



ANN ARBOR HOUSING COMMISSION

**Fiscal Year 2012
July 1, 2012 – June 30, 2013
One Year Annual Plan
FINAL**

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Appendices

Form 50075.1

- Capital Fund Program 501-09 (FY 09/10)
- Capital Fund Program 501-10 (FY 10/11)
- Capital Fund Program 501-11 (FY 11/12)
- Capital Fund Program 501-12 (FY 12/13)

Form 50075.2

- Capital Fund Program – Five Year Action Plan

Form 50077

- Certifications of compliance with PHA Plans and Related Regulations

Form 50077-CR

- Civil Rights Certification

Form 50077-SL

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

Form 50070

- Certification for Drug Free Workplace

Form 50071

- Certification of Payments to Influence Federal Transactions

Form SF-LLL

- Disclosure of Lobbying Activities

Form SF-LLL-A

- Disclosure of Lobbying Activities Continuation Sheet – not applicable

Section 1.0: PHA Information

PHA Name: Ann Arbor Housing Commission
 PHA Code: MI-064
 PHA Type: Small High Performing Standard HCV (Section 8)
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2012

Section 2.0: Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 360 Number of HCV units: 1333 + 145 VASH

Section 3.0: Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

Section 4.0: PHA Consortia (NOT APPLICABLE)

PHA Consortia		<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)			
Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

Section 5.0: 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

(NOT APPLICABLE for 1-year plan)

Section 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:

(NOT APPLICABLE for 1-year plan)

Section 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.

(NOT APPLICABLE for 1-year plan)

Section 6.0 (a) Revisions Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. A more thorough description of the PHA Plan Elements is included in the Agency's Five Year Plan, and when applicable, the relevant Chapter of the Public Housing Admissions and Continued Occupancy Policy (ACOP) or Section 8 Administrative Plan is referenced. This document is intended to provide information related to changes among the PHA Plan Elements that have occurred during the current FY11-12 or which are anticipated to occur in the coming FY12-13. The Section 8 program and Housing Choice Voucher program are used interchangeably in this document. The Section 8 program was changed to the Housing Choice Voucher program, but it is still commonly referred to as Section 8.

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

A. Public Housing

See Admissions and Continued Occupancy Policy (ACOP) that relate to this topic:

Chapter 1-General Provisions

Chapter 2-Civil Rights and Nondiscrimination

Chapter 3-Program Eligibility

Chapter 6-Qualifications for Admission

Chapter 4-Waiting List Administration

Chapter 5-Processing Applications, section 5.5 Unit Offers

***MEDICAL MARIJUANA:** In November 2011 the Board of Commissioners passed a resolution in response to the January 20, 2011 HUD General Council Opinion on Medical Marijuana and to clarify the AAHC's policy and support HUD's view that a Public Housing Authority (PHA) may not grant reasonable accommodations to use, grow or possess medical marijuana; must deny admission to applicants who are using medical marijuana at the time of consideration for admission; and may use discretion with the respect to evicting or refraining to evict current residents on account of their use of medical marijuana. The adoption of this new process was reflected in ACOP Chapter 1-General Provisions; Chapter 2-Program Eligibility; and Chapter 6-Qualifications for Admission (Screening).*

***WAITLIST PREFERENCES:** The Housing Commission has identified several populations that are homeless or at high risk of homelessness that would otherwise not stay housed without supportive services. The Housing Commission has entered into Memorandums of Understanding (MOU) with 3 different service providers that have agreed to provide crisis intervention and case management services to these populations in order to stabilize their housing situation. The Board of Commissioners passed a resolution in January 2011 to provide a limited preference for 3 individual youths aging out of foster care who need stable and supportive housing while transitioning to adulthood and that have been referred by the Washtenaw Youth Aging Out Coalition (WYAOC). Ozone House will provide support services to these youth, who would otherwise not be able to stay housed. Such families will be accepted for application on a referral basis, whether or not the public housing waiting list is open. This program will continue under a*

Memorandum of Agreement (MOA) executed between AAHC, WYAOC and Ozone House limiting the number of youth aging out of foster care to 6 at any given time. In July 2011, the Board passed a resolution for a limited preference for 3 qualified homeless/displaced families referred by the Interfaith Hospitality Network (IHN), which will be expanded to 6 households in July 2012. IHN will provide support services to ensure that these families can stay housed. This waitlist preference will be limited to qualified homeless/displaced families referred by the Interfaith Hospitality Network (IHN), with no more than 6 households being housed in public housing at any given time. These agreements relate most directly to ACOP Chapter 3-Program Eligibility and Chapter 6-Qualifications for Admission (indirectly to ACOP Chapter 4-Waiting List Administration and Chapter 5-Processing Applications).

The Ann Arbor Housing Commission jointly applied for a grant from the Corporation for Supportive Housing with Catholic Social Services, Avalon Housing Inc., Packard Health Clinic, the Shelter Association of Washtenaw County, the University of Michigan Health Services, St. Joseph Mercy Health Systems, and the Washtenaw Health Plan, among others for supportive services for high utilizers of crisis health services. The grant is contingent on housing being provided for households with a persistent housing crisis or homeless who are also high utilizers of crisis health services.

Frequent health care users are generally very low-income individuals with multiple, complex medical and psycho-social needs that rely heavily on, but are not effectively served by, high-cost emergency health services. Based on data from the local shelter, homeless outreach agencies and both area hospitals, we estimate the total size of the target population in Washtenaw County to be between 1000 and 1200 individuals. These individuals face multiple barriers to care in our community including access to affordable housing, health insurance, public entitlements and coordinated medical, mental health and substance abuse services. Access to health insurance and other public entitlements have also been a challenge for many low-income residents in Washtenaw County. The CHRT study showed that in 2009, approximately 6,400 individuals were eligible for Medicaid in Washtenaw County but not enrolled and an estimated 50,000 individuals were estimated to be uninsured in 2010.

The Housing Commission has committed 40 units of public housing and/or voucher housing to this program over the next 18 months. These households will receive intensive case management services including both clinical and non-clinical services. Without these services, these households will have a difficult time maintaining their housing. Consequently the Housing Commission is amending its preferences to also include a preference for homeless households or households with a persistent housing crisis that are eligible for services under this grant. The number of participants at any given time will be limited to 40, in order to ensure that other households in the community also have access to our public housing and voucher programs.

B. Housing Choice Vouchers (Previously Section 8)

See Section 8 Administrative Plan that relate to this topic:

Chapter 1-Statement of Policies

Chapter 2- Eligibility for Admission

Chapter 3-Applying for Admission

Chapter 4- Establishing Preferences and Maintaining the Waiting List

Chapter 6 – Calculating Rent and HAP Payments

Chapter 7- Verification Procedures

Chapter 13 – Portability: Initial Lease Up and Moves with Continued Assistance

TENANT INCOME VERIFICATION HIERARCHY: *In October 2010 (but part of FY 2011), the Board of Commissioners passed a resolution to approve changes to Admin. Plan Chapter 7, adding a tenant income verification hierarchy as outlined by HUD in a recent Notice (Notice PIH 2010-19), and adding changes to the Admin. Plan Chapter 13 to clarify that tenants may only move during the families' annual recertification process unless emergency circumstances exist. As noted, these changes were reflected in written updates to Chapters 7 and 13.*

PAYMENTS TO LANDLORDS AT MOVE OUT: *In April 2011, the Board of Commissioners passed a resolution to (1) provide clarifying language which codifies current practices and (2) provide for a change with regards to treatment of payments to landlords for a month during which a tenant moves out. The adoption of the resolution was reflected in Admin. Plan Chapter 13 – Portability: Initial Lease Up and Moves with Continued Assistance.*

MEDICAL MARIJUANA: *In November 2011 the Board of Commissioners passed a resolution in response to the January 20, 2011 HUD General Council Opinion on Medical Marijuana and to clarify the AAHC's policy and support HUD's view that a Public Housing Authority (PHA) may not grant reasonable accommodations to use, grow or possess medical marijuana; must deny admission to applicants who are using medical marijuana at the time of consideration for admission; and may use discretion with the respect to evicting or refraining to evict current residents on account of their use of medical marijuana. The adoption of this new process was reflected in Admin. Plan Chapter 1 – Statement of Policies and Objectives; Chapter 2 – Eligibility for Admission; and Chapter 15 – Denial or Termination of Assistance.*

ELECTRONIC WAITLIST: *In July 2011 the Board of Commissioners passed a resolution to provide for an electronic pre-application for its HCV waiting list to reduce administrative burden and expedite waiting list application process (as the Admin. Plan did not provide for this type of pre-application). The adoption of this new process was reflected in Admin. Plan Chapter 3 – Applying for Admission. In the same month, and as part of the same resolution, the Board approved updated its utility allowance analysis process – after recommendation from HUD staff – to outline a clear process to ensure the AAHC's review of utility rates over a four-year period and consider adjusting allowances if any of the individual rates increase or decrease more than 10 percent. The adoption of this new process outline was reflected in Admin. Plan Chapter 6 – Calculating Rent and HAP Payments.*

WAITLIST PREFERENCES: *In February 2011 the Board of Commissioners passed a resolution to clarify its preference and ranking process related to its pilot project with the Area Agency on Aging 1-B (AAA 1-B)). This project was approved for Washtenaw, Wayne, Oakland and Macomb Counties, which combines the housing benefits of the Section 8 Program and the Medicaid Waiver Program and allows for expedited participation of this select group of elderly/disabled clients who require extensive assistance to clarify its preference and its ranking. (This program was initiated in 2002 when the AAHC was approached by the AAA 1-B). The*

adoption of resolution was reflected in Admin. Plan Chapter 4, Establishing Preferences and Maintaining the Waiting List.

The Ann Arbor Housing Commission jointly applied for a grant from the Corporation for Supportive Housing with Catholic Social Services, Avalon Housing Inc., Packard Health Clinic, the Shelter Association of Washtenaw County, the University of Michigan Health Services, St. Joseph Mercy Health Systems and the Washtenaw Health Plan, among others for supportive services for high utilizers of Crisis Health Services. The grant is contingent on housing being provided for households with a persistent housing crisis or homeless who are also high utilizers of crisis health services.

Frequent health care users are generally very low-income individuals with multiple, complex medical and psych-social needs that rely heavily on, but are not effectively served by, high-cost emergency health services. Based on data from the local shelter, homeless outreach agencies and both area hospitals, we estimate the total size of the target population in Washtenaw County to be between 1000 and 1200 individuals. These individuals face multiple barriers to care in our community including access to affordable housing, health insurance, public entitlements and coordinated medical, mental health and substance abuse services. Access to health insurance and other public entitlements have also been a challenge for many low-income residents in Washtenaw County. The CHRT study showed that in 2009, approximately 6,400 individuals were eligible for Medicaid in Washtenaw County but not enrolled and an estimated 50,000 individuals were estimated to be uninsured in 2010.

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2. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources-as indicated	Planned (Est.)	Planned Uses
Federal Sources:		
Public Housing Operating Funds-based on FY2011 Actual	1,201,738	PH Operations
Public Housing Rental Income-based on FY2011 Actual	\$732,296	PH Operations
Public Housing Capital Fund CFP501-09-Actual Grant amount	\$557,604	See attached annual statement
Public Housing Capital Fund CFP501-10-Actual Grant amount	\$555,590	See attached annual statement
Public Housing Capital Fund CFP501-11 Actual Grant amount	\$486,874	See Attached annual statement
Public Housing Capital Fund CFP501-12 Actual Grant amount	\$440,778	See Attached annual statement
Housing Choice Voucher/S8 HAP Grant-Based on CY2012 Funding Letter	\$8,967,792	HAP Expenses
Housing Choice Voucher/S8 Admin Fees Based on CY2012 Admin Fee Rates/CY Utilities	\$848,148	S8/HCV Admin Expenses
VASH HAP Grant-Based on CY2012 Funding Letter	\$88,293	VASH HAP Expenses
Cranbrook Towers (S8 New Constr) Based on FY2011 Actual	\$1,575,306	HAP & admin expenses
Shelter Plus Care Based on FY2011 Actual	\$806,547	HAP for Homeless
Management Fees generated by COCC Based on FY2011 Actual	\$386,946	Central Office Expenses
Other (Interest Income, Fraud Recovery) Based on FY2011 Actual	\$52,000	Restricted
Non-federal sources (list below)		
City of Ann Arbor General Fund Based on Current Budget	\$214,000	AAHC Admin & Resource Coordinators in PH
Total resources	\$16,913,912	

3. Rent Determination

A. Public Housing

See Admissions and Continued Occupancy Policy (ACOP):
Chapter 9-Income and Program Rents
Chapter 11-Annual Reexamination of Income and Family Circumstances
Chapter 12-Interim Rent Adjustments
Chapter 13-Utilities

UTILITY ALLOWANCE: *As required annually by HUD the AAHC reviewed its Public Housing Utility Allowance (and the Board of Commissioners passed a resolution) in October 2010 that adjusted utility allowances for only its five (5)-bedroom and Baker Commons units, and which resulted in a lower rent payment and higher utility allowance on behalf of residents effective December 1, 2010. The AAHC chose to re-review its utility allowances again in Spring of 2011 and did so with the help of contractor Nelrod (to get the Commission's review period set during this time frame and at the same time as the review of the Section 8-related U.A. review) and the Board by resolution in May 2011 approved revisions that impacted all households. The approval of this process reflects the requirements outlined in ACOP Chapter 13-Utilities.*

RELIEF FOR EXCESS CONSUMPTION: *The Board also passed a resolution in July 2011 to provide for a specific, outlined process for PH tenants to request relief from surcharges for excess consumption of PHA-purchased utilities, or from payment of utility supplier billings in excess of the allowances for resident-purchased utilities. The adoption of this new process was reflected in ACOP Chapter 13-Utilities.*

INTERIM CERTIFICATIONS: *The Board of Commissioners passed a resolution in December 2011 to streamline interim process changes by limiting the types of changes that will be processed by the AAHC in between annual recertification and consequently reducing the administrative burden of AAHC staff and allowing tenants to increase household income in many cases without such increases requiring a rent increase before the next annual recertification. The adoption of this new process was reflected in ACOP Chapter 11 - Annual Reexamination of Income and Family Circumstances and Chapter 12 - Interim Rent Adjustments.*

B. Housing Choice Vouchers (Previously Section 8)

See Section 8 Administrative Plan:
Chapter 6 - Calculating Rent & Housing Assistance Payments
Chapter 11- Owner Rents, Rent Reasonableness and Payment Standards
Chapter 12 - Recertifications

UTILITY ALLOWANCE: *As required annually by HUD the AAHC reviewed Section 8-related utility allowances again in Spring of 2011 and (with the help of contractor HAPPY Software) and the Board by resolution in May 2011 approved revisions that impacted all households. The approval of this process reflects the requirements outlined in Admin. Plan Chapter 6-Calculating Rent & Housing Assistance Payments.*

In addition, after significant support and information from HUD staff, the AAHC Board of Commissioners passed a resolution in January 2011 that overhauled the Section 8 Utility Allowance Methodology, and this was reflected in Admin. Plan Chapter 6, Calculating Rent and HAP Payments, specifically Section P - Utility Allowances & Utility Reimbursement Payments.

HUD staff reviewed the amended methodology before the AAHC Board reviewed and approved these adjustments.

RENT REASONABLENESS: In August 2011, after suggestions and support by HUD staff, the AAHC Board of Commissioners passed a resolution that updated the AAHC's Rent Reasonableness review process and methodology. The adoption of this methodology was reflected in Admin. Plan Chapter 11-Owner Rents, Rent Reasonableness and Payment Standards.

INTERIM CERTIFICATIONS: The Board of Commissioners passed a resolution in December 2011 to streamline interim process changes by limiting the types of changes that will be processed by the AAHC in between annual recertification and consequently reducing the administrative burden of AAHC staff and allowing tenants to increase household income in many cases without such increases requiring a rent increase before the next annual recertification. The adoption of this new process was reflected in Admin. Plan Chapter 12 – Recertifications.

PAYMENT STANDARDS: HUD annually establishes and publishes Fair Market Rents (FMRs) by locale. The Final 2012 FMRs for Washtenaw, Wayne and Monroe counties were revised, and all FMRs decreased about -1.4% for Washtenaw County; decreased -7.3% for Monroe County; and increased in Wayne County by +03%. The HUD-mandated range for S8 payment standards is 90% to 110% of FMRs. The AAHC Board approved a resolution in September 2011 which maintained its current payment standards set at 100% of 2011 FMRs. It was determined that by maintaining a 100% payment standard resulted in little or no adverse impact on households for all counties and all bedroom sizes as compared to the prior year. This adoption refers to Chapter 11-Owner Rents, Rent Reasonableness and Payment Standards.

4. Operations and Management

A. PHA Management Structure

AAHC is currently set up with a Central Office (Administration and Finance – Executive Director, Finance Manager, Financial Assistant); PH-East Division (Residency Manager, Program Assistant, 2 Maintenance Staff); PH-West Division (Residency Manager, Program Assistant, 2 Maintenance Staff); and Section 8 Division (Program Manager, 5 Occupancy Specialists, Waitlist Specialist, and a Receptionist).

At the beginning of FY 2012, the current Executive Director resigned, and an Interim Executive Director was hired from August 1, 2011 until November 29, 2011 – when its new permanent Executive Director started.

The AAHC staff continues to work with the Board of Commissioners under an organizational structure approved in January 2010 flowing from the recommendations by an outside consultant who conducted an operational needs assessment of the AAHC. Under its current Executive Director, both the AMP structure and overall staff and management structure are being reviewed and analyzed. As part of that process the Public Housing Waitlist Specialist position

remains unfilled intentionally, as does a Section 8 Administrative Quality Control Specialist position – both listed in the last Annual Plan under 4.-A.

The Operational Needs Assessment (ONA) from 2010 recommended that the Accounting Clerk be upgraded to a Financial Analyst and a second Financial Analyst be hired. This recommendation is under consideration. The ONA recommended hiring a Maintenance Supervisor which is also under consideration. The ONA recommended that the maintenance staff be outsourced, which is no longer under consideration. The ONA recommended that the Housing Choice Voucher Program be outsourced, which is no longer under consideration.

B. HUD Programs Under Management

Program Name	Units or Families Served
Public Housing	360
Housing Choice Vouchers	1,333
Special Purpose Section 8 Vouchers	
-Mainstream/Disabled	100*
-Project Based Vouchers/Pear St	20*
-VASH (Veterans Affairs Supportive Housing)	145
-Project Based VASH Vouchers	5
*included in 1,333 HCV figure	
- Sec 8 New Construction- Cranbrook Tower (Contract Admin)	202
- Shelter Plus Care (Administrator)	110

The AAHC applied for and received an additional 5 Project Based VASH vouchers in July 2011 and an additional 25 tenant based vouchers in March 2012 and now administers a total of 145 VASH vouchers.

C. Management and Maintenance Policies

A comprehensive listing is included in the Five-Year Plan.

ORGANIZATIONAL STRUCTURE: The AAHC Board of Commissioners passed a resolution in January 2010 which approved an organizational structure recommended by a third-party consultant. The recommendations included the recommendation that the Commission contract out for its maintenance services. The Commission does not intend to contract out for maintenance services at this time. However, Commission staff continues to implement these changes (as presented in section 4.A. above), and expects the transition will be in process during the current fiscal year and into the next fiscal year.

5. PHA Grievance Procedures

A. Public Housing

See Admissions and Continued Occupancy Policy (ACOP):
Chapter 17- Grievance Procedures

GRIEVANCE PROCEDURE: *The AAHC Board of Commissioners passed a resolution in September 2011 and approved a modification to Chapter 17 of the AAHC's ACOP – Grievance Procedures – to accurately mirror 24 CFR 966.55(g) and document the requirements for an expedited grievance procedure. Furthermore, the Board passed a resolution in November of 2011 updating its ACOP to clarify the process the AAHC selects its hearing officers.*

In addition, the AAHC Board of Commissioners passed a resolution in March 2011 to approve a grievance procedure for resident councils in the event that the Housing Commission determines that an election process did not follow HUD procedures as required by 24 CFR Sections 964.130(c) and 964.150

B. Housing Choice Vouchers (Previously Section 8)

See Section 8 Administrative Plan:

Chapter 19- Complaints & Appeals

6. Designated Housing for Elderly and Disabled Families.

AAHC, to date, has not designated or applied for approval to designate nor does it plan to apply in 2012 to designate any public housing for occupancy only by the elderly (62 or older) families or only by families with disabilities, or by elderly families and families with disabilities.

7. Community Service and Self-Sufficiency

See Admissions and Continued Occupancy Policy (ACOP):

Chapter 14- Community Service and Economic Self-Sufficiency.

ROSS GRANT: *The AAHC made great progress on its goal listed in last year's Annual Plans to work to improve upon existing relationships and to develop additional relationships with local service providers in order to increase the level of supportive services provided to its residents. The AAHC partnered with area agency Community Action Network (CAN) in a successful application to earn a Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator grant. This three-year grant will support the AAHC's tenants and vastly add to the services available as well as foster the opportunity for tenants to earn skills, find employment and become self-sufficient.*

See Section 8 Administrative Plan:

Chapter 25-Section 8 Self-Sufficiency & Action Plan

Chapter 6- Calculating Rent and HAP Payment

Also see the Five-Year Plan for a listing of services and programs offered to public housing residents.

FAMILY SELF-SUFFICIENCY: *The Board of Commissioners approved a resolution in May 2011 to outline the conditions under which FSS interim disbursements may be considered and to provide guidance to staff and participants. The adoption of this new process was reflected in Admin. Plan Chapter 25–Section 8 Self-Sufficiency & Action Plan.*

Also in furtherance of its community partnership goals related to self-sufficiency, the AAHC applied for and received funding for a part-time Section 8/HCV Family Self Sufficiency (FSS) Coordinator as well as applied and received renewal funding – thereby funded for this part-time coordinator through FY 2013. The Commission published an RFP and is now working with Wayne-Metro Community Services Agency to serve as its FSS coordinator / manager (contract approved by Board resolution in July 2011). The AAHC looks forward to adding many FSS participants during this plan year and having many of those participants escrowing funds in line with the program.

Regarding FSS in Section 8/HCV, in September 2010, the HUD Detroit Field Office approved a three-year waiver so that the FSS unit goal is now 30 (formerly 175). Additionally, AAHC Section 8 staff has continued formal relationships with Michigan Works and the Washtenaw Housing Education Partnership (WHEP) to partner for FSS-related supports and services. In addition, an FSS Council of Section 8 staff and local community members has been established.

SECTION 3: *The AAHC also plans on improving upon its Section 3 procedures, tracking and documentation in the coming year.*

8. Safety and Crime Prevention Measures

The AAHC is recruiting for a police-in-residence as it had in the past at Miller Manor and Baker Commons. The AAHC continues to coordinate closely with the Ann Arbor Police Department and a standing offer to host a police officer exists. The AAHC receives a monthly report of police calls and police reports filed. AAHC Staff have excellent relations with the Ann Arbor Police Department and, this past November, the police department established an office at the AAHC Maple Meadows/South Maple location for officers to drop-in, complete paperwork and welcome visitors if they so choose. This is an example of the very good working relationship the Commission has with AA Police. The AAHC staff and AA Police work closely together as needed or requested by either party. This past fiscal year, security cameras were added at the AAHC's Maple Meadows location as part of the AAHC system that can be monitored from approved staff's (certain managers') desks. In addition, the AAHC has a Security Committee functioning and including Board, staff and tenant input. Eight meetings with tenants were held to receive tenant input on security issues. A full, updated Security Plan will be presented to the AAHC Board this year, currently targeted for May 2012.

9. Pet Policy for Public Housing

See Admissions and Continued Occupancy Policy (ACOP):
Chapter 15- Pet Policies/Assistive Animals

10. Civil Rights Certifications

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. In addition, ACOP Chapter 1–General Provisions and Chapter 2–Civil Rights and Discrimination, as well as Admin. Plan Chapter 1–Statement of Policies and Objectives, and Chapter 2–Eligibility for Admission, each with sections related to civil rights and non-discrimination, were updated as outlined in part I above.

11. Fiscal Year Audit

The AAHC's FY11 audited financials have been completed, were presented to the Board of Commissioners at the January 2012 Board Meeting, submitted to HUD on 01/21/12, and were approved by HUD on 01/26/12.

12. Asset Management

ASSET MANAGEMENT PROJECT (AMP): *The Commission restructured in July 2007, to implement the HUD mandated conversion to asset management model for PHAs with more than 250 units; included in that process the AAHC created two reporting Amps (asset management properties) and a Central Office Cost Center (COCC) which assesses management fees from all reporting programs (East Amp, West Amp, Section 8). The AAHC investigated eliminating the two-AMP structure as HUD has communicated that it is no longer required to divide into two AMPs. However, the AAHC would lose more funding than it would gain by increased efficiencies to eliminate the 2-AMP system and therefore will not change at this time.*

PHYSICAL NEEDS ASSESSMENT: *During FY10 and FY11, AAHC continues to incorporate the results of third-party contractor physical needs assessments (PNAs) for all of its public housing sites into the AAHC's Capital Fund Program Five-Year Action Plan (see attached HUD Form 50075.2). The AAHC will continue to analyze the results of the PNAs and other relevant information for long-term planning of its public housing inventory.*

ENERGY EFFICIENCY: *The AAHC is working with DTE to analyze the common areas and resident units at all locations to determine if there are energy efficiency improvements that can be implemented to take advantage of DTE incentives.*

The AAHC is working with the County weatherization program on a PILOT weatherization program at Hikone.

13. Violence Against Women Act (VAWA)

See Admissions and Continued Occupancy Policy (ACOP):
Chapter 17- Grievance Procedures, Section 12- Violence Against Women Act of 2005

The AAHC is committed to supporting and/or assisting victims of domestic violence, dating violence, sexual assault, or stalking. During the lease up phases of both the AAHC's Public Housing and Section 8 programs, the Commission distributes the VAWA Public Notice for all Section 8 and Public Housing Participants.

In addition, the AAHC contracts with two service providers, Community Action Network (CAN) and Peace Neighborhood Center in the Ann Arbor, Michigan area and both agencies address, support and refer family members who identify a need for information, to have questions answered or who are victims of domestic violence and/or related issues. One agency holds a monthly Women's Group where area presenters such as Ann Arbor's SAFE House present information and workshops to women about violence and abuse. Our contracted agencies also work closely with Child Protective Services, as well as

visiting public housing families and offering impromptu parenting advice/support – including making sure many kids are enrolled in Head Start or a similar program.

This past year, the AAHC partnered with lead-agency to earn a HUD Resident Opportunity and Self-Sufficiency (ROSS) service coordinator grant (for a three-year term). As part of this grant, the AAHC will ensure that service links are solidified and added to related to community resources related to domestic violence, dating violence, sexual assault, or stalking.

The Commission participates on the Operations Committee of the Washtenaw Housing Alliance which included Executive Directors from more than 30 area agencies including several that address family violence education and support issues. The AAHC also includes VAWA-related information and links on its website. The Commission is committed to this issue and VAWA and plans to add additional links to activities, services or programs in the next year.

Section 6.0 (b) Plan Locations 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.

406 N. Ashley – AAHC administrative offices
727 Miller Ave – AAHC administrative offices
106 Packard – AAHC administrative offices
100 N. Fifth – City Clerk’s Office City Hall
343 S. Fifth – Reference Desk Downtown Ann Arbor District Library
Resident Councils at Baker Commons, Miller Manor, Hikone, Green-Baxter Court
AAHC website <http://www.a2gov.org/services/OtherServices/Housing/Pages/default.aspx>

Section 7 Programs Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

- A) *The AAHC does not currently have mixed finance modernization or development, demolition and/or disposition, or conversion of public housing programs. However, those options are being explored for all properties including converting public housing to project based vouchers, Low-Income Housing Tax Credits, and other funding sources. The Housing Commission is conducting an analysis of all housing units to determine which projects should be demolished, based on the age and condition of the units and whether the revenues exceed expenditures.*
- B) *Homeownership Programs: The AAHC has one remaining PH Turnkey III Homeownership unit. We do not anticipate the sale of this unit in 2012. The AAHC does have a Housing Choice Voucher Homeownership program that currently has 1 participant. The AAHC is working with a coalition of nonprofits called the Washtenaw Housing Education Partners to encourage voucher holders to convert their vouchers to ownership.*
- C) *Project Based Vouchers: The AAHC has 2 Project Based Voucher programs. The first is a 20-unit project owned and managed by Avalon Housing at 1440 Pear Street in Ann Arbor. All of the units are 1-bedroom. The AAHC is also partnering with the VA and Avalon to complete a 5-unit VASH Project Based Voucher program. 1 unit is leased and the other 4 are expected to be leased by June 30, 2012.*

Section 8 Capital Improvements Please complete Parts 8.1 through 8.3, as applicable.

Section 8.1 Capital Fund Program Annual Statement/Performance and

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

See attached forms 50075.1 for CFP501-09 (revised), CFP501-10 (revised), CFP501-11 (revised) and CFR501-12 (initial)

Section 8.2 Capital Fund Program Five-Year Action Plan As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

See attached HUD 50075.2

Section 8.3 Capital Fund Financing Program (CFFP).

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

Not Applicable

Section 9.0 Housing Needs Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Family Type	# in Washtenaw County	# with housing problems	% with housing problems	# with over crowding	# & % on AAHC PH wait list	# & % on AAHC S8 HCV wait list	Total # & % on AAHC wait lists
TOTAL	132,860	48,675	35%	1,920	311	252	563
ELI <30%AMI	22,195	18,610	84%	670	173/56%	93/37%	266/47%
VLI 30-50% AMI	15,510	10,880	70%	460	14/5%	15/6%	29/5%
LI 50-80%AMI	21,805	8,720	40%	460	1/0%	0	1/0%
Unknown income						144/57%	144/26%
Families with children	19,765				191/61%	194/77%	385/68%
Elderly families	26,104	7,745	30%		4/1%		4/1%
Disabled families	9,929	4,650	47%		70/23%	15/6%	85/15%
Race/Black	15,410	8,165	53%		235/76%	212/84%	447/79%
Race/White	101,700	33,760	33%		70/23%	35/14%	105/19%
Race/Asian	10,095	4,060	40%		2/0%	2/0%	4/1%
Race/Am Ind	300	110	37%		1/0%	1/0%	2/0%
Race/Pac Islander	30	30	100%		0/0%	0	0
Race/Other	1,930	890	46%		3/1%	2/0%	5/1%
Ethnicity/Hispanic	3,414	1,690	50%		10/3%	7/3%	17/6%

HUD CHAS DATA 2005-2009

Please note that the PH waitlist and HCV waitlist includes all applicants who are left on the waitlist and have not yet been housed or rejected for housing. The PH waitlist does not include the applicants from 2010, because those household's data has not been entered into the database yet.

Section 9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

A) Maximize the availability of units by reducing the vacancy rate and turnaround time in Public Housing and maximizing the lease-up rates in Section 8, subject to budget authority.

B) Explore development of additional affordable housing units with project based vouchers.

C) Allocating funding from the Section 8 New Construction fund for Cranbrook Towers toward acquisition of property to develop as affordable housing. And to accept a HUD grant from the Community Challenge Planning Grant to develop affordable housing.

Section 10.0 Additional Information (a) Describe the following, as well as any additional information HUD has requested. Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

The Following recommendations were in the 5-year plan

1. Utilize the completed capital needs assessments for public housing sites to assist with the following plans and decision-making:

- i) target capital improvements in 5-year CFP Plan;
- ii) asset disposition or retention; and/or
- iii) voluntary conversion of Public Housing to Project-Based Vouchers.

The five-year CFP Plan relies heavily on the recommendations made in the Physical Needs Assessment (PNA) that were conducted in summer/fall of 2009 and finalized in early 2010. The cost information included in the PNAs will be considered in the Commission's determination to dispose of or retain its assets. The Commission intends to utilize PNA and any other information available to it to determine which, if any of its public housing properties may be good candidates for conversion to Project-Based Vouchers.

The Commission continues to do full rehabs on units that become vacant during the year, as necessary. In the future, so as not to be penalized for an extended turnover on such a unit, the Housing Commission will take the unit off line for Mod purposes. The Housing Commission will then amend the current CFP grant's budget with HUD to include the cost of rehabbing said unit in the CFP grant.

2. Review with the Board and begin implementing the Operational Needs Assessment which included assessments of:

- i) the pros/cons of asset management model for PHA of 360 units;
- ii) operational practices for improved efficiencies and effectiveness of service delivery; and
- iii) compensation and employee staffing configuration.

The AAHC continued in its transitional period throughout FY11 and FY12. During FY11, the AAHC completed its transition to a new five-member Board of Commissioners with one new tenant commissioner appointed as well as a community board member appointed by the Ann Arbor Mayor and City Council. In November 2011, the Board of Commissioners hired a replacement Executive Director.

The AAHC management team remained intact with a Deputy Director, a Section 8 Manager, two (2) Public Housing Managers and a Financial Manager. Staff/line changes included not filling a Quality Assurance position (folded into the Section 8 Manager position) and a Public Housing Waitlist Specialist position.

The AAHC staff continues to work with the Board of Commissioners under an organizational structure approved in January 2010 flowing from the recommendations of an outside consultant who conducted an operational needs assessment of the AAHC. In part due to the departure of the AAHC Executive Director in July 2011, the AAHC continues to analyze and process the remaining elements of the approved management structure plan and continues its consideration of the addition of a Financial Analyst. The AAHC will not be outsourcing maintenance staff as recommended by the consultant. However, the Commission has contracted with outside companies to provide assistance to maintenance staff for unit turns as needed. The Commission is also considering alternatives to outsourcing, including restructuring the duties of its PH managers, one to focus on maintenance/plant concerns and one on leasing/tenant concerns, as well as the possibility of adding a maintenance supervisor.

3. Continue to analyze the relationship of the AAHC and the City, to determine the on-going beneficial relationship for the Commission. The Operational Needs Assessment considered possibilities of total separation; modification of existing relationship but within current framework; development of closer relationship with city – and concluded that the Commission benefits from a close relationship with the City of Ann Arbor and given that the City has made a strong commitment to affordable housing and that the Commission is the largest provider of affordable housing in Ann Arbor, the City should continue to support the Commission as a tangible element of its policy commitment.

The City of Ann Arbor continues to be very supportive of the Commission during the past three fiscal years. The City funded the cost of the Operational Needs Assessment and provided funding of \$90,000 in each of the two years, FY10 and FY11, to support Commission staffing. In addition, the Commission was awarded \$138,000 for FY11 from the City of Ann Arbor's Housing Trust Fund to support the Commission's administration and general operations. The City provides the Commission with Human Resources and IT support. The City's IT Department took a lead role in assisting the Commission with the purchase and installation of security cameras at one of its public housing sites and took an active role in helping the AAHC staff fully utilize its property management software (Yardi). The Ann Arbor Police Department acts as an authorized agent of the Commission and provides on-going support as needed. The City's Fire Department offers fire safety training and assisted in the development of fire evacuation plans at the Commission's two high-rise facilities. The Community Services Area of the City has embraced the Commission as one of its components, including the Commission in its monthly departmental meetings. This has helped to develop strong relationships between the Commission and City staff in the Building, Planning, Community Development and Parks/Recs Departments. The City also provides Human Resource and Payroll support. The Commission is a participant at the City's bi-weekly agenda meetings and is therefore able to stay abreast of broader city issues and concerns.

4) The AAHC will work with its Board to develop a plan and strategy to stabilize and strengthen the organization, and effectively carry out its mission to provide continued affordable and desirable housing to the highest risk, very-low to extremely low income individuals and families in our community.

In November 2010, the newly-appointed Board of Commissioners held a strategic planning session to begin identifying priorities for the Commission for the next year and a half. With the assistance of the Commission staff who prepared presentations by program area (public housing, section 8, finance and agency-wide) summarizing accomplishments achieved during FY10 and goals and objectives for FY11, the Board of Commissioners developed a listing of priorities for the Commission for FY11 and FY12. The

Board intends to hold follow-up strategic planning sessions in the coming months. A formal follow-up to this strategic plan is being organized for 2nd or early 3rd quarter of calendar year 2012.

5. Throughout the 5-year period, AAHC will work to leverage community support for improved scope and scale of supportive services for all populations served by the Commission, to improve the quality of life and economic self-sufficiency.

During the November 2010 strategic planning session, enhanced and broadened supportive services to our customers was identified as a priority, including both public housing and section 8 participants. The Commission desires to expand supportive services beyond traditional services by (1) developing other relationships such as with banks, insurance companies, U of M, local businesses, etc., and (2) focusing on not only supportive services that help keep people housed in assisted housing, but which also help move people out of assisted housing to independent living. The AAHC will continue this effort in FY 12/13. A major success for the AAHC is that it partnered with local community service partner Community Action Network as the lead applicant earned a three-year Resident Opportunity and Self-Sufficiency (ROSS) grant. The AAHC and CAN are partnering to meet many of the goals set in this section and the AAHC Five-Year Plan.

The Commission is partnering with CSTS for mental health assistance for its public housing residents, Food Gatherers for food delivery and sign-up for food stamps, local pharmacies for medicine delivery, and two local nonprofits for supportive services for the Commission's family sites. In FY11/12, new contracts were executed with these two local nonprofits Peace Neighborhood Center (PNC) and CAN as well as with CSTS (via the Washtenaw County Health Organization).

6. Throughout the 5-year period, the AAHC will strive to improve its Customer Service to all participants of its programs

Marketing, public relations and customer service, especially in the Section 8 Department were priorities identified during the November 2010 strategic planning session. During FY11 the Section 8 Department held several S8 landlord informational sessions and intends to hold these on a more regular basis. The Commission has worked in the past year to improve its website to be more use-friendly and informative to both existing and potential residents and the community at large. The AAHC is now open between noon and 1 to increase access to customers. The phone response system was analyzed and overhauled so that customers are more likely to reach a live person instead of a voicemail or message. And the phone tree was revised so that the most common and urgent types of phone calls are the first options. Expanding upon customer service initiatives will continue to be a priority in the coming year.

Section 10.0 Additional Information (b) Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"Substantial Deviation" is defined to mean a change in policy that redirects the Ann Arbor Housing Commission's course and/or revises its mission, goals and objectives.

"Significant amendment or modification" is defined as a change to the Ann Arbor Housing Commission's policies that reflect a directional shift from the published mission and policies included in the Annual Agency Plan.

Changes in the following areas may qualify as a "significant amendment or modification":

- 1) changes to rent, i.e. increasing or decreasing the minimum rent;*
- 2) changes to Admission's policies or organization of the waiting list;*

- 3) additions of non-emergency work items (Items not included in the current Annual Statement or 5-Year Capital Action Plan), or change in use of replacement reserve funds under CFP;
- 4) any change with regard to demolition or disposition, designation, home-ownership programs or conversion activities.

Changes in the following areas do not qualify as a "significant amendment or modification":

- 1) Changes to Ann Arbor Housing Commission internal policies that regulate administrative function, such as Check Signing Policy, Travel Policy, Vehicle Use Policy and the like
- 2) Changes to Occupancy Policies (Public Housing and Section 8) that clarify or expound on existing policies included in the Agency Plan
- 3) Changes to policies included in the Annual Agency Plan that are a result of regulatory requirement are also not considered by the Ann Arbor Housing Commission or the Department of Housing and Urban Development

There were no substantial deviations executed this FY.

Section 10.0 Additional Information (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance

- (1) The Ann Arbor Housing Commission was under a Corrective Action Plan (CAP) for its Section 8 Program, resulting from a SEMAP (Section Eight Management Assessment Program) Quality Control Review conducted on the Commission's FY09 SEMAP submission. HUD did another review of the AAHC's FY10 submission (conducted in the fall of 2011), but the AAHC has been cleared and is no longer under a Corrective Action Plan, and is currently a standard performer. The only current deficiency cited by HUD is SEMAP indicators #3 Determination of Adjusted Income, which the AAHC is addressing through its quality control measures.
- (2) The Commission recently received its PHAS (Public Housing Assessment System) Score for FY10. The overall score was a passing, with individual scores of 78/100 for the East AMP and 64/100 for the West AMP. The critical individual score for the Physical Category were a 28.34/30 passing score -- resulted in an overall PHAS Designation of Standard Physical.

Section 10.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan.

Note: Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Challenged Elements

No elements of the Ann Arbor Housing commission's Agency Plan for FY 12/13 have been challenged.

Resident Comments

Eight community meetings were held in February and March 2012 to solicit comments about the Annual Plan and the Ann Arbor Housing Commission in general. Following is a summary of resident comments and concerns and the AAHC's response to those comments and concerns.

Resident Meeting held on February 9, 2012 at White/State/Henry Apartments

Eight residents signed in at the meeting and one joined without signing in.

- 1) Is the capital funding flexible?

Response: The Capital Plan can be amended if there is an urgent need in one of the buildings that was not part of the original 5-year plan. Unfortunately Congress continues to cut funding each year, which means that it takes longer for us to get to capital projects for each building. We have to prioritize the most urgent issues first.

- 2) It is difficult to set the temperature. You have to make it go up past 70 before it turns on. And the furnaces are noisy.

Response: The Housing Commission is having all of the furnaces checked in April 2012.

- 3) Can we get garbage disposals?

Response: The Housing Commission has looked into this issue in the past, and the recommendation was that the building plumbing is so old it can't handle disposals.

- 4) Individuals mentioned specific issues with their own unit that were not universal

Response: Please put in a maintenance request so that the Housing Commission can follow up on it.

- 5) People are propping the doors to the outside of the building open and getting kicked in to let homeless people sleep in the building. Can you reinforce the doors?

Response: The Housing Commission will look into this issue as part of the overall security analysis.

Resident Meeting held on February 23, 2012 at Green Baxter Court, Green Road

Three residents signed in at the meeting

- 1) There is not enough insulation in the walls, and especially between units because smoke and cooking smells go between units.

Response: The Housing Commission will look into increasing insulation in the future because it is also a cost saving measure for resident utilities.

- 2) Security issues include lights that are not working outdoors

Response: The Housing Commission will put in a work order to fix them

- 3) It would be helpful to let new tenants know at move-in how the trash works

Response: Good idea.

- 4) Screen doors are needed for circulation because we do not have air conditioners and it helps for security because you can hear 2 doors open.

Response: One of the most common repairs is screen doors. Staff spend a lot of time fixing screen doors. The Housing Commission is exploring whether to remove screen doors completely. It is a concern that units need air circulation, but windows can also be used for air circulation. If the Housing Commission eliminates screen doors, the AAHC will ensure that all units have window screens and the AAHC will explore the cost of installing A/C.

- 5) Basement sink handles keep breaking and will not turn off

Response: The Housing Commission will look into the problem.

- 6) The ducts also need to be cleaned which should help with heating costs

Response: The Housing Commission is creating a preventative maintenance plan and this will be included in it.

Resident Meeting held on February 23, 2012 at Hikone, off Packard Road

Three residents signed in at the meeting

- 1) Security issues include the need for additional lights outside in rear, additional cameras pointing toward the parking lot and neighboring church and security bars. Suggested that cameras be monitored at the Hikone Community Center site.

Response: The Housing Commission will look into increasing lighting, security bars and security cameras as part of overall security task force. The City IT department requires the security cameras to be set up to specifications IT supports, but the Housing Commission can explore alternatives. The AAHC reviewed the system at Bryant Community Center that is an internal system monitored by CAN and the cost was about \$4,000.

- 2) Drainage is issue outside in some places.

Response: The Housing Commission will put in a work order to evaluate them and fix them if it is a minor repair or include it in the capital plan if it requires an extensive fix.

- 3) Birds get into the soffits.

Response: The Housing Commission can create a better barrier but it needs to happen prior to birds nesting – per City code. The Housing Commission will look into.

- 4) Who will be providing services to Platt Road

Response: Christina Rivest and her interns will be providing services to Platt Road through the ROSS grant.

Resident Meeting held on March 1, 2012 at Baker Commons, 106 Packard Ave

Nine residents signed in at the meeting and two joined without signing in.

- 1) Will the windows be done this year and will they have heat reflection devices?

Response: The windows went out to bid last year and the responses did not meet the requirements of the bidding process. The Request for Proposal had to be re-issued and it is currently out to bid with a more specific, higher grade window. The work should begin by this summer. The current specs include heat reflection for the west side windows.

- 2) Why didn't the alarms go off in the hallways when there was a fire in the building recently?

Response: The City Fire Marshall investigated the fire system and determined that it works in the way it was designed to work. If a fire breaks out in a unit, the fire alarm in the unit will go off, which is what happened recently when a resident accidentally turned his stove on, which started a fire on the items that were sitting on top of the stove. The design is for tenants to shelter in place when the fire is in an individual unit because it is a cement and steel building. There was smoke in the hallway immediately in front of the unit because the resident, who was in a wheelchair, was concerned about his cat and was holding the door to his apartment open while the fire was burning. When the fire department got to the building, they disengaged the fire alarms for the common areas because the fire was isolated to a single unit. The Housing Commission can hold another training on how the fire system is designed to work.

- 3) Can we get fire suppression devices like fire extinguishers or fire-ex?

Response: The Housing Commission is researching the cost and intends to purchase the canisters that drop down and put a stove fire out, which all of the fires in the last 5 years have been. There is a code issue with the canister fire extinguishers in the units,

- 4) The fire extinguishers in the hallway need a device to break into them?

Response: The Housing Commission will evaluate and make sure they are functional. The Fire Marshall determined that the fire extinguishers were too high and they have all been lowered.

- 5) The fire department does not have any right to turn off the fire alarm. All of the people should have gotten out of the building.

Response: The Fire department does have that right and the proper procedure was to shelter in place for maximum safety. The alarms were tested in the common areas and they work. They will go off when it is necessary to evacuate the building.

- 6) Can we have 24-hour security guards to help prevent theft?

Response: The Housing Commission is exploring the feasibility of hiring a roaming security guard. It will cost \$70,000/year for a part-time security guard that roams between buildings and it would cost much more for a full-time, single site security guard, which the housing commission does not have the funding for. The Housing Commission will apply for grant funds, if the opportunity arises. If an item does get stolen, please notify staff so that the security camera can be reviewed immediately.

Resident Meeting held on March 1, 2012 at Miller Manor, 727 Miller

Thirteen residents signed in at the meeting and four joined without signing in.

- 1) Will the Housing Commission consider going smoke free? Many people have health allergies and asthma that are triggered by second hand smoke.
Response: The Housing Commission will consider this, but it will take time to do the research and make a decision. Some Public Housing Authorities have done partial smoke free solutions such as designating a building, floor or a wing smoke-free. It can take 3-5 years to implement.
- 2) The air quality and circulation is stagnant. Particulate matter gets into the air and is irritating.
Response: The Housing Commission will clean the air ducts. As part of the no smoking analysis, the Housing Commission could also test the air quality in the building.
- 3) Can we have a designated smoking area or a smoke shack?
Response: A designated smoking area or smoke shack is difficult to enforce and would be voluntary.
- 4) Why were the photos of people who were banned from the building taken down? Does that mean they are now allowed into the building?
Response: Photos of banned people can go back up in the lobby. It is unclear who took the photos down.
- 5) Questions about the quality of the tenants and the level of screening?
Response: The screening process includes a federal and state criminal back-ground check, lease history, a credit check and an interview. The leasing process has been strengthened in the last 6 months. The Housing Commission must follow fair housing laws with applicants.
- 6) What are the new titles of staff and how do we reach them?
Response: The staff directory was recently published in the newsletter that was sent to all residents. The phone system is being revamped to make sure it is easier to reach staff. The Housing Commission will be ordering refrigerator magnets for all residents with the phone number for routine and emergency maintenance calls. During non-business hours, the main phone line goes to the answering service, and a live person takes the call and calls whoever is on-call to deal with the problem.
- 7) Isn't Miller Manor reserved for the elderly and disabled? That is what the lease states. Can babies live here?
Response: It is not exclusively elderly and disabled. If the lease states that, it needs to be changed. Babies can live here. Occupancy is limited by City Code, not by age.
- 8) Can the hallways be steam cleaned?
Response: Yes, it has been contracted out.
- 9) The water quality is questionable
Response: We have heard that the water supply is typical to this neighborhood due to the age of the pipes.
- 10) Security continues to be an issue.
Response: The City of Ann Arbor recently received some federal funds to hire officers to serve low-income areas and the Housing Commission is working with them to walk through our properties. The security committee is collecting data and concerns in order to research the cost to implement suggestions.

Resident Meeting held on March 8, 2012 at Maple Meadows and North Maple Estates

Two residents signed in at the meeting

- 1) Security issues include the need for existing lights to be replaced that are burned out, large groups of youth and young men congregating, and drug dealing in the parking lot.
Response: The Housing Commission will fix the lighting. Ann Arbor does have a curfew for teenagers. This information will be distributed to residents, which has been done at other sites with the same problem. There are cameras on the roof at Maple Meadows that are aimed at the parking lot. If we are told by a resident of a specific date where drug activity has been identified, then we can review the tapes and notify the Ann Arbor police. If it is occurring on a regular basis, we can review periodically.
- 2) People drive into the parking lot in the middle of the night with their radios blaring and wake people up. If there was air conditioning, the windows would be closed and the noise would not be as big an issue.
Response: The Housing Commission does not have funding in the 5-year capital plan to add air conditioners to every unit, but it is something that will be considered if additional funding can be secured.

Resident Advisory Board Meeting held on March 15, 2012 at Baker Commons

Six residents signed in at the meeting and three joined without signing in.

- 1) Why isn't the air conditioning turned on yet? The trees are budding. Tenants have a greater problem with heat issues than cold issues in this building? Can't the air conditioning and the heat be on at the same time?
Response: It is always a tricky decision to figure out when to turn off the heat for the year. Usually it occurs in late April. We understand that it is unseasonably warm right now. This is very early in the season to turn off the heat. It is not just a flick of a switch to turn it off for the season – it can take a day to go through all of the maintenance requirements to turn it off, and it can take a day to go through the process of getting it back up and running. Therefore the Housing Commission is cautious about permanently turning off the heat. If someone has a medical condition, and needs a unit air conditioner, we will accommodate that with a doctor's notice.
- 2) The laundry room leaks appear to be fixed, can we get the machines turned back on?
Response: Yes.
- 3) Where can we pay for rent? We received a notice that payments should go to 104 N. Ashley.
Response: Apologies. The 104 N. Ashley office is where the finance employees work and they now have a mailbox you can send payments to. However, payments can still be made to the Baker or Miller office and it will get forwarded to finance.
- 4) Who do we call for emergencies?
Response: Call the main phone number at 734 794-6720. The phone tree was changed so that the maintenance and emergency lines are the first and second option. If it is after hours, it will ring to a live person at the phone answering service, who will call our on-call person. The Housing Commission is creating magnets for all residents with the maintenance and emergency numbers on them.

- 5) If the Housing Commission is paying for the Grievance officer, how are they neutral?

Response: The Housing Commission currently has a staff person act as the grievance officer. By utilizing an outside contractor, the intent is to ensure that tenants feel like they are being heard by a neutral party. Three quotes were received from attorneys and a landlord that previously served as the Housing Commission grievance officer, who is familiar with HUD regulations.

- 6) If the Housing Commission is paying for their attorney, why isn't the Housing Commission paying for my attorney?

Response: Legal Services provides free legal representation for low-income households, especially ones that are being evicted. The phone number is 734 975-6181. A resident can bring an attorney or a friend or anyone they would like to any informal or formal grievance procedure. The vast majority of grievances have been from people who have applied for housing and been denied.

Written Comments

- 1) The fire evacuation plan seems to be inadequate. At Miller Manor people don't go to the designated meeting place, no one takes a head count and no one helps the physically disabled on the upper floors.

Response: The Housing Commission has provided fire evacuation procedure training to residents at Miller and Baker in the past. The AAHC will review these procedures with the Fire Marshall and re-educate residents on how to respond. This training should be done on an annual basis.

- 2) Please provide a list of acronyms and their meaning

Response: Good idea. Acronyms are now included with the Annual Plan

- 3) The print is too small. Please provide a larger version.

Response: Good idea. The plan has been reformatted so that the print is larger.

- 4) The elevator doors at Baker Commons continue to have problems opening and closing. We have been begging management to fix them. A resident was trapped for 5 hours.

Response: The elevators are included for replacement in the 5-year plan. The AAHC will evaluate whether the elevators should be moved ahead of other items in the 5-year plan.

- 5) It is now taking 2-3 days or longer to respond to water spills in Baker Commons. The water festers and smells and the maintenance staff do not have the proper tools to clean the carpets. Professionals need to be called in to clean them.

Response: The AAHC does own a carpet cleaner/water extraction machine and it will be given a maintenance check to make sure that it works. Alternatively, a professional will be called in to clean the carpets if needed.

Public Hearing March 21, 2012, Miller Manor, 727 Miller, Ann Arbor

Two residents signed in at the meeting and one joined without signing in.

- 1) It takes longer for maintenance to respond since the staff was reduced to 4 people. Is there any plan to hire additional maintenance staff? The quality of the work is good though.

Response: Unfortunately there is not enough funding in the budget to hire additional Maintenance staff. Two temporary maintenance staff will be hired to help get the housing commission through the annual HUD UPCS inspections, which take up a lot of maintenance staff time. HUD regulations state the AAHC has *up to* 30 days. The goal is to have all work orders completed much faster than 30 days, but it may not be immediate.

- 2) If Miller Manor is converted to project based section 8, will there be public notice. Will residents have protections?

Response: There will absolutely be many public notices and resident protections as required by HUD.

Definitions and Acronyms

AAA IB: Ann Arbor Area Agency on Aging.

ACOP: Admissions and Continued Occupancy Policy. The policies and procedures that the Housing Commission has adopted, based on HUD and local regulations, that govern public housing units.

Administrative Plan: The policies and procedures that the Housing Commission has adopted, based on HUD and local regulations, that govern voucher programs.

AMP: Asset Management Project. In 2007, HUD required Housing Authorities with more than 250 units, to organize and manage those units into multiple AMPS. Ann Arbor divided its units into an East and a West AMP.

CAN: Community Action Network. A nonprofit service provider located at the Northside Community Center. The AAHC contracts with CAN to directly serve public housing residents at Hikone and Green Baxter Courts. CAN also received a ROSS grant to serve all public housing residents become self-sufficient.

CSTS: Community Support and Treatment Services. Formerly Community Mental Health. The AAHC contracts with CSTS to provide services to residents primarily at Miller and Baker.

FMR: Fair Market Rent. HUD determines the Fair Market Rent by doing a rental market study and uses the 40th percentile of rental rates by unit size from the previous 2 years (not including new units and subsidized units).

FSS: Family Self Sufficiency program. A HUD program that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency.

HCV: Housing Choice Vouchers. Formerly known as Section 8 vouchers. These vouchers are tenant based vouchers unless they are specially designated as project-based vouchers. Tenant vouchers are attached to the tenant and provide a rent subsidy at whatever qualified unit a tenant moves to. Project based vouchers are attached to the unit so that any qualified tenant who lives in that unit, receives a rent subsidy.

PEACE: Peace Neighborhood Center. A nonprofit service provider located on North Maple Road. The AAHC contracts with Peace to directly serve public housing residents at Maple Meadows and North Maple Estates.

PIC: HUD's inventory management system that the AAHC must report to HUD the inventory, condition, and occupancy of the public housing units.

PHA: Public Housing Authority. i.e Ann Arbor Housing Commission

PHAS: Public Housing Assessment System. HUD uses 10 indicators (such as occupancy rate, and accounts receivable from tenants) to monitor and rate Public Housing Authorities across the nation for their public housing properties.

PNA: Physical Needs Assessment. Conducted by an outside contractor to provide a guide to the AAHC on the physical condition of the buildings, the life expectancy of building features such as the roof or boiler, as well as the replacement cost.

ROSS: Resident Opportunity and Self Sufficiency. This three-year HUD grant will support the AAHC's tenants to earn skills, find employment and become self-sufficient.

SEMAP: Section Eight Management Assessment Program. HUD uses 15 indicators (such as HQS inspections, occupancy rate, and rent reasonableness) to monitor and rate Public Housing Authorities across the nation for their voucher programs (previously Section 8).

City of Ann Arbor Housing Commission

TOTALS

Location	Yr Built	# of Units	Addresses
Baker Commons	1980	64	106 Packard
Broadway Terrace	1956	20	1504 - 1506 Broadway
Evelyn Court	1995	1	909 Evelyn Court
Garden Circle	1971	1	2072 Garden Circle
Green Baxter Court	1970	23	1701 - 1747 Green Road
Hikone	1970	29	2702 - 2760 Hikone
Hillside Manor	1996	6	1020 - 1042 Pennsylvania
Lower Platt	1970	4	3451 - 3457 Platt
Mallett's Creek	1996	6	2670 - 2680 South Main St
Maple Meadows	1970	29	800 - 890 South Maple
Miller Manor	1971	103	727 Miller
North Maple Estates	1969	19	701 - 739 North Maple
North Maple Duplexes	1998	4	743 - 749 North Maple
Oakwood	1969	3	3565 - 3685 Oakwood
South Seventh	1969	8	221 - 253 S. Seventh
Upper Platt (Colonial Square)	1964	5	3681 - 3689 Platt
West Washington	1969	2	805 - 807 W. Washington
White/State/Henry	1948	28	1514 & 1520 White, 1521 State, 701 - 719 Henry
Summation		355	

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
ANN ARBOR HOUSING COMMISSION

CAPITAL FUND PROGRAM 501-09
 Capital Fund Program Grant No.: M128P06450109
 Date of CFFP: N/A

Replacement Housing Factor Grant No.:

FY of Grant: 2009
 FY of Grant Approval:

Line	Type of Grant () Original Annual Statement (x) Performance and Evaluation Report for Period Ending: 12/31/11	Reserve for Disasters/Emergencies () Reserve for Disasters/Emergencies	Total Estimated Cost		Total Actual Cost	
			Original	Revised (5)	Obligated	Expended
1	Total non-CFP Funds		\$ -	\$ -	\$ -	\$ -
2	1406 Operations (may not exceed 20% of line 21)		\$ -	\$ 54,261.60	\$ 54,261.60	\$ 54,261.60
3	1408 Management Improvements		\$ 128,000.00	\$ 111,000.00	\$ 106,000.00	\$ 106,000.00
4	1410 Administration (may not exceed 10% of line 21)		\$ 34,500.00	\$ 55,760.40	\$ 55,760.40	\$ 55,760.40
5	1411 Audit		\$ 1,500.00	\$ 1,782.00	\$ 1,782.00	\$ 1,782.00
6	1415 Liquidated Damages		\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs		\$ 39,500.00	\$ 25,700.00	\$ 25,700.00	\$ 25,700.00
8	1440 Site Acquisition		\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement		\$ 34,500.00	\$ 13,700.00	\$ 8,700.00	\$ 8,700.00
10	1460 Dwelling Structures		\$ 207,200.00	\$ 194,210.43	\$ 194,210.43	\$ 194,210.43
11	1465.1 Dwelling Equipment-Nonexpendable		\$ 27,400.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
12	1470 Non-dwelling Structures		\$ 32,000.00	\$ 69,338.57	\$ 69,338.57	\$ 69,338.57
13	1475 Non-dwelling Equipment		\$ 57,500.00	\$ 6,849.00	\$ 2,308.33	\$ 2,308.33
14	1485 Demolition		\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration		\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs		\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities		\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA		\$ -	\$ -	\$ -	\$ -
	9000 Collateralization or Debt Service paid Via System of Direct		\$ -	\$ -	\$ -	\$ -
18ba	Payment		\$ -	\$ -	\$ -	\$ -
19	1502 Contingency (may not exceed 8% of line 20)		\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)		\$ 562,100.00	\$ 557,604.00	\$ 543,061.33	\$ 543,061.33
21	Amount of line 20 Related to LBP Activities		\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 Activities		\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security-Soft Costs		\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security-Hard Costs		\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures		\$ -	\$ -	\$ -	\$ -

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
 2) Revised Budget - to be completed for the Performance and Evaluation Report
 3) PHA's with under 250 units may use 100% of CFF Grants for operations.
 4) Line 17-RHF funds shall be included here.

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

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

Part I: Summary

ANN ARBOR HOUSING COMMISSION		CAPITAL FUND PROGRAM 501-09		FFY of Grant:			
		Capital Fund Program Grant No: M128P06450109	Replacement Housing Factor Grant No: _____	2009			
		Date of CFFP: N/A		FFY of Grant Approval			
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement(Revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expanded
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
<i>[Signature]</i>		2/6/12					

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 II: Supporting Pages		CAPITAL FUND PROGRAM CFFP901-09		CFFP (Year(s))		Federal FY of Grant: 2009		
ANN ARBOR HOUSING COMMISSION		Capital Fund Program Grant No: M2598450109		Replacement Housing Factor Grant No: NA				
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original Total Estimated Cost	Revised (5) Total Actual Cost	Funds Obligated	Funds Expended	Status of Work
PHA-WIDE	Operations	1406		\$ -	\$ 54,261.60	\$ 54,261.60	\$ 54,261.60	
	Resident Initiatives	1405		\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
	Staff Training	1408		\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	
	Computer Software Upgrade	1408		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Family Supportive Services	1408		\$ 106,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	
	Administrative Salaries	1410		\$ 34,500.00	\$ 55,780.40	\$ 55,780.40	\$ 55,780.40	
	Audit	1411		\$ 1,500.00	\$ 1,782.00	\$ 1,782.00	\$ 1,782.00	
	A & E Fees	1430		\$ 37,500.00	\$ 700.00	\$ 700.00	\$ 700.00	
	Clerk of the Works	1430		\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
	Advertisement	1430		\$ 2,000.00	\$ -	\$ -	\$ -	
	Agency Wide HVAC	1460		\$ -	\$ 190,951.00	\$ 190,951.00	\$ 190,951.00	
	Dwelling Equipment-Ranges/Refrigerators	1455.1		\$ 27,400.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
	Maintenance Tools/Vehicles	1475		\$ 2,500.00	\$ 545.40	\$ 510.45	\$ 510.45	
	Office Equipment	1475		\$ 2,500.00	\$ 2,500.00	\$ 994.28	\$ 994.28	
	Computer Hardware Upgrade	1475		\$ 7,500.00	\$ 803.60	\$ 803.60	\$ 803.60	
	Contingency	1502		\$ -	\$ -	\$ -	\$ -	
	Sub-Total			\$ 243,400.00	\$ 468,304.00	\$ 461,763.33	\$ 461,763.33	
MIG64-100 WEST	MM-New door locks for apartments	1460		\$ 20,800.00	\$ 3,259.43	\$ 3,259.43	\$ 3,259.43	
	MM-Paint/carpet for longterm residents	1460		\$ 13,000.00	\$ -	\$ -	\$ -	
	MM-Security Cameras	1475		\$ 40,000.00	\$ -	\$ -	\$ -	
	MM-Stainwell Door Hardware	1460		\$ 5,000.00	\$ -	\$ -	\$ -	
	MM-Replace Sewer Line	1470		\$ 7,000.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	
	MM-Repack/repair fire pump	1470		\$ -	\$ -	\$ -	\$ -	
	MM-Tuckpointing	1470		\$ -	\$ 4,415.00	\$ 4,414.00	\$ 4,414.00	
	MM-Stucco	1470		\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
	MC-Tuckpointing	1470		\$ -	\$ 700.00	\$ 700.00	\$ 700.00	
	MM-Community Center A/C	1475		\$ 5,000.00	\$ 3,000.00	\$ -	\$ -	
	MM-New Basement Windows	1460		\$ 4,000.00	\$ -	\$ -	\$ -	
	NM-Tuckpointing	1470		\$ -	\$ 300.00	\$ 300.00	\$ 300.00	
	NMD-Relating Wall & Entrance Sign	1450		\$ -	\$ 8,700.00	\$ 8,700.00	\$ 8,700.00	
	HS-Replace Siding	1470		\$ -	\$ -	\$ -	\$ -	
	SM-Tuckpointing	1470		\$ -	\$ 8,280.00	\$ -	\$ -	
	SSWW-Expand Parking Area	1450		\$ 15,000.00	\$ -	\$ -	\$ -	
	SSWW-Additional shelving/closet, hall, kitchen	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	SS-Tree Removal	1450		\$ -	\$ 5,000.00	\$ -	\$ -	
	MM-Exterior Paint	1470		\$ -	\$ -	\$ -	\$ -	
	MM-HVAC Furnaces	1460		\$ 16,000.00	\$ -	\$ -	\$ -	
	Sub-Total			\$ 175,800.00	\$ 47,054.43	\$ 39,053.43	\$ 39,053.43	

- 1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
- 2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part II: Supporting Pages
ANN ARBOR HOUSING COMMISSION CAPITAL FUND PROGRAM CFP501-09 CFP (Year/NO) NO Federal FTY of Grant: 2009
 Capital Fund Program Grant No: M28P06490709
 Replacement Housing Factor Grant No: N/A

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (\$)	Funds Obligated	Funds Expended	
M1064-200 EAST	BC-Reflective Film-west side windows	1460		\$ 6,400.00	\$ -	\$ -	\$ -	
	BC-Carpel replacement-occupied units/long term residents	1460		\$ 10,000.00	\$ -	\$ -	\$ -	
	BC-Window Replacement	1460		\$ 2,000.00	\$ -	\$ -	\$ -	
	BC-Trash compactor replacement	1460		\$ 50,000.00	\$ -	\$ -	\$ -	
	BR-Tuckpointing	1470		\$ -	\$ 27,440.00	\$ 27,440.00	\$ 27,440.00	
	GR-HVAC Furnaces	1460		\$ 10,000.00	\$ -	\$ -	\$ -	
	GR-Community Center A/C	1460		\$ 5,000.00	\$ -	\$ -	\$ -	
	GR-Drainage Repairs	1470		\$ -	\$ -	\$ -	\$ -	
	HK-HVAC Furnaces	1460		\$ 5,000.00	\$ -	\$ -	\$ -	
	HK-central mailboxes	1460		\$ 12,000.00	\$ -	\$ -	\$ -	
	HK-Entry Structure Repairs & Concrete Work	1470		\$ -	\$ -	\$ -	\$ -	
	HK-Tuckpointing	1470		\$ -	\$ 12,655.00	\$ 12,654.00	\$ 12,654.00	
	OA-Playground Equipment	1460		\$ 5,000.00	\$ -	\$ -	\$ -	
	PLC-Install Privacy Fences	1460		\$ 10,000.00	\$ -	\$ -	\$ -	
	PLC-Kitchen Cabinets	1460		\$ -	\$ -	\$ -	\$ -	
	WSH-Remove mulberry/tree	1460		\$ 2,500.00	\$ -	\$ -	\$ -	
	WSH-Tuckpoint buildings	1470		\$ 25,000.00	\$ 2,150.57	\$ 2,150.57	\$ 2,150.57	
	Sub-Total			\$ 142,900.00	\$ 42,245.57	\$ 42,244.57	\$ 42,244.57	
	CFP501-09 Grand Total			\$ 562,100.00	\$ 557,604.00	\$ 543,061.33	\$ 543,061.33	

1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
 2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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

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

Part I: Summary
ANN ARBOR HOUSING COMMISSION

Grant Type and Number: _____
 Capital Fund Program Grant No: M29P06450110 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

FFY of Grant: 2010
 FFY of Grant Approval: 2010

Line	Type of Grant () Original Annual Statement (X) Performance and Evaluation Report for Period Ending: 12/31/11	Reserve for Disasters/Emergencies () Reserve for Disasters/Emergencies (X) Revised Annual Statement(Revision no: 5) () Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost	
			Original	Revised (5)	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)		\$ 54,268.00	\$ 53,475.11	\$ 53,475.11	\$ 53,475.11
3	1408 Management Improvements		\$ 111,000.00	\$ 107,000.00	\$ 98,577.92	\$ 66,748.76
4	1410 Administration(may not exceed 10% of line 21)		\$ 55,700.00	\$ 55,559.00	\$ 55,559.00	\$ 55,559.00
5	1411 Audit		\$ 1,782.00	\$ 1,782.00	\$ 1,782.00	\$ 1,782.00
6	1415 Liquidated Damages					
7	1430 Fees and Costs		\$ 25,500.00	\$ 49,090.00	\$ 10,979.18	\$ 9,977.76
8	1440 Site Acquisition					
9	1450 Site Improvement		\$ 3,750.00	\$ 35,065.00	\$ 31,315.00	\$ 31,315.00
10	1460 Dwelling Structures		\$ 141,000.00	\$ 200,000.00	\$ -	\$ -
11	1465.1 Dwelling Equipment-Nonexpendable		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
12	1470 Non-dwelling Structures		\$ 104,000.00	\$ 26,049.43	\$ 6,549.43	\$ 6,549.43
13	1475 Non-dwelling Equipment		\$ 10,000.00	\$ 2,569.46	\$ -	\$ -
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by the PHA					
	9000 Collateralization or Debt Service paid Via System of Direct Payment					
18ba	1502 Contingency (may not exceed 8% of line 20)		\$ 25,000.00	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 2-19)		\$ 557,000.00	\$ 555,590.00	\$ 283,237.64	\$ 250,407.06
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security-Soft Costs					
24	Amount of line 20 Related to Security-Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
 2) Revised Budget-to be completed for the Performance and Evaluation Report
 3) PHA's with under 250 units may use 100% of CFP Grants for operations
 4) Line 17-RHF- funds shall be included here.

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

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

Part I: Summary

ANN ARBOR HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: M128P06450110	Replacement Housing Factor Grant No:	FY of Grant: 2010
		Date of CFFP:		FY of Grant Approval 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement(revision no: 5) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised	Obligated
		Total Estimated Cost	Total Actual Cost	Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date
<i>Jenaye Hall</i>		4-11-12		

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 II: Supporting Pages
 ANN ARBOR HOUSING COMMISSION

CAPITAL FUND NO: CFP501-10
 Capital Fund Program Grant No: M22P0450110
 Replacement Housing Factor Grant No: N/A

CFPP (Yes/No) NO

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (G)	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406		\$ 54,288.00	\$ 53,475.11	\$ 53,475.11	\$ 53,475.11	
	Resident Initiatives	1408		\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	
	Staff Training	1408		\$ 8,000.00	\$ 8,000.00	\$ 4,577.92	\$ 4,577.92	
	Computer Software Upgrade	1408		\$ 5,000.00	\$ 5,000.00	-	-	
	Family Supportive Services	1408		\$ 89,000.00	\$ 85,000.00	\$ 85,000.00	\$ 53,170.84	
	Administrative Salaries	1410		\$ 55,700.00	\$ 55,559.00	\$ 55,559.00	\$ 55,559.00	
	Audit	1411		\$ 1,782.00	\$ 1,782.00	\$ 1,782.00	\$ 1,782.00	
	A&E Fees	1430		\$ 25,000.00	\$ 25,000.00	\$ 10,979.18	\$ 9,977.76	
	Advertisements	1430		\$ 500.00	\$ 500.00	-	-	
	Clerk of the works	1430		-	\$ 23,590.00	-	-	
	Agency Wide HVAC	1460		-	-	-	-	
	Appliances	1465		\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
	Office Equipment	1475		\$ 2,500.00	\$ 2,500.00	-	-	
	Computer Equipment	1475		\$ 7,500.00	\$ 2,000.00	-	-	
	Contingency	1502		\$ 25,000.00	\$ -	-	-	
	Sub-Total			\$ 308,250.00	\$ 294,475.57	\$ 245,373.21	\$ 212,542.63	
West	MM-Carpet Hallways (move to 2011 grant)	1470		\$ 49,000.00	\$ -	\$ 4,860.00	\$ 4,860.00	
	West Side Sidewalk Grinding	1450		\$ -	\$ 4,860.00	\$ 5,000.00	\$ 5,000.00	
	West Side Landscaping	1450		\$ -	\$ 11,915.00	\$ 11,915.00	\$ 11,915.00	
	HS-Repave Driveways	1450		\$ -	\$ 21,775.00	\$ 21,775.00	\$ 21,775.00	
	Sub-Total			\$ 48,000.00	\$ 21,775.00	\$ 21,775.00	\$ 21,775.00	
East	GR-Entry Structure Repairs	1470		\$ 56,000.00	\$ 10,833.00	-	-	
	HK-Entry Structure Repairs & Concrete Work	1470		\$ -	\$ 8,687.00	-	-	
	OK-Kitchen Cabinets/countertops	1460		\$ 9,000.00	\$ -	-	-	
	PL-Kitchen Cabinets/countertops	1460		\$ 12,000.00	\$ -	-	-	
	BR-Relining Wall	1450		\$ 3,750.00	\$ 3,750.00	-	-	
	BC-Window Replacements	1460		\$ 120,000.00	\$ 200,000.00	-	-	
	WSH-Tuckpointing	1470		\$ -	\$ 6,549.43	\$ 6,549.43	\$ 6,549.43	
	East Side Sidewalk Grinding	1450		\$ -	\$ 4,540.00	\$ 4,540.00	\$ 4,540.00	
	East Side Landscaping	1450		\$ -	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
	Sub-Total			\$ 200,750.00	\$ 239,339.43	\$ 16,089.43	\$ 16,089.43	
	GRAND TOTAL			\$ 557,000.00	\$ 555,590.00	\$ 283,237.64	\$ 250,407.06	

- 1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
- 2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2014

Part I: Summary
ANN ARBOR HOUSING COMMISSION

Grant Type and Number: CFP 501-11
 Capital Fund Program Grant No.: M28P06450111 Replacement Housing Factor Grant No.:
 Date of CFFP: _____

FFY of Grant: 2011
 FFY of Grant Approval: 2011

Line	Type of Grant () Original Annual Statement (X) Performance and Evaluation Report for Period Ending: 12/31/11	Reserve for Disasters/Emergencies () Reserve for Disasters/Emergencies () Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost	Expended
			Original(Agency Plan)	Revised (1)			
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21)		\$ 55,618.00	\$ 48,905.00			
3	1408 Management Improvements		\$ 111,000.00	\$ 98,000.00			
4	1410 Administration(may not exceed 10% of line 21)		\$ 55,700.00	\$ 48,687.00			
5	1411 Audit		\$ 1,782.00	\$ 1,782.00			
6	1415 Liquidated Damages		\$	\$			
7	1430 Fees and Costs		\$ 25,500.00	\$ 10,000.00			
8	1440 Site Acquisition		\$	\$			
9	1450 Site Improvement		\$	\$			
10	1460 Dwelling Structures		\$ 112,500.00	\$ 102,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable		\$ 25,000.00	\$ 25,000.00			
12	1470 Non-dwelling Structures		\$ 134,900.00	\$ 122,000.00			
13	1475 Non-dwelling Equipment		\$ 10,000.00	\$ 5,500.00			
14	1485 Demolition		\$	\$			
15	1492 Moving to Work Demonstration		\$	\$			
16	1495.1 Relocation Costs		\$	\$			
17	1499 Development Activities		\$	\$			
18a	1501 Collateralization or Debt Service paid by the PHA		\$	\$			
	9000 Collateralization or Debt Service paid Via System of Direct		\$	\$			
18ba	Payment		\$	\$			
19	1502 Contingency (may not exceed 8% of line 20)		\$ 25,000.00	\$ 25,000.00			
20	Amount of Annual Grant: (sum of lines 2-19)		\$ 557,000.00	\$ 486,874.00			
21	Amount of line 20 Related to LBP Activities		\$	\$			
22	Amount of line 20 Related to Section 504 Activities		\$	\$			
23	Amount of line 20 Related to Security-Soft Costs		\$	\$			
24	Amount of line 20 Related to Security-Hard Costs		\$	\$			
25	Amount of line 20 Related to Energy Conservation Measures		\$	\$			

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
 2) Revised Budget-to be completed for the Performance and Evaluation Report
 3) PHA's with under 250 units may use 100% of CFFP Grants for operations
 4) Line 17-RHF funds shall be included here.

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

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

Part I: Summary		ANN ARBOR HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No. M28P06450111 Date of CFFP: _____	CFP 501-11 Replacement Housing Factor Grant No: _____	FY of Grant: 2011	FY of Grant Approval 2011
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement(revision no: 1)		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		Total Estimated Cost		Revised		Total Actual Cost	
Line Summary by Development Account		Original(Agency Plan)		Signature of Public Housing Director		Obligated	
Signature of Executive Director		<i>[Signature]</i>		Date		Expended	
				<i>2/6/12</i>			

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

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

Part II: Supporting Pages

ANN ARBOR HOUSING COMMISSION

Grant Type and Number: 501-11
 Capital Fund Program Grant No: MI28P06450111
 Replacement Housing Factor Grant No:

CFPP (Yes/No) No

Federal FY of Grant: 2011

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original Agency Plan	Revised (1)	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406		\$ 55,618.00	\$ 48,905.00	\$ -	\$ -	
	Resident Initiatives	1408		\$ 9,000.00	\$ -	\$ -	\$ -	
	Staff Training	1408		\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	
	Computer Software Upgrade	1408		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	
	Family Supportive Services	1408		\$ 89,000.00	\$ 86,000.00	\$ -	\$ -	
	Administrative Salaries	1410		\$ 55,700.00	\$ 48,687.00	\$ 48,687.00	\$ 10,370.50	
	Audit	1411		\$ 1,782.00	\$ -	\$ -	\$ -	
	A&E Fees	1430		\$ 25,000.00	\$ 10,000.00	\$ -	\$ -	
	Advertisement	1430		\$ 500.00	\$ -	\$ -	\$ -	
	Dwelling Structure (furnaces)	1460		\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	
	Appliances	1465		\$ 25,000.00	\$ 25,000.00	\$ 6,384.38	\$ 6,384.38	
	Office Equipment	1475		\$ 2,500.00	\$ -	\$ -	\$ -	
	Computer Equipment	1475		\$ 7,500.00	\$ 5,500.00	\$ -	\$ -	
	Contingency	1502		\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	
Sub-Total				\$ 321,600.00	\$ 274,874.00	\$ 55,071.38	\$ 16,754.88	
M1064-100 WEST	MM-Carpet Hallways	1470		\$ 48,000.00	\$ 48,000.00	\$ -	\$ -	
	SS-Windows	1460		\$ 13,000.00	\$ 13,000.00	\$ -	\$ -	
	SS-Insulation	1470		\$ 5,600.00	\$ -	\$ -	\$ -	
	WW-Windows	1460		\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	
	EC-Kitchen cabinets/countertops	1470		\$ 1,000.00	\$ -	\$ -	\$ -	
	EC-Insulation	1470		\$ 1,000.00	\$ -	\$ -	\$ -	
	NMD-Insulation	1470		\$ 2,600.00	\$ -	\$ -	\$ -	
	MC-Kitchen cabinets/countertops	1460		\$ 7,500.00	\$ -	\$ -	\$ -	
	Sub-Total			\$ 83,700.00	\$ 64,000.00	\$ -	\$ -	

- 1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
- 2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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

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

Part I: Summary
ANN ARBOR HOUSING COMMISSION

Grant Type and Number
 Capital Fund Program Grant No: M129P06450112 Replacement Housing Factor Grant No: _____
 Date of CFFP: _____

FFY of Grant: 2012
 FFY of Grant Approval: 2012

Line	Type of Grant () Original Annual Statement () Performance and Evaluation Report for Period Ending:	() Reserve for Disasters/Emergencies	() Revised Annual Statement(Revision no:)	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)	\$	50,000.00				
3	1408 Management Improvements	\$	102,000.00				
4	1410 Administration (may not exceed 10% of line 21)	\$	48,600.00				
5	1411 Audit	\$	2,000.00				
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$	18,000.00				
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	\$	10,000.00				
11	1465.1 Dwelling Equipment-Nonexpendable	\$	25,000.00				
12	1470 Non-dwelling Structures	\$	212,900.00				
13	1475 Non-dwelling Equipment	\$	17,500.00				
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by the PHA						
18a	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	\$	-				
20	Amount of Annual Grant (sum of lines 2-19)	\$	486,000.00				
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security-Soft Costs						
24	Amount of line 20 Related to Security-Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

1) Total Actual Cost - to be completed for the Performance and Evaluation Report
 2) Revised Budget-to be completed for the Performance and Evaluation Report
 3) PHA's with under 250 units may use 100% of CFP Grants for operations
 4) Line 17-RHF funds shall be included here.

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

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

Part I: Summary

ANN ARBOR HOUSING COMMISSION		Grant Type and Number Capital Fund Program Grant No: M128P06450110	Replacement Housing Factor Grant No: _____	FY of Grant: 2010			
		Date of CFFP: _____		FY of Grant Approval 2010			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement(revision no:) <input type="checkbox"/> Final Performance and Evaluation Report							
Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
Signature of Executive Director		Date	Signature of Public Housing Director	Date			
<i>Jenny Hall</i>		<i>2/6/12</i>					

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

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

Part II: Supporting Pages
ANN ARBOR HOUSING COMMISSION

CAPITAL FUND NO: CFP501-12
 Capital Fund Program Grant No: W128P06450112
 Replacement Housing Factor Grant No: N/A

CFPP (Yes/No) NO

Federal FRY of Grant: 2012

Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operations	1406		\$ 50,000.00				
	Resident Initiatives	1408						
	Staff Training	1408		\$ 8,000.00				
	Computer Software Upgrade	1408		\$ 5,000.00				
	Family Supportive Services	1408		\$ 89,000.00				
	Administrative Salaries	1410		\$ 48,600.00				
	Audit	1411		\$ 2,000.00				
	A&E Fees	1430		\$ 17,500.00				
	Advertisements	1430		\$ 500.00				
	PHA Wide-Furnaces	1460		\$ 10,000.00				
	Appliances	1465		\$ 25,000.00				
	Office Equipment	1475		\$ 2,500.00				
	Computer Equipment	1475		\$ 15,000.00				
	Contingency	1502		\$ -				
	Sub-Total			\$ 273,100.00				
West	SS-Insulation	1470		\$ 5,600.00				
	EC-Kitchen cabinets/countertops	1460		\$ -				
	EC-Insulation	1470		\$ 1,000.00				
	NMD-Insulation	1470		\$ 2,600.00				
	MC-Kitchen cabinets/countertops	1460		\$ -				
	PL-Insulation	1470		\$ 3,700.00				
	SM-Kitchen cabinets/countertops	1460		\$ -				
	SS-Gutters & Downspouts	1470		\$ -				
	WW-Insulation	1470		\$ -				
	WW-Gutters & Roof Vents	1470		\$ -				
	MM-Elevators	1470		\$ 200,000.00				
	Sub-Total			\$ 212,900.00				
East	Plat(Upper Vinyl Tile	1460		\$ -				
	Sub-Total			\$ -				
	GRAND TOTAL			\$ 486,000.00				

- 1) Revised Budget to be completed for Performance and Evaluation Report or a Revised Annual Statement
- 2) Funds Obligated/Expended to be completed for the Performance and Evaluation Report

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 I: Summary

ANN ARBOR HOUSING COMMISSION/M1064		ANN ARBOR/WASHTENAW/MICHIGAN		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A. Development Number and Name	Work Statement for Year 1 FFY 13 CY 2012 Grant	Work Statement for Year 2 FFY 14 CY 2013 CFP Grant	Work Statement for Year 3 FFY 15 CY 2014 CFP Grant	Work Statement for Year 4 FFY 16 CY 2015 CFP Grant	Work Statement for Year 5 FFY 17 CY 2013 CFP Grant
B. Physical Improvements Subtotal	Annual Statement \$ 189,400	\$ 189,400	\$ 195,500	\$ 194,600	\$ 202,000
C. Management Improvements	\$ 102,000	\$ 102,000	\$ 102,000	\$ 102,000	\$ 102,000
D. PHA-Wide Non-dwelling Structures and Equipment	\$ 15,818	\$ 15,818	\$ 10,000	\$ 10,000	\$ 10,000
E. Administration	\$ 48,600	\$ 48,600	\$ 48,600	\$ 48,600	\$ 48,600
F. Other	\$ 77,500	\$ 77,500	\$ 77,500	\$ 77,500	\$ 77,500
G. Operations	\$ 52,682	\$ 52,682	\$ 52,400	\$ 53,300	\$ 45,900
H. Demolition	\$ -	\$ -	\$ -	\$ -	\$ -
I. Development	\$ -	\$ -	\$ -	\$ -	\$ -
J. Capital Fund Financing-Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
K. Total CFP Funds	\$ 486,000	\$ 486,000	\$ 486,000	\$ 486,000	\$ 486,000
L. Total Non-CFP Funds					
M. Grand Total	\$ 486,000	\$ 486,000	\$ 486,000	\$ 486,000	\$ 486,000

Capital Fund Program---Five-Year Action Plan

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

Part I: Summary

ANN ARBOR HOUSING COMMISSION/MI064		ANN ARBOR/WASHTENAW/MICHIGAN		ANN ARBOR/WASHTENAW/MICHIGAN		ANN ARBOR/WASHTENAW/MICHIGAN	
Development Number and Name	Work Statement for Year 1 FFY 13 CY 2012 Grant	Work Statement for Year 2 FFY 14 CY 2013 CFP Grant	Work Statement for Year 3 FFY 15 CY 2014 CFP Grant	<input checked="" type="checkbox"/> Original 5-Year Plan FFY 16 CY 2015 CFP Grant	<input type="checkbox"/> Revision No: FFY 17 CY 2013 CFP Grant		
B. MI064100-West Side	Annual Statement	\$ 189,400	\$ 49,000	\$ 94,000	\$ 28,000		
B. MI064200-East Side		\$ -	\$ 146,500	\$ 100,600	\$ 174,000		
C. Management Improvements		\$ 102,000	\$ 102,000	\$ 102,000	\$ 102,000		
D. PHA-Wide Non-dwelling Structures and Equipment		\$ 15,818	\$ 10,000	\$ 10,000	\$ 10,000		
E. Administration		\$ 48,600	\$ 48,600	\$ 48,600	\$ 48,600		
F. Other		\$ 77,500	\$ 77,500	\$ 77,500	\$ 77,500		
G. Operations		\$ 52,682	\$ 52,400	\$ 53,300	\$ 45,900		
H. Demolition		\$ -	\$ -	\$ -	\$ -		
I. Development		\$ -	\$ -	\$ -	\$ -		
J. Capital Fund Financing-Debt Service		\$ -	\$ -	\$ -	\$ -		
K. Total CFP Funds		\$ 486,000	\$ 486,000	\$ 486,000	\$ 486,000		
L. Total Non-CFP Funds							
M. Grand Total		\$ 486,000	\$ 486,000	\$ 486,000	\$ 486,000		

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7-1-12, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. ~~The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan.~~ The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Ann Arbor Housing Commission
PHA Name

M1064
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2012 - 2013

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

Name of Authorized Official <u>Marta Manildi</u>	Title <u>Board Chair - President</u>
Signature <u>Marta Manildi</u>	Date <u>9/11/12</u>

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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

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

Ann Arbor Housing Commission
 PHA Name

M1064
 PHA Number/HA Code

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

Name of Authorized Official

Marta Manildi

Title

Board Chair - President

Signature



Date

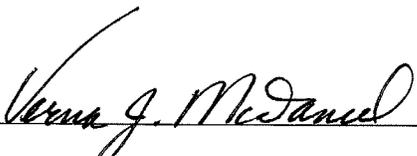
4/11/12

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

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

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

I, Verna J. McDaniel the County Administrator certify that the Five Year and
Annual PHA Plan of the Ann Arbor Housing Commission is consistent with the Consolidated Plan of
Washtenaw County prepared pursuant to 24 CFR Part 91.


Verna J. McDaniel 4-10-12
Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Ann Arbor Housing Commission

Program/Activity Receiving Federal Grant Funding

Public Housing, CFP, SPL, Section 8, Section 8 New Construction, FSS

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

727 Miller, Ann Arbor, Washtenaw County, Michigan, 48103 (SB, PH)
 106 Packard, Ann Arbor, Washtenaw County, Michigan, 48105 (PH)
 404 N. Ashley, Ann Arbor, Washtenaw County, Michigan, 48104 (Finance & Administration Programs)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jennifer Hall

Title

Executive Director

Signature

X *Jennifer Hall*

Date

3-29-12

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Ann Arbor Housing Commission

Program/Activity Receiving Federal Grant Funding

Public Housing, CFP, SPC, FSS, Section 8, Section 8 New Construction

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jennifer Hall

Title

Executive Director

Signature

Jennifer Hall

Date (mm/dd/yyyy)

3/29/2012

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Ann Arbor Housing Commission 727 Miller Ann Arbor MI 48103 Congressional District, if known: 4c 15	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Dept of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: 14.872	
8. Federal Action Number, if known: Annual Agency Plan - Form 50075	9. Award Amount, if known: \$ 440,778 estimated	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Jennifer Hall</u> Print Name: <u>Jennifer Hall</u> Title: <u>Executive Director</u> Telephone No.: <u>734 794-6720 ext 41201</u> Date: <u>3/29/12</u>	
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