,000	
Debt Service of CFFP loan	Lump Sum	248,681	Debt Service of CFFP loan	Lump Sum	248,681	
Subtotal of Estimated Costs			\$569,419	Subtotal of Estimated Costs		\$572,419

Part II:					
Work Statement for Year 2015 FFY Grant: 2015			Work Statement for Year 2016 FFY Grant: 2016		
General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
<u>MI024000002</u>	<i>total</i>	0	<u>MI024000002, Smith Manor</u> Sprinkler system improvements A/E Fees & Costs	<i>total</i> Lump Sum Lump Sum	30,000 20,000 10,000
<u>MI024000003</u> New Appliances	<i>total</i> Lump Sum	30,000 30,000	<u>MI024000003, Maloney Manor</u> Update Fire Safety System Emergency Call System Sprinkler Improvements A/E Fees & Costs	<i>total</i> Lump Sum 113 d.u. Lump Sum Lump Sum	70,000 20,000 20,000 20,000 10,000
<u>MI024000004</u> New Appliances Replace Elevator Control System A/E Fees & Costs	<i>total</i> Lump Sum Lump Sum Lump Sum	102,738 30,000 50,000 22,738	<u>MI024000004, Pine Towers</u> Emergency Call System Emergency Power Generator A/E Fees & Costs	<i>total</i> 115 d.u.. Lump Sum Lump Sum	63,738 20,000 30,000 13,738
<u>MI024000001</u> Replace Vinyl Flooring Replace Concrete/Fencing/landscaping Replace Tub Surrounds/bath light fixtures Replace Thermal Glass New Appliances, stove hoods Replace sump pump crocks	<i>total</i> 6 d.u.. 5 d.u.. 30 d.u. 15 d.u. 25 d.u. 5 d.u.	85,000 20,000 5,000 20,000 28,000 10,000 2,000	<u>MI024000001, Scattered Sites</u> Replace Vinyl Flooring Replace Concrete/Fencing/Landscaping Replace Tub Surrounds/bath light fixtures Replace Thermal Glass New Appliances, stove hoods	<i>total</i> 6 d.u.. 5 d.u.. 30 d.u. 15 d.u. 25 d.u.	85,000 20,000 5,000 20,000 30,000 10,000
<u>MI024 PHA</u> Rental building rehabilitation A/E Fees & Costs Debt Service	Lump Sum Lump Sum Lump Sum	110,000 15,000 248,681	<u>MI024 PHA Wide</u> Rental building rehabilitation Debt Service	Lump Sum Lump Sum	75,000 248,681
Subtotal of Estimated Costs		\$591,419	Subtotal of Estimated Costs		\$572,419

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 2012	Work Statement for Year 2013 FFY Grant: 2013			Work Statement for Year 2014 FFY Grant: 2014		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>MI024000002, Smith Manor</u>	<i>total</i>	15,000	<u>MI024000002, Smith Manor</u>	<i>total</i>	15,000
	Social Services Coordination for tenants	Lump Sum	15,000	Social Services Coordination for tenants	Lump Sum	15,000
	<u>MI024000003, Maloney Manor</u>	<i>total</i>	40,000	<u>MI024000003, Maloney Manor</u>		15,000
	Social Services Coordination for tenants	Lump Sum	15,000	Social Services Coordination for tenants	Lump Sum	15,000
	Maintenance vehicle & other equipment	Lump Sum	25,000			
	<u>MI024000001, Scattered Sites</u>	<i>total</i>	10,000	<u>MI024000001, Scattered Sites</u>	<i>total</i>	32,000
	Operations - Vacant unit turnover	7 d.u.	10,000	Operations - unit turnover	7 d.u.	10,000
				Maintenance vehicle & other equipment	Lump Sum	22,000
	<u>MI024000004, Pine Towers</u>	<i>total</i>	10,000	<u>MI024000004, Pine Towers</u>	<i>total</i>	10,000
	Social Services Coordination for tenants	Lump sum	10,000	Social Services Coordination for tenants	Lump Sum	10,000
<u>PHA Wide</u>			<u>PHA Wide</u>			
Administration	Lump Sum	71,600	Administration	Lump Sum	71,600	
Subtotal of Estimated Costs			\$146,600	Subtotal of Estimated Costs		\$143,600

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 2015 FFY Grant: 2015			Work Statement for Year 2016 FFY Grant: 2016		
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	15,000 15,000	<u>MI024000002, Smith Manor</u> * Social Services Coordination for tenants	<i>total</i> Lump Sum	15,000 15,000
<u>MI024000003, Maloney Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	15,000 15,000	<u>MI024000003, Maloney Manor</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	15,000 15,000
<u>MI024000004, Pine Towers</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	10,000 10,000	<u>MI024000004, Pine Towers</u> Social Services Coordination for tenants	<i>total</i> Lump Sum	10,000 10,000
<u>MI024000001, Scattered Sites</u> Operations - Vacant unit turnover	<i>total</i> 7 d.u.	10,000 10,000	<u>MI 24-1, Scattered Sites</u> Operations – unit turnover Maintenance vehicle & other equipment	<i>total</i> 7 d.u. Lump Sum	32,000 10,000 22,000
<u>MI024 PHA Wide</u> Administration Computer hardware or marketing	<i>total</i> Lump Sum Lump Sum	74,600 71,600 3,000	<u>MI024 PHA Wide</u> Administration	<i>total</i> Lump Sum	71,600
Subtotal of Estimated Costs		\$199,200	Subtotal of Estimated Costs		\$143,600

Housing Needs of Families on the Waiting List			
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:			
As of 4/12/2012	# of families	% of total families	Annual Turnover (includes Sec 8 NC)
Waiting list total	225		138 (FYE 9/30/11)
Extremely low income <=30% AMI	175	78%	
Very low income (>30% but <=50% AMI)	41	18%	
Low income (>50% but <80% AMI)	9	4%	
Families with children	117	52%	
Elderly families	11	5%	
Families with Disabilities	67	30%	
White	197	88%	
Black	35	16%	
Asian/Amerind	5	2%	
Ethnic	11	5%	
Characteristics by Bedroom Size			
1BR	96	43%	92 (inc. Sec 8 NC)
2 BR	67	30%	12
3 BR	40	18%	17
4 BR	13	6%	13
5 BR	9	4%	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			

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 was released in Feb 2011 but no new property-level scoring has yet been generated for the fye 9/30/2011. The last PHAS Transition Year scoring for fye 9/30/2010 was release on 9/15/2011. The MASS component score was 100%. PHAS scoring for fye 9/30/2011 is anticipated shortly.
2. Occupancy rate achieved for FYE 9/30/11 was over 99% 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.

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 9/30/2011, seventy-four (74) 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.

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. Under the PHAS transition, PASS (Physical Condition) inspections and scoring were sufficiently high enough to have achieved the performance incentive of multi-year inspection cycles. Scores for each property as of the last inspection (12/8 to 16/2011) were:
 - a. Scattered Sites, 24-1: 96% vs. goal of 90%
 - b. Smith Manor, 24-2: 89% vs. goal of 90%
 - c. Maloney Manor, 24-3: 87% vs. goal of 90%
 - d. Pine Towers, 24-4: 96% vs. goal of 90%
 - e. Maplewood Manor: 90% vs. goal of 90% (2008 score)

Comments: PASS scoring was discussed with the RAB. The 2011 scores are high enough to achieve new performance incentives similar to Multifamily Housing (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.

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.

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 Rental Assistance Demonstration (RAD) initiative and its potential impact on this goal.

F. Goal – Maintenance

Statement of Progress in Meeting Objectives:

1. Goal is 90%. Property-based scores generated for as of December 2011 are as detailed in Goal 3 above.

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

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. Staff received training update via the Legal Issues/Fair Housing Summit conducted by Legal Services of Eastern Michigan in March 2012.

Comments: No changes anticipated.

H. Goal – Regulatory Compliance/Fiscal Responsibility

Statement of Progress in Meeting Objectives:

1. The last issued FASS agency-level score of 100% was achieved for FYE 9/30/10 vs. goal of 90%. This component has not yet been scored on a property level basis under the PHAS Interim Rule requirements effective for FYE 9/30/2011. Agency-level score is still anticipated at any time.

Comments: HUD has continued the implementation of property-based funding and reporting processes originally instituted in 2008. Congressional Appropriations for 2012 contained an “excess reserve” offset based on fye 9/30/2010 financial date that have served to reduce total eligibility by \$262,592 in aggregate for the current year.

(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.)

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. One Resident Advisory Board member has expressed further interest in pursuing training opportunities and the Bay City Housing Commission will endeavor to facilitate that interest as circumstances permit.

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.