

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2004

PHA Name: South Haven

Housing Commission

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: South Haven Housing Commission **PHA Number:** MI082

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

PHA Programs Administered

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Ellen-Elizabeth Scarlett Phone: 269-637-5755
TDD: 711 Email (if available): shhc@cybersol.com

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, 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)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. 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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. 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 of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program – N/A

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan – N/A

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

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 on its waiting lists 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 the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard FiveYear, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	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 worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	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 for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	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
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> 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 Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI 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 Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative 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
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	14,500			
3	1408 Management Improvements				
4	1410 Administration	24,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	80,800			
10	1460 Dwelling Structures	85,300			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	1,000			
13	1475 Nondwelling Equipment	1,800			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	207,400			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Operations	1406		14,500				
	Director of Capital & Special Programs	1410		24,000				
			Subtotal	38,500				
MI-82-1	Driveway/Sidewalk Replacement	1450	14	45,400				
	Roofing Houses & Sheds	1460	20	52,000				
			Subtotal	97,400				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: South Haven Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI33PO8250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI-82-2	Add Carports	1450	12	12,000				
	Maintenance Garage Heater Replacement	1470	1	1,000				
	Common Area Forced Air Heating Replacement	1460	1	4,500				
	Retrofit Common Area Lighting T12 to T8	1460		5,000				
	Handicap Door Openers For Laundry & Trash	1460	5	9,000				
	Replace Maintenance Storage Shed	1450	1	2,000				
			Subtotal	33,500				
MI-82-3	Replace Ranges	1460	40	10,600				
	Add Carports	1450	21	21,400				
	Replace Balcony Furniture	1475		1,800				
	Handicap Door Openers For Laundry	1460	2	3,600				
	Replace HA Office Entrance Security Lock	1460	1	600				
			Subtotal	38,000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report 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 No: MI33PO8250104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	6/30/06			6/30/07			
MI-82-1	6/30/06			6/30/07			
MI-82-2	6/30/06			6/30/07			
MI-82-3	6/30/06			6/30/07			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name South Haven Housing Commission				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2005	FFY Grant: PHA FY: 2006	FFY Grant: PHA FY: 2007	FFY Grant: PHA FY: 2008
HA Wide	Annual Statement	Copy Machine/Printer/Fax	HA Vehicle	HA Storage Building	HA Computer System/Software Upgrade
		Replace HA Computer System			
MI-82-1		Driveway & Sidewalk Replacement	Sewer Line Replacement	Carpet Dwelling Units	Paint Dwelling Units
		Stain Storage Sheds	Paint Dwelling Units	C. O. Detectors	
MI-82-2		Seal Coat & Stripe Parking Lot and Drive	Satellite TV System	Front Entrance Wheel Chair Ramp	Hot Water Heater
		Replace Hot Water Circulation Lines	Replace Apartment Shower Stalls and Faucets	Concrete Sidewalk Replacement	Carpet Dwelling Units
		Roof Replacement	Replace Clothes Washers & Dryers	Landscaping	Install Lawn Sprinkling System
			Expand Resident Parking Lot	Apartment Base Board Heating Replacement	Paint Dwelling Units

8. Capital Fund Program Five-Year Action Plan

MI-82-3		Seal Coat & Stripe Parking Lot and Drive	Satellite TV System	Paint Dwelling Units	Hot Water Heater
		Office Space Addition to Building	Roof Replacement	Concrete Sidewalk Replacement	Carpet Dwelling Units
		Replace Tenant Lounge Furniture	Air Conditioning System in Community Space	Replace Kitchen Cabinets & Countertops	Boiler Replacement
		Landscaping	Air Conditioning in Small Office	Window Replacement	Replace Hot Water Circulation Lines
		Replace Dining Room Light Fixtures	Replace Lawn Sprinkling System	Replace Vanity, Tub and Kitchen Faucets	Community Room Tables & Chairs
		Replace Common Area Vent Fans	Replace Clothes Washers & Dryers		
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year: <u>2</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<i>HA Wide</i>	<i>Copy Machine Printer Fax</i>	9,000	<i>HA Wide</i>	<i>HA Vehicle</i>	20,000
Annual		<i>Replace HA Computer System</i>	6,000		<i>Purchase Property</i>	20,000
		<i>Purchase Property</i>	20,000	<i>MI-82-1</i>	<i>Sewer Line Replacement</i>	7,500
Statement	<i>MI-82-1</i>	<i>Driveway & Sidewalk Replacement</i>	35,000		<i>Paint Dwelling Units</i>	8,000
	<i>MI-82-2</i>	<i>Stain Storage Sheds</i>	9,000	<i>MI-82-2</i>	<i>Satellite TV System</i>	9,000
		<i>Seal Coat and Stripe Drive</i>	1,800		<i>Replace Apartment Showerstalls & Fac.</i>	55,800
		<i>Replace Hot Water Circulation Lines</i>	37,000		<i>Replace Clothes Washers and Dryers</i>	3,600
		<i>Roof Replacement</i>	30,000		<i>Expand Resident Parking Lot</i>	10,000
	<i>MI-82-3</i>	<i>Seal Coat & Stripe Parking Lot & Drive</i>	3,200	<i>MI-82-3</i>	<i>Satellite TV System</i>	9,000
		<i>Office Space Addition to Building</i>	75,000		<i>Roof Replacement</i>	30,000
		<i>Replace Tenant Lounge Furniture</i>	3,000		<i>Air Condition Sys. Community Space</i>	10,000
		<i>Landscaping</i>	12,000		<i>AC System in Small Office</i>	5,000
		<i>Replace Unit Dining Room Light Fixtures</i>	7,500		<i>Replace Lawn Sprinkling System</i>	4,500
		<i>Replace Common Area Vent Fans</i>	1,600		<i>Replace Clothes Washers & Dryers</i>	4,800
Total CFP Estimated Cost			\$ 250,100			\$ 197,200

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>HA Wide</i>	<i>HA Maintenance Building & Storage</i>	40,000	<i>HA Wide</i>	<i>New HA Computer System/Software</i>	6,500
	<i>Purchase Property</i>	20,000		<i>Purchase Property</i>	24,000
<i>MI-82-1</i>	<i>Carpet Dwelling Units</i>	9,000	<i>MI-82-1</i>	<i>Paint Dwelling Units</i>	12,000
	<i>C. O. Detectors</i>	14,000			
<i>MI-82-2</i>	<i>Front Entrance Wheel Chair Ramp</i>	6,500	<i>MI-82-2</i>	<i>Replace Water Heater</i>	6,500
	<i>Concrete Sidewalk Replacement</i>	4,400		<i>Carpet Dwelling Units</i>	7,000
	<i>Landscaping</i>	9,500		<i>Install Lawn Sprinkling Sys.</i>	5,000
	<i>Replace Unit Base Board Heating</i>	24,800		<i>Paint Dwelling Units</i>	12,000
<i>MI-82-3</i>	<i>Paint Dwelling Units</i>	16,000	<i>MI-82-3</i>	<i>Replace Water Heater & Storage</i>	10,500
	<i>Concrete Sidewalk Replacement</i>	5,000		<i>Carpet Dwelling Units</i>	8,500
	<i>Replace Units Kitchen Cabints&Counter Top</i>	92,000		<i>Boiler Replacement</i>	20,000
	<i>Full Building Window Replacement</i>	50,000		<i>Replace Hot Water Circulation Lines</i>	40,000
	<i>Replace Vanity-Tub& Kitchen Faucets</i>	14,700		<i>Community Room Tables and Chairs</i>	14,500
Total CFP Estimated Cost		\$ 305,900			\$ 166,500

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report		Attachment CFP-FY 2003 Bonus Funds			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: South Haven Housing Commission		Grant Type and Number Capital Fund Program: MI33PO8250203 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 Bonus Funds
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4/16/04		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,870			
3	1408 Management Improvements				
4	1410 Administration	3,250			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	14,050			
10	1460 Dwelling Structures	13,921			
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)	33,091			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2003 Bonus Funds</u>				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: South Haven Housing Commission			Grant Type and Number Capital Fund Program #: MI33PO8250203 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003 Bonus Funds		
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		1,870				
	Director of Capital & Special Programs	1410		3,250				
			SUBTOTAL	5,120				
MI-82-1	Landscaping	1450	16	14,050				
	Electrical Service & Upgrade Elec.	1460	10	9,000				
			SUBTOTAL	23,050				
MI-82-3	Senior Center Expansion	1460		4,921				
			SUBTOTAL	4,921				
			TOTAL	33,091				

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2003 Bonus Funds</u>			
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 #: MI33PO8250203 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2003 Bonus Funds	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	2/13/06			2/13/08			
MI82-1	2/13/06			2/13/08			
MI82-2	2/13/06			2/13/08			
MI82-3	2/13/06			2/13/08			

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report		Attachment <u>CFP-FY 2003</u>			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: South Haven Housing Commission		Grant Type and Number Capital Fund Program: MI33PO8250103 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4-16-04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	12,000			
3	1408 Management Improvements				
4	1410 Administration	21,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	2,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	9,000			
10	1460 Dwelling Structures	73,543			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	48,000		28,286.12	
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)	166,043			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2003</u>				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: South Haven Housing Commission		Grant Type and Number Capital Fund Program #: MI33PO8250103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
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		12,000				
	Director of Capital & Special Programs	1410		21,000				
	Maintenance Vehicles	1475		48,000		28,286.12		
			SUBTOTAL	81,000				
MI-82-1	Sewer Line Replacement	1450	1	1,250				
	Landscaping	1450	7	5,950				
	Electrical Service & Upgrade Elec.	1460	10	9,000				
	Clean Heat Ducts	1460	24	7,800				
			SUBTOTAL	24,000				

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2003</u>				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: South Haven Housing Commission		Grant Type and Number Capital Fund Program #: MI33PO8250103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
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	
MI-82-2	Air conditioners for dwelling units (31)	1460	12,700					
	Paint Dwelling Units (2)	1460	1,000					
	Dumpster Room Door Replacement	1460	2,000					
		SUBTOTAL	15,700					
MI-82-3	Onsite maintenance storage shed	1450	1,800					
	Dumpster room door replacement	1460	2,000					
	Air conditioners for dwelling units (49)	1460	20,000					
	Handrail at upper and lower parking lot	1460	4,000					
	Paint exterior steel doors/balcony handrails/structural steel components	1460	8,000					
	Senior Center Expansion	1460	7,043					
	Architect fees & costs	1430	2,500					
		SUBTOTAL	45,343					
		TOTAL	166,043			28,286.12		

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report

Attachment CFP-FY 2003

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 #: #: MI33PO8250103 Capital Fund Program Replacement Housing Factor #:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA Wide	6/30/05			6/30/06				
MI82-1	6/30/05			6/30/06				
MI82-2	6/30/05			6/30/06				
MI82-3	6/30/05			6/30/06				

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report		Attachment CFP-FY 2002			
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: 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 type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 4-16-04		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,125	11,125	11,125	11,125
3	1408 Management Improvements				
4	1410 Administration	20,180	20,180	20,180	20,180
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	3,000	3,000		
8	1440 Site Acquisition	6,400	6,400		
9	1450 Site Improvement	37,000	71,694.66	71,694.66	71,694.66
10	1460 Dwelling Structures	124,100	86,718.20	3,480	3,480
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment		2,687.14	2,687.14	2,687.14
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	201,805	109,166.80	109,166.80
21	Amount of line 20 Related to LBP Activities	10,000	10,000		
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2002</u>				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
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	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	11,125	11,125	11,125	
	Director Capital & Special Programs	1410		20,180	20,180	20,180	20,180	
	Purchase Property	1440		6,400	6,400			
			SUBTOTAL	37,705	37,705			
MI-82-1	Driveway & Sidewalk Replacement	1450	8	24,800	39,975.66	39,975.66	39,975.66	100%
	Add Handrails at Entrances	1450	24	6,000	4,211	4,211	4,211	100%
	Sewer Line Replacement	1450	3	5,000	5,000	5,000	5,000	100%
	Landscaping	1450	24	7,200	22,508	22,508	22,508	100%
	Electrical Service & Upgrade Electric	1460	7	6,300	6,300			
	Carpet Dwelling Units	1460	6	5,000	5,000			
	Clean Heat Ducts	1460	12	4,800	3,480	3,480	3,480	100%
	Renovate Unit #41	1460		25,000	25,000			0%
			SUBTOTAL	84,100	111,474.66			

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2002</u>				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
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	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	
MI-82-2	Plaster Apt. Block Walls	1460	4	31,000	2,938.20			
	Hallway Handrail Modifications	1460		2,000	-0-			--
	Paint Dwelling Units	1460	4	6,000	6,000			
	Common Area Furniture	1475		-0-	2,687.14	2,687.14	2,687.14	100%
		SUBTOTAL		39,000	11,625.34			
MI-82-3	Renovate/Paint/Lighting in Common Areas & Outside	1460		12,000	12,000			
	Hallway Handrail Modification	1460		3,000	3,000			
	Paint Dwelling Units	1460	6	9,000	9,000			
	Access Panels to Make-up Air Ducts	1460		2,500	2,500			
	Senior Center Expansion	1460		11,500	11,500			
	Architect Fees & Costs	1430		3,000	3,000			
		SUBTOTAL		41,000	41,000			
		TOTAL		201,805	201,805	109,166.80	109,166.80	

Attachments For Annual Statement/Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report				Attachment <u>CFP-FY 2002</u>			
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 Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	6/30/04			6/30/05			
MI82-1	6/30/04			6/30/05			
MI82-2	6/30/04			6/30/05			
MI82-3	6/30/04			6/30/05			