

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH THE INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: SouthHavenHousingCommission

PHANumber: MI082

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

PHA Plan Contact Information:

Name: Dennis K. DeVinney

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2002**
[24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 requires each Public Housing Commission to develop a Housing Agency Plan (HAP) in concert with a Resident Advisory Board (RAB). Each Housing Agency Plan must address five-year goals and objectives (Five Year Plan) as well as routine policies, procedures and programs (Annual Plan). This Executive Summary provides an overview of the South Haven Housing Commission's proposed FY 2002 Housing Agency Plan including the 2002 Capital Fund Program and the Capital Fund 5-year Action Plan.

MISSION STATEMENT

It is the mission of the South Haven Housing Commission to promote adequate and affordable housing, economic opportunities and a suitable living environment free from discrimination.

HOUSING NEEDS

Per the State of Michigan Consolidated Plan, our goals of expanding affordable rental and homeownership housing for low income families and providing assisted housing for the elderly and supportive housing for persons with special needs, are among the State's top priorities. Other goals also coincide with State goals such as preserving existing affordable housing, working with service providers for persons with special needs and participating with the Van Buren County Housing Continuum of Care.

FIVE YEAR GOALS

- Expand the supply of affordable housing including rental, homeownership and rent to own through new construction, purchase and rehabilitation and Section 8 vouchers.
- Implement the 5(h) Homeownership program and sell the fifty (50) scattered sites single family public housing homes to renters of the homes.
- Develop affordable assisted living housing for the elderly
- Work with South Haven Area Senior Services (SHASS) to expand the Warren Senior Community Center at River Terrace Apartments to meet the needs of growing senior programs and a growing number of staff and volunteers.

- Continue applying for Housing Resource funds from MSHDA for the City and administer those programs such as the Housing Rehabilitation Program for low income homeowners.
- Continue working with Van Buren County Housing Continuum of Care and Organizations providing services to provide greater housing opportunities for the homeless and those with special needs.
- Continue working with the newly formed Housing Development Corp. (HDC), a MSHDA designated Community Housing Development Organization (CHDO) to expand the supply of affordable housing in Allegan and Van Buren Counties.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

Added to 2002 Capital Fund Program

- 82-1 Renovate older unit #41
- 82-2 Paint Dwelling units
- 82-3 Paint Dwelling units
 - Access panel to make - up air ducts
 - Architect fees & costs
 - Senior Center/office expansion

Added to 5 -year Capital Fund Action Plan

- HA Wide Maintenance Garage/Storage Building
- 82-2 Paint Dwelling units
 - Replace hot water heater
 - Satellite TV system
 - Carports
- 82-3 Paint Dwelling units
 - Satellite TV system
 - Carports
 - Architect fees and costs
 - Senior Center/Office expansion
 - Window replacement

Changed and Expanded Five Year Goals

See Page 2 and above

New Housing Commission Staff Position

Office/Program Assistant to the Director of Capital and Special Programs currently working with our 5(h) Homeownership Program, Capital Fund Programs and the Cities MSHDA Homeownership Housing Rehabilitation Program.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$201,805

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	

<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHD EP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are attached at Attachment _____ F

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:
 - Yes No: below
 - Yes No: at the end of the RAB Comments in Attachment _____ F _____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment _____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Michigan**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Goal 1: Expand the availability and supply of safe, decent, affordable and accessible rental housing for low and extremely low income individuals and families.

Goal 2: Improve and preserve the existing affordable housing stock and neighborhoods.

Goal 3: Increase home ownership opportunities for individuals and families by reducing the costs of home ownership.

Goal 4: Make homeless assistance more effective and responsive to local need and through local autonomy and movement toward continuum of care.

Goal 5: Develop linkages between the housing and services sectors to provide greater housing opportunities for households with special needs.

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. MSHDA continues to provide free technical assistance to help the new 501(c)(3) CHDO, The Housing Development Corporation, to become eligible for HOME funds and other funding to develop housing for low income people.
2. MSHDA approved request for homeowner rehabilitation assistance for low income residents of the City, through their Housing Resource Program, which the Housing Commission administers.
3. MSHDA provided free technical assistance to help develop the new county Continuum of Care, Van Buren County Housing Continuum of Care, and the Housing Commission is part of that organization.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5 -year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5 -year Plan:

GOALS

Additions or deletions of Strategic Goals

PROGRAMS

Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

CAPITAL BUDGET

Additions of non -emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in use of replacement reserve funds

POLICIES

Changes to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

B. Significant Amendment or Modification to the Annual Plan:

Same as above

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and work ed or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/ Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section ____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report		Attachment B			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: South Haven Housing Commission		Grant Type and Number Capital Fund Program: MI33PO8250102 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<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"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no:)	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	11,125			
3	1408 Management Improvements				
4	1410 Administration	20,180			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000			
8	1440 Site Acquisition	6,400			
9	1450 Site Improvement	37,000			
10	1460 Dwelling Structures	124,100			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	201,805			
21	Amount of line 20 Related to LBP Activities	10,000			
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Annual Statement/Performance and Evaluation Report		Attachment B	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary			
PHAName: South Haven Housing Commission		Grant Type and Number Capital Fund Program: MI33PO8250102 Capital Fund Program Replacement Housing Factor Grant No:	
		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:)	
		<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost	
		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures		

Annual Statement/Performance and Evaluation Report Attachment B Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: South Haven Housing Commission			Grant Type and Number Capital Fund Program#: MI33PO8250102 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		11,125				
	Director Capital & Special Programs	1410		20,180				
	Purchase Property	1440		6,400				
			SubTotal	37,705				
MI82-1	Driveway & Sidewalk Replacement	1450	8	24,800				
	Add Handrails at Entrances	1460	12	6,000				
	Sewer line replacement	1450	8	5,000				
	Landscaping	1450	12	7,200				
	Electric Service & Upgrade elec.	1460	7	6,300				
	Carpet dwelling units	1460	6	5,000				
	Clean heat ducts	1460	12	4,800				
	Renovate Unit #41	1460		25,000				
			SubTotal	84,100				
MI82-2	Plaster Apt. block walls	1460	28	31,000				
	Hallway Handrail Modification	1460		2,000				

Annual Statement/Performance and Evaluation Report Attachment B
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: South Haven Housing Commission		Grant Type and Number Capital Fund Program#: MI33PO8250102 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Paint Dwelling Units	1460	4	6,000				
			Sub Total	39,000				
MI82-3	Renovate/Painting/Lighting in Common Areas & Outside	1460		12,000				
	Hallway handrail modification	1460		3,000				
	Paint Dwelling Units	1460	6	9,000				
	Access panel to make up air ducts	1460		2,500				
	Senior Center expansion	1460		11,500				
	Architect fees & costs	1430		3,000				
			Sub Total	41,000				
			Total	201,805				

Annual Statement/Performance and Evaluation Report Attachment B Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: South Haven Housing Commission		Grant Type and Number: Capital Fund Program #: MI33PO8250102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	6/30/04			6/30/06			
MI82-1	6/30/04			6/30/06			
MI82-2	6/30/04			6/30/06			
MI82-3	6/30/04			6/30/06			

Attachment C

Capital Fund Program 5 - Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from information is included in the Capital Fund Program Annual Statement.

-wide physical or management improvements
Year One of the 5 - Year cycle, because this

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	HA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations	80,000	2003
Director of Capital & Special Programs	86,000	2003
Maintenance Vehicles (2)	48,000	2003
Purchase Property	10,000	2003
HA Vehicle	20,000	2004
Maintenance Garage/Storage Building	40,000	2004
Copy Machine/Printer/Fax	9,000	2006
Totalestimatedcostovertnext5years	293,000	

Attachment C

Capital Fund Program 5 - Year Action Plan

Complete on table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MI82-01	Family Scattered Sites	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Driveway/Sidewalk Replacement(24)	74,000	2003
Add Handrails at Entrances(24)	12,000	2003
Sewer Line Replacement(10)	6,200	2003
Landscaping(24)	14,300	2003
Replace Electric Service & Upgrade electric(24)	21,500	2003
Carpet Dwelling Units(20)	16,500	2003
Clean Heat Ducts(24)	9,500	2003
Roofing houses & sheds(22)	55,000	2003
Paint Dwelling Units (20)	38,000	2003
C.O. Detectors(50)	14,000	2003
Stain Sheds(50)	9,000	2004
Totalestimatedcostovertnext5years	270,000	

Attachment C

Capital Fund Program 5 - Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 - Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MI82-2	Harbor View Apartments	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal Coat & Stripe Parking lot/drive	1,300	2003
Air Conditioners for Dwelling Units (31)	12,700	2003
Paint Dwelling Units (16)	16,000	2003
Satellite TV System	9,000	2003
Roof Replacement	40,000	2004
Hot Water Heater Replacement	9,000	2006
Add Carports (12)	12,000	2004
Total estimated cost over next 5 years	100,000	

Attachment C

Capital Fund Program 5 - Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MI82-3	River Terrace Apartments	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Seal Coat and Stripe Parking lots	2,600	2003
Air Conditioners for dwelling units (49)	20,000	2003
Paint Dwelling Units (24)	24,000	2003
Satellite TV System	9,000	2003
Air Conditioner System in community space	10,000	2003
Handrail at lower parking lot	4,000	2003
Senior Center expansion	20,000	2003
Architect fees & costs	5,000	2003
Replace ranges (40)	10,800	2004
Bathroom vent fan replacement (46)	9,200	2004
Air Conditioner in small office	5,000	2004
Add carports (21)	21,400	2004
Window replacement (110)	50,000	2005
Heating boiler replacement	25,000	2005
Hot water heater replacement	11,000	2006
Total estimated cost over next 5 years	227,000	

Required Attachment D ___: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **L.W.Thomson**

B. How was the resident board member selected: (select one)?

- Elected
- Appointed

C. The term of appointment is (include the date term expires): **6/30/2005**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment ___ E ___: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Doretha Perry, MI82 -1, Family Scattered Sites

Lilli Scaife, MI82 -2, Harbor View Apartments

June Streit, MI82 -3, River Terrace Apartments

Attachment F: Comments of Resident Advisory Board and Explanation of PHA Response

At a regular RAB meeting on 3 -27-02, RAB member June Streit suggested carports at River Terrace Apartments and Harbor View Apartments for residents with cars. Carports had been discussed and pursued years ago but funding was not available.

The Housing Commission responded by adding carports to the Capital Fund 5 year Action Plan.

Attachment G: Voluntary Conversion Required Initial Assessments

None of four three (3) projects are covered developments.

- MI-82-1 Scattered Site Single Family
 Converted to 5(h) Homeownership Program
- MI-82-3 Harbor View Apartments For Elderly and Disabled
- MI-82-3 River Terrace Apartments For Elderly and Disabled

Attachment H: Comments from Residents at Public Hearing and Explanation of PHA Response

Scattered Site Single Family Resident, Rebecca Crawford suggested we put air conditioners sleeves in the houses so they wouldn't have to use window air conditioners. PHA response was we had considered that possibility but because of cost and because we are selling the houses, we would leave that decision to the homeowner as some may want to use a window air conditioner, some may want to install central air conditioning and some may not want air conditioning at all.