

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

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

**PHA Plan
Agency Identification**

PHA Name: Ann Arbor Housing Commission

PHA Number: MI064

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

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
- PHA local 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
- PHA local office at 406 N. Ashley
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the 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)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
The Ann Arbor Housing Commission (AAHC) seeks to provide desirable housing and related supportive services for low-income individuals and families on a transitional and/or permanent basis. AAHC will partner with housing and service providers to build healthy residential communities and promote an atmosphere of pride and responsibility.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers: *expand vouchers as funding permits and seek "opt-out" opportunities as they arise.*
- X Reduce public housing vacancies: *reduce annualized vacancies to 3% with target of 10 or fewer vacancies at any one time.*
- X Leverage private or other public funds to create additional housing opportunities: *participate in at least one new partnership development project*
- Acquire or build units or developments
- Other (list below)

- X PHA Goal: Improve the quality of assisted housing
Objectives:
- X Improve public housing management: (PHAS score) *Continue Achievement toward > or = 90 score, high performer status.*
 - X Improve voucher management: (SEMAP score) *Continue achievement Toward high performer status*
 - X Increase customer satisfaction: *improve communications via new phone tree; issuance of maintenance manual for residents, continuation of regular newsletter issuances; and on-going staff development.*
 - X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - 1) *reduction in unit-turn time in PH;*
 - 2) *Quality Assurance file reviews in both PH & S8*
 - 3) *Streamline financial processes*
 - X Renovate or modernize public housing units:
 - 1) *Continue modernization through CFP*
 - 2) *Complete capital needs assessment for longer term planning*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - X Other: (list below)
 - 1) *Work with HUD to improve e-technology and reduce frustration And down-time associated with e-systems.*
 - 2) *Utilize pooled capital fund bonding option*
 - 3) *Transition to Asset Management model of PH operation*
- X PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - 1) *Develop landlord advisory board*
 - 2) *Include landlords at voucher issuance/briefing sessions*
 - Increase voucher payment standards
 - X Implement voucher homeownership program:
 - 1) *Continue partnership with CHA for counseling*
 - 2) *Link program to FSS participation*
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - X Implement public housing security improvements:
 - 1) *Maintain strong partnership with AAPD, including community policing*
 - 2) *Continue police in residence program at high-rises*
 - 3) *Improve intercom/camera equipment at high-rises*
 - 4) *Work with residents to implement "neighborhood watch" programs at family sites.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - X Other: (list below)
 - 1) *Enhance site appearance and trash management*
 - 2) *Review site safety aspects, particularly parking lot lighting, exit doors.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- X Increase the number and percentage of employed persons in assisted families: *continue working family preference, with clearer definition of "working"*.
 - Provide or attract supportive services to improve assistance recipients' employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - 1) *Continue "resource coordination" through partnership with Washtenaw Cty Community Support and Treatment Services (CSTS);*
 - 2) *Utilize university student interns in social work, occupational/physical therapy, & nursing as available.*
 - X Other: (list below)
 - 1) *Participate in County 10-Year Plan to End Homelessness*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Coordinate with Center for Independent Living (CIL) when accessible units become available, to occupy appropriately.
 - X Other: (list below)
Work with local Fair Housing office to address any concerns that arise.

Other PHA Goals and Objectives: (list below)

The Board of the Housing Commission approved the following Goals and Objectives:

Operation Excellence, including:

Customer Service

Outward perception with clients and general public

Consumer feedback

Communication channels

Process Improvements

Streamline reporting

Clarification of key metrics (maximum of 10)

All functional areas (Maintenance, Finance, S8/PH)

Employee Growth & Opportunities

Training tied to goals/guiding principles

Performance reviews tied to outcomes and metrics

Increased Availability of Affordable Housing in Washtenaw County

Create 501(c)3 non-profit

Partner with other For-profit/Non-profit organizations

Utilize local, State and Federal funding sources

Full utilization of S8 HCVouchers, including exploration of
Project-basing

Asset evaluation of existing PH

Address Non-housing Needs of Customers

Self-sufficiency/Economic development

Section 3-promote employment training opportunities with

Contracts; utilize resident owned business to extent possible; FSS

Identify unique customer groups and their requirements/gaps, partnering
With entities who provide the needed services.

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

In Fiscal Year 2006, the focus for the Commission will be two-fold: 1) transitioning to Asset Management in Public Housing, including realignment of projects, project-based accounting and budgeting, site-basing of management and maintenance staff; and 2) continued striving for operational excellence during a period of shrinking federal funding and constant change. These efforts will be more internally focused, including employee development coupled with performance accountability, procedural documentation, quality assurance reviews, and customer service. Rather than new initiatives in the coming year, the Commission will focus on fine-tuning and improving existing service delivery.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	22

5. Operations and Management Policies	27
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	31
9. Designation of Housing	32
10. Conversions of Public Housing	33
11. Homeownership	35
12. Community Service Programs	39
13. Crime and Safety	42
14. Pets (Inactive for January 1 PHAs)	45
15. Civil Rights Certifications (included with PHA Plan Certifications)	53
16. Audit	53
17. Asset Management	53
18. Other Information	54

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. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- X Admissions Policy for Deconcentration – Appendix A
- X FY 2006 Capital Fund Program Annual Statement – Attachment: CFP501-06.xls
- X Most recent board-approved operating budget (included in Supporting documents)

Optional Attachments:

- X PHA Management Organizational Chart –Appendix J
- X FY 2007 Capital Fund Program 5 Year Action Plan – see attachment list
- Public Housing Drug Elimination Program (PHDEP) Plan : NA
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – Appendix M
- Other (List below, providing each attachment name)

See page , for listing of all attachment included with Plan submission

Supporting Documents Available for Review

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	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation:	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) 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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Not included, under revision	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies X 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
	Public housing grievance procedures X check here if included in the public housing	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8 X included in Section 8 Admin plan	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X, draft	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
X	Troubled PHAs: MOA/Recovery Plan :Section 8 Corrective Action Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7088	5	5	1	NA	NA	NA
Income >30% but <=50% of AMI	4312	4	5	1	NA	NA	NA
Income >50% but <80% of AMI	4545	4	5	1	NA	NA	NA
Elderly	1315	3	2	1	NA	NA	NA
Families with Disabilities	1278	3	5	2	NA	NA	NA
Race/White	10,514	3	5	1	NA	NA	NA
Race/Black	1,876	5*	5	1	NA	NA	NA
Race/Asian	2,476	1	1	1	NA	NA	NA
Hispan/Ethnicity	647	2	2	1	NA	NA	NA

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset for Ann Arbor (CDBG), MI as of 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- X Other sources: (list and indicate year of information)
AAHC Waitlist as of 12/2005.
* "Impact" based on % of Black applicants to Total applicants on AAHC waitlist

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	456		50
Extremely low income <=30% AMI	408	90%	
Very low income (>30% but <=50% AMI)	45	10%	
Low income (>50% but <80% AMI)	3	<1%	
Families with children	308	68%	
Elderly families	0	0%	
Families with Disabilities	43*	9%	
Race/White	172	38%	
Race/Black	272	60%	
Race/Am Ind/Alask	7	1%	
Race/Asian	5	1%	
Hispanic/ethnicity	16	3%	
* self-reported and likely under reported.			
Characteristics by Bedroom Size (Public Housing Only)			Estimated turnover By unit size

Housing Needs of Families on the Waiting List			
1BR	200	43.9%	22
2 BR	117	25.6%	12
3 BR	88	19.3%	10
4 BR	39	8.6%	4
5 BR	12	2.6	2
5+ BR	0	NA	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? (It was closed for 3 months in 2005; but reopened in 12/2005.)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (victims of federally declared disaster areas)			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	345		50
Extremely low income <=30% AMI	266	77%	
Very low income (>30% but <=50% AMI)	79	23%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	39	11%	
Elderly families	0	0%	
Families with Disabilities	13*	3.7%	
Race/White	69	20%	
Race/Black	272	80%	
Race/Am Ind/Alask	1	0%	

Housing Needs of Families on the Waiting List			
Race/Asian	3	0%	
Hispanic/ethnicity	10	3%	
* self-reported and likely under reported.			
Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 44 months (since 05/2002)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Special Medicaid waiver pilot program)			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other (list below)
 - 1) *Administer SPC grant for disabled homeless with subgrantees.*

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below)
 - Enter into selective partnerships with other housing providers as opportunities arise.*

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing – *because 90% of applicants on waitlist fall in this category.*
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance – *S8 waitlist typically reflects just about 75% at the 30% or below target..*
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- X Other: (list below)
 - 1) *Continue partnership with Interfaith Hospitality Network & Family Support Network to house limited number of homeless families, with linked supportive services*
 - 2) *Participate in County 10-Year Plan to End Homelessness*
 - 3) *Assist victims of federally declared disaster, as may relocate to this area.*

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- X Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly: *Limited need as defined by numbers on AAHC waiting lists.*

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other: (list below) *for existing elders in Public Housing:*
 - 1) *Continue promotion of one-bedroom apartments via Housing Bureau for Seniors, Senior Housing Awareness Week (SHAW) open houses and info sessions.*
 - 2) *Continue cooperation agreement with Washtenaw County Senior Nutrition Program for hot lunch program at Miller and Baker*
 - 3) *Continue coordination with Food Gatherers for surplus food distribution*
 - 4) *Continue partnership with Washtenaw County Health Organization for provision of masters level social workers, providing on-site supportive services and referrals.*

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities: *Continue collaborative relationships with Community Support & Treatment Services (CSTS) division of Washtenaw County Health Organization (community mental health services), Center for Independent Living(CIL), Association for Community Advocacy(ACA), & HIV-Aids Resource Center (HARC).*
- X Other: (list below): *for existing public housing disabled families:*
 - 1) *Maintain local supplemental funding to provide “supportive services” to non-elderly disabled through contractual agreement with Washtenaw County Health Organization (CSTS), and expand referral services to 3 extra sites beyond on-site presence at high-rise complexes.*

- 2) *Administer Shelter Plus Care (SPC) grants for housing and support services in Washtenaw County.*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- X Other: (list below)
Our waitlist reflect a disproportionate need for Black families, and increasingly large Middle-Eastern and African non-English speaking immigrant families. Both are significantly represented as program participants, and no active marketing appears warranted.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations – *specifically need to integrate larger landlords and property management firms within city of Ann Arbor, who are not currently participating in program.*
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community – *several PHAs and MSHDA administer Section 8 in this area.*
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs – *impact of EMU & UofM student housing and very high rental market in general.*
- X Community priorities regarding housing assistance – *major county focus on 10-year Plan to End Homelessness and assist families < 30% AMI.*

- X Results of consultation with local or state government – *City & County*
- X Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	\$805,000*	
b) Public Housing Capital Fund	\$566,000**	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$9,340,300 per 1-3-06 notice (Jan rate x 12)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	\$28,000	Supportive services for PH elderly/disabled
i) HOME	0	
Other Federal Grants (list below) Cranbrook Twrs (\$8 NC)	\$1,365,000	Section 8 project-based Assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP501-04	\$147,300	PH Mgmt & capital improvements
CFP501-05	\$541,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$550,000	PH operations
4. Other income (list below)		
Section 8 Fraud Recovery	\$22,500	Section 8 admin costs
4. Non-federal sources (list below)		
City General Funds	\$25,000	Staff salaries-PH/S8
Total resources	\$13,390,100	
* Operating subsidy calc. At 90%		
** Prior year award calc. At 99%		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- X Other: (describe)
AAHC conducts verification of families totaling 5 times the number of vacancies for a given bedroom size; this is monitored weekly.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- X Criminal or Drug-related activity
- X Rental history

- X Housekeeping *as supplied from landlord reference*
- X Other (describe): *personal references, immigration status; and employment history (used as compensating consideration of reliability if there is no rental history).*

- c. Yes X No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *ICHAT & Sexual Offender Registry on Wed.*
- e. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- X Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- X PHA main administrative office
- PHA development site management office
- Other (list below)

c. 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 subsection **(3) Assignment**

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)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- X Two
- Three or More

b. X Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

NOTE: AAHC exceeds target, not by intent, but because 90% of applicants on PH waitlist are at or below 30% of Ann Arbor's high AMI

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work) – *this very rarely happens*
- Resident choice: (state circumstances below)
- X Other: (list below)

If vacancies in a given unit size are less than 3%, preference will be given to over or under housed transfers before new admissions.

c. Preferences

1. X Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (**Disaster**, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) – *federally declared disaster*.
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction *or go to school in Washtenaw County*.
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families

- 2 Residents who live and/or work in the jurisdiction *in Washtenaw Cty*
- Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- X The PHA-resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- X Other source (list) :
1) Quarterly resident newsletter under FAQ(frequently asked questions) column; 2) Administrative lobby S8/PH informational brochure board; 3) site-based meetings.

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
- X Any time family composition changes
- X At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. X Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes X No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes X No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes X No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- X Other (describe below): *Names/addresses of previous landlords, if known, and any lease violations if known.*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- X None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office
- Other (list below)

(3) Search Time

- a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: *Search record demonstrates diligent search, but lack of leasing success; or extenuating circumstances, including illness or death of immediate family members; or as a reasonable accommodation.*

(4) Admissions Preferences

- a. Income targeting

- Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

- 1. X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

- 2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- X **Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction –*Washtenaw, W. Wayne and Monroe Counties.*

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below)
Elderly or disabled over non elderly, non-disabled singles.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

3 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 2 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 2 Other preference(s) (list below): *elderly/disabled*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- X Drawing (lottery) or other random choice technique *which establishes an artificial date and time, which is then used within a preference status.*

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

X This preference has previously been reviewed and approved by HUD – *with annual plan submitted in 2005.*

The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

X The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

X Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
X \$26-\$50

2. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Policy language mimics that published in the federal register for minimum rent hardship cases, involving loss or reduction in benefits, loss of family members to death, and subsequent expenses or medical problems resulting in increased expense.

c. Rents set at less than 30% than adjusted income

1. X Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *This could occur where flat rent established is more favorable to household than 30% rent.*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- X For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- X No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- X Other (list below)

All changes to income or family composition are to be reported. However, rent determination will only change reflecting family composition impacts to deductions and when there is a NEW income source. Rent will not increase with report of increase in existing reported earned income until annual reexamination. The exception to this is if the new income is earned income that qualifies for disallowance.

- g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
X Other (list/describe below)

Published FMR; review of PH amenities, locality, aesthetics to surrounding market-rate rental communities. Examination of “affordable rents” at 30% of 30-50% of area median income of Ann Arbor. AAHC is in process of revising.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below) : *Housing need in community versus available funding from HUD.*

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) –*Currently use HUD criteria.*

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. – *See Appendix J; however, it should be noted that during the course of 2006-2007, AAHC expects to do an organizational restructuring to implement HUD mandated project-based, asset management operating structure.*
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	345	50
Section 8 Vouchers	1180	120
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Enhanced /project to tenant based: 234 (part of total above)	
Public Housing Drug Elimination Program (PHDEP)	N/A	

Other Federal Programs(list individually)		
Shelter Plus Care	93	10
Sec 8 NC-Cranbrook Twrs	200	25

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Administration

Admission & Continued Occupancy Policy
Code of Ethics/Standards of Conduct
Community Facility Use Policy
Deconcentration Policy
Drug Free Work Place Policy
Fraud and Theft Policy
Lease
Grievance Procedure/policy
Criminal Records Management
Equal Housing Opportunities Policy
EIV security and User Manual
Parking Policy
Pet Policy

Financial:

Check signing policy
Capitalization policy
Disposition Policy
Funds Transfer Policy
Investment Policy
Procurement Policy
Rent Collection Policy
Travel Policy

Maintenance Operations:

Blood Borne Disease Policy
Hazardous Materials Policy
Maintenance policy
Pest control policy
Vehicle Use policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- X PHA main administrative office (*this may change when implementation of asset management model of operation*).
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- X PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name: *OpenCFP.xls*)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: *CFP507FiveYearPlan.xls*)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: 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.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) 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:

- Yes No: e) 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:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: 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 component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
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. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the

U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered

under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. X Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes X No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Turnkey III – 2072 Garden Circle
1b. Development (project) number: MI064004
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY) - HUD grant dates from 1970's
5. Number of units affected: 1 6. Coverage of action: (select one) <input checked="" type="checkbox"/> 1 Part of the development – last remaining unsold home from original development total <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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 component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: *Initiated in 2001, this program is not currently active, in terms of new intake of interested Section 8 participants. Still working with initial cadre of S8 participants who expressed interest and have been working with counseling partner, Community Housing Alternatives. Most have completed training and credit improvement stages, and may even be pre-qualified by bank; however, affordable housing purchase options remain limited in the greater Ann Arbor area. Also, AAHC has had focus staff resources on other priorities, and this program is currently on hold.*

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, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

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 below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

Note: AAHC did execute a limited agreement to share information on income supports and/or benefit sanctions; needs to be updated and expanded if possible in coming fiscal year.

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- X Public housing rent determination policies: *Earned income increases not counted in rent calculation until annual re-exam, if reported.*
- X Public housing admissions policies: *Preference for working families*
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Waterstone Art Studio</i>	<i>30</i>	<i>Self-selection</i>	<i>Miller Manor apts</i>	<i>PH</i>
<i>Homeownership program</i>	<i>25</i>	<i>Application – specific criteria</i>	<i>PHA Main Office</i>	<i>S8</i>
<i>Turnkey III homeownership</i>	<i>1</i>	<i>Closed</i>	<i>N/A</i>	<i>PH</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of 01/01/2006)
Public Housing		
Setion 8	30 (per HUD waiver)	25

- b. X Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (age 18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours per month of

training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease (Section 16).

B. Definitions

Community Service – volunteer work that includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves Ann Arbor Housing Commission (AAHC) residents or their children such as: Boy Scouts, Girl Scouts, boys or girls clubs, community clean-up programs, beautification programs, other youth or senior organizations;
- Work on an AAHC property performing various clean-up or landscaping functions;
- Work at an AAHC site to help with children’s programs;
- Helping neighborhood groups with special projects;
- Working through your resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: Political activity is excluded.

Self Sufficiency Activities – activities that include, but are not limited to:

- Job readiness program;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Part time student at any school, college or vocational school.

Exempt Adult – an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 30 hours per week;
- Is a full time student at any school, college or vocational school;

- Is doing a combination of work and school that adds up to at least 30 hours per week; or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. *Residents who are in one of the exempt categories listed above do not need to perform community service or participate in a self-sufficiency program activity.*

2. *Residents who do not fall into one of the exemption categories must complete eight (8) hours per month, which may be either volunteer work or participation in a self-sufficiency program activity, or a combination of the two.*

3. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. AAHC will make the determination of whether to allow or disallow a deviation from the schedule.

4. Activities must be performed within the City of Ann Arbor.

5. Family obligations:

- At lease execution or recertifications after November 1, 2003, all adult members (18 or older) of a public housing resident family must:
 - a. provide documentation that they are exempt from the Community Service requirement if they qualify for an exemption, and
 - b. sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewal of their lease.
- Each month, non-exempt family members must present to AAHC a completed documentation form (to be provided by AAHC) of activities performed that month. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
- If a family member is found to be noncompliant at the time of recertification, and completed documentation has not been submitted for the previous twelve (12) month period, he/she and the Head of Household will sign an agreement with AAHC to make up the deficient hours over the next twelve (12) month period.

6. Change in exempt status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to AAHC and provide documentation of such.
- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to AAHC. AAHC will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Ann Arbor Housing Commission's Obligations

1. To the greatest extent possible and practicable, AAHC will provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who can otherwise be gainfully employed is not necessarily exempt from the Community Service requirement*).

2. AAHC will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at lease execution and recertification.

3. AAHC will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the AAHC's Grievance Procedure if they disagree with its determination.

4. Noncompliance of family member:

- At least thirty (30) days prior to annual recertification AAHC will begin reviewing the exempt or non-exempt status and compliance of family members;
- If AAHC finds a family member to be noncompliant, AAHC will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
- If, at the next annual recertification, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
- The family may use AAHC's Grievance Procedure to protest the lease termination.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- X Residents fearful for their safety and/or the safety of their children
AAHC will work with AAFD and City office of Emergency Management on emergency evacuation procedures, for all sites, but particularly high-rise elevator buildings with disabled and elderly residents.
- Observed lower-level crime, vandalism and/or graffiti
- X People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- X Safety and security survey of residents; *RASS survey results; resident commentary from resident meetings.*
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- X Resident reports
- PHA employee reports
- X Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

South Maple (Maple Meadows) complex: - is most affected by teens hanging out, and historical reputation for drug-dealing, resulting in highest unit turn-down rate of any family site.

Miller Manor – perceived as “unsafe” and overrun with drug activity, not supported by police reports or LAWNET busts; concern centers around just a few units/residents with high-frequency traffic of visitors.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities – *Contract with non-profit agencies which offer after-school drug-prevention programming for kids at family sites. We also work closely with existing resident councils on crime-prevention and monitoring, particularly at Miller, Baker, Hikone, Green Baxter Court.*
- Crime Prevention Through Environmental Design – *We have made exterior lighting improvements at several sites. Will continue to monitor fences, lights, emergency exit doors.*
- Activities targeted to at-risk youth, adults, or seniors – *See comments above. We also contract for “resource coordination” at our two largest senior/disabled high-rise sites to assist as needed with safety perception issues.*
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
 - 1) *We continue a well-coordinated team of two community policing officers who work closely with AAHC to monitor and assist at sites where concerns arise, particularly at West side properties: Miller and the two Maples*
 - 2) *We continue to have “police-in-residence” at two elderly/disabled high-rise complexes: Miller Manor and Baker Commons*

2. Which developments are most affected? (list below)
See identified communities listed in responses above.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services (*When we had PHDEP funding and purchased above baseline AAPD services, we had agreement; now services continue as AAPD funding and staffing resources allow, but coordination and communication remains excellent.*)
- Other activities (list below)

2. Which developments are most affected? (list below)
Miller Manor, Baker Commons

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds. **PROGRAM ELIMINATED BY HUD**

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policies/Assistive Animals

15.1 Non-Applicability of Pet Policies to Assistive Animals

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to Ann Arbor Housing Commission pet policies.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or animals that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals”, “assistive animals”, “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision;
- Alerting individuals who are deaf or hearing impaired;
- Providing minimal protection or rescue assistance;
- Pulling a wheelchair;
- Fetching items;
- Alerting persons to impending seizures; or
- Providing emotional support to persons with disabilities who have a disability related need for such support.

The Ann Arbor Housing Commission may refuse to permit a person with a disability to use and live with an assistance animal if:

- There is reliable, objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation;
- There is reliable, objective evidence that the animal would cause substantial physical damage to the property of others;
- The presence of the assistance animal would pose an undue financial and administrative burden to the provider; or
- The presence of the assistance animal would fundamentally alter the nature of the provider's service.

Assistance animals are a means to provide a reasonable accommodation for an individual with a disability, but a person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal. The Ann Arbor Housing Commission will verify that the individual

requesting the assistance animal is a person with a disability and that the animal is needed to assist with the disability.

15.3 Pet Policy for Developments Designed for the Elderly

15.3.4 Scope

A resident of a dwelling unit in public housing may own one common household pet subject to the requirements contained in the following sections, if the resident maintains the pet:

- (1) Responsibly;
- (2) In accordance with reasonable State and local public health, animal control and animal anti-cruelty laws and regulations; and
- (3) In accordance with the policies established by the Ann Arbor Housing Commission.

15.3.5 Non-discrimination

Applicants or residents whose head-of-household or other household member is disabled may own a service animal to assist the disabled member. The Ann Arbor Housing Commission may require verification of the disability and that the animal has been trained to perform a service required by the disabled individual. Those households who qualify for a service animal will have the non-refundable fee waived.

15.3.6 Definitions

A common household pet means a domesticated animal.

A domesticated animal may be a dog, cat, some species of caged birds, tanked fish, caged rabbit, mice or guinea pigs that are traditionally kept in the home for pleasure rather than for commercial purposes.

A common household pet does not include reptiles, ferrets, birds of prey, or any other exotic animal.

Waiver – the Ann Arbor Housing Commission Executive Director may waive restrictions in this policy for disabled or elderly applicants whom at the time of admission own a pet (s) that does not comply with this policy. All other requirements for registration, inoculation, deposit, fee, and pet handling still apply.

15.3.7 Restrictions

Aquarium tanks are not to exceed 20 gallons in capacity.

Dogs must not exceed 30 pounds in weight at full growth.

In the event the animal is a puppy at registration, a determination of “full growth” will be made based upon the breed’s anticipated

weight/height. The Ann Arbor Housing Commission may consult with the local Humane Society for verification.

Dogs who exhibit aggressive tendencies, including Doberman Pincher's, Rotweilers, Pitt Bulls, Chows and other large and or aggressive behaving dogs, are prohibited.

15.3.8 Requirements

15.3.8.5 Registration

All pets must be registered with the Ann Arbor Housing Commission.

The Ann Arbor Housing Commission reserves the right to refuse to register an animal if the animal does not meet the requirements set forth within this policy including one that exhibits violent tendencies.

Owners of a cat or a dog must provide:

- (1) A certificate signed by a licensed veterinarian or state or local authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable state and local laws;
- (2) A photograph of the pet, no smaller than 3 x 5;
- (3) The name, address and telephone number of one or more responsible parties who will care for the pet if the owner becomes unable to care for it;
- (4) Proof of spaying or neutering;
- (5) Evidence of an identification tag and animal license (dog); and
- (6) A refundable pet fee.

All information with the exception of #6 above must be renewed annually during tenant's recertification.

15.3.9 Inoculations

The animal must receive all inoculations required by applicable state and local laws.

15.3.10 Pet Fee

A refundable pet fee of \$50 must be paid at initial registration for all cats and dogs.

15.3.11 Monthly assessment

For pets other than fish, small birds, rabbits/mice, an additional monthly fee of \$5.00 will be charged.

15.3.12 Sanitation Standards

Dogs and cats shall not be permitted to excrete anywhere in the building, except where cats use an approved litter box in a resident's apartment.

Pet owners shall be responsible for removing feces dropped anywhere in the building or on the grounds (City Code, Chapter 117, and Section 9.47), except owners of leader dogs for the blind.

Cat owners must provide a litter box for their cat. The litter box must be maintained so as to prevent an accumulation of waste and to prevent any and all odor.

Other animals such as rabbits, guinea pigs and mice must also have a box or cage. Bedding must be maintained to prevent an accumulation of waste and to prevent any and all odor.

Waste must be placed in a plastic bag, tied securely and deposited in the dumpster. Waste may not be put down a trash chute (in the case of Miller Manor or Baker Commons).

All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner, free of vermin. A resident's apartment will be subject to inspection upon receipt of a complaint.

15.3.13 Restraint

Pet owners must have their pet "under reasonable control" at all times (City Code – Chapter 107, Section 9.45).

Dogs and cats must be on a leash at all times when not in the owner's apartment. The leash must not be longer than 6 feet.

Pets may not be tethered or left unattended outside the building or inside common areas.

Doghouses are NOT permitted.

Pets will not be permitted in the lobbies or common areas of the premises except when leaving or entering the building. This restriction does not apply to dogs assisting the blind or disabled.

With the exception of dogs and cats, all other animals must be restrained to a cage in the owner's apartment.

15.3.14 Noise, Damage

Pet owners are liable for any and all damage done by their pet.

Unrestrained barking by dogs is prohibited. If a pet creates a continuing nuisance such as excessive noise so as to disturb others, the owner must take steps to eliminate the noise or permanently remove the animal.

Pet owners must permanently remove any pet for improper care as defined by the City of Ann Arbor Code or by the local Humane Society.

15.3.15 Other

The pet owner is expected to adhere to all City Code requirements pertaining to animals and said is incorporated herein as part of the Ann Arbor Housing Commission's policy.

Dogs and cats must wear a flea collar between March and October. Pet owner agrees to pay the cost of flea extermination if Management deems such treatment necessary.

Only one animal will be permitted per apartment with dogs restricted to 30 pounds.

Residents are not permitted to "pet sit" for a non-resident's animal on Commission premises.

Guests are not permitted to bring pets on the premises with the exception of an approved visiting pet program or in the event the animal is a leader dog.

This pet policy is incorporated by reference into the pet owner's dwelling lease. Violations of the pet policy will be considered default under the lease and will be handled in accord with the provisions provided therein.

15.2.13 Procedures

- New residents will be provided a copy of the pet policy along with the lease, tenant handbook and other relevant policies during move-in orientation.
- Residents with pets must complete a registration form and provide all required information including the payment of a refundable pet fee.
- A non-refundable pet assessment will be charged to the owner's tenant account on a monthly basis.
- At annual recertification, along with providing household and income verification, the pet owner must renew registration information, providing evidence of inoculation and renewal of licensure (as applicable).
- If the Ann Arbor Housing Commission becomes aware that a resident's pet is permitted to run loose on the premises (outside or within common areas of a multi-family building), the Ann Arbor Housing Commission will notify the resident in writing of the pet policy/lease violation. Three violations within a twelve-month period that can be substantiated by Commission staff or witnesses will result in lease termination.
- Noise disturbances will be handled in the manner as above.
- The Ann Arbor Housing Commission may also contact the Animal Control Officer of the Ann Arbor Police Department for Code enforcement action.
- If a hazard is created either by the animal or by the owner related to the animal, the Ann Arbor Housing Commission may choose to request an

agency to confiscate the animal, require the owner to remove the animal within twenty-four hours, and/or issue a notice of lease termination.

15.4 Pet Policy for Developments Designed for Non-Elderly (Families)

A resident of a dwelling unit in public housing may own one common household pet subject to the requirements contained in the following sections, if the resident maintains the pet:

- (a) Responsibly;
- (b) In accordance with reasonable State and local public health, animal control and animal anti-cruelty laws and regulations; and
- (c) In accordance with the policies established by the Ann Arbor Housing Commission.

15.4.4 Non-discrimination

Applicants or residents whose head-of-household or other household member is disabled may own a service animal to assist the disabled member. The Ann Arbor Housing Commission may require verification of the disability and that the animal has been trained to perform a service required by the disabled individual. Those households who qualify for a service animal will have the non-refundable fee waived.

15.4.5 Definitions

A common household pet means a domesticated animal.

A domesticated animal may be a dog, cat, some species of caged birds, tanked fish, caged rabbit, mice or guinea pigs that are traditionally kept in the home for pleasure rather than for commercial purposes.

A common household pet does not include reptiles, ferrets, birds of prey, or any other exotic animal.

Waiver – the Ann Arbor Housing Commission Executive Director may waive restrictions in this policy for disabled or elderly applicants whom at the time of admission own a pet (s) that does not comply with this policy. All other requirements for registration, inoculation, deposit, fee, and pet handling still apply.

15.4.6 Restrictions

Aquarium tanks are not to exceed 20 gallons in capacity.

Dogs must not exceed 30 pounds in weight at full growth.

In the event the animal is a puppy at registration, a determination of “full growth” will be made based upon the breed’s anticipated weight/height. The Ann Arbor Housing Commission may consult with the local Human Society for verification.

Dogs who exhibit aggressive tendencies including Doberman Pincher’s, Rotweilers, Pitt Bulls, Chows and other large and or aggressive behaving dogs are prohibited.

15.4.7 Requirements

15.4.7.5 Registration

All pets must be registered with the Ann Arbor Housing Commission.

The Ann Arbor Housing Commission reserves the right to refuse to register an animal if the animal does not meet the requirements set forth within this policy.

Owners of a cat or a dog must provide:

- (a) A certificate signed by a licensed veterinarian or state or local authority empowered to inoculate animals, stating that the pet has received all inoculations required by applicable state and local laws;
- (b) A photograph of the pet, no smaller than 3 x 5;
- (c) The name, address and telephone number of one or more responsible parties who will care for the pet if the owner becomes unable to care for it;
- (d) Proof of spaying or neutering;
- (e) Evidence of an identification tag and animal license (dog); and
- (f) A refundable pet deposit.

All information with the exception of “f” above must be renewed annually during tenant’s recertification.

15.4.7.6 Inoculations

The animal must receive all inoculations required by applicable state and local laws.

15.4.7.7 Pet Fee

A refundable pet fee of \$150 must be paid at initial registration for all cats and dogs, and a fee of \$25.00 for all other permitted pets.

15.3.4.4 Monthly Assessment

For pets other than fish, small birds, rabbits/mice, an additional monthly assessment of \$10.00 will be charged.

15.3.4.5 Sanitation Standards

Dogs and cats shall not be permitted to excrete anywhere in the building, except where cats use an approved litter box in a resident’s apartment.

Pet owners shall be responsible for removing feces dropped anywhere in the building or on the grounds (City Code, Chapter 117, and Section 9.47), except owners of leader dogs for the blind.

Cat owners must provide a litter box for their cat. The litter box must be maintained so as to prevent an accumulation of waste and to prevent any and all odor.

Other animals such as rabbits, guinea pigs and mice must also have a box or cage. Bedding must be maintained to prevent an accumulation of waste and to prevent any and all odor.

Waste must be placed in a plastic bag, tied securely and deposited in the dumpster. Waste may not be put down a trash chute (in the case of Miller Manor or Baker Commons).

All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner, free of vermin. A resident’s apartment will be subject to inspection upon receipt of a complaint.

15.3.5 Pet Restraint

Pet owners must have their pet “under reasonable control” at all times (City Code – Chapter 107, Section 9.45).

Dogs and cats must be on a leash at all times when not in the owner’s apartment. The leash must not be longer than 6 feet.

Pets may not be tethered or left unattended outside the building or inside common areas.

Doghouses are NOT permitted.

Pets will not be permitted in the lobbies or common areas of the premises except when leaving or entering the building. This restriction does not apply to dogs assisting the blind or disabled.

With the exception of dogs and cats, all other animals must be restrained to cage in the owner's apartment.

15.3.6 Noise, Damage

Pet owners are liable for any and all damage done by their pet.

Unrestrained barking by dogs is prohibited. If a pet creates a continuing nuisance, such as excessive noise so as to disturb others, the owner must take steps to eliminate the noise or permanently remove the animal.

Pet owners must permanently remove any pet for improper care as defined by the City of Ann Arbor Code or by the local Humane Society.

15.3.7 Other

The pet owner is expected to adhere to all City Code requirements pertaining to animals and said is incorporated herein as part of the Ann Arbor Housing Commission's policy.

Dogs and cats must wear a flea collar between March and October. Pet owner agrees to pay the cost of flea extermination if Management deems such treatment necessary.

Only one animal will be permitted per apartment, with dogs restricted to 30 pounds.

Residents are not permitted to "pet sit" for a non-resident's animal on Commission premises.

Guests are not permitted to bring pets on the premises with the exception of an approved visiting pet program or in the event the animal is a leader dog.

This pet policy is incorporated by reference into the pet owner's dwelling lease. Violations of the pet policy will be considered default under the lease and will be handled in accord with the provisions provided therein.

15.3.8 Procedures

- New residents will be provided a copy of the pet policy along with the lease, tenant handbook and other relevant policies during move-in orientation.
- Residents with pets must complete a registration form and provide all required information including the payment of a refundable security deposit.
- The non-refundable pet fee will be charged to the owner's tenant account on a monthly basis.
- At annual recertification, along with providing household and income verification, the pet owner must renew registration information, providing evidence of inoculation and renewal of licensure (as applicable).
- If the Ann Arbor Housing Commission becomes aware that a resident's pet is permitted to run loose on the premises (outside or within common areas of a multi-family building), the Ann Arbor Housing Commission will notify the resident in writing of the pet policy/lease violation. Three violations within a twelve-month period that can be substantiated by Commission staff or witnesses will result in lease termination.
- Noise disturbances will be handled in the manner as above.
- The Ann Arbor Housing Commission may also contact the Animal Control Officer of the Ann Arbor Police Department for Code enforcement action.

- If a hazard is created either by the animal or by the owner related to the animal, the Ann Arbor Housing Commission may chose to request an agency to confiscate the animal, require the owner to remove the animal within twenty-four hours, and/or issue a notice of lease termination.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD? *January, 2006*
3. Yes X No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. X Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - X Development-based accounting

- X Comprehensive stock assessment *to be completed in 2006*
- X Other: (list below)
Under HUD mandate, Commission will be undergoing an organizational/operational redesign in 2006-2007.
- 3. Yes X No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? *Two review meetings have been held (January 17 and January 23, 2006; a third meeting scheduled for February 13, 2006 will continue review). Any comments or concerns will be denoted in Appendix K entitled Comments by Resident Advisory Board (RAB) and Public.*
- 2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - X Attached at Attachment (File name) – *Appendix K*
 - Provided below
- 3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - (1) addition to requested work item in 5-year capital plan
 - (2) addressing “safety concerns” around fire or emergency evacuation processes
 - Other: (list below) RESERVED pending closure of open commentary period

B. Description of Election process for Residents on the PHA Board

- 1. Yes X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes X No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. 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: (provide name here)

City of Ann Arbor; Washtenaw County

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)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s. *City has placed the highest priority on rental housing for extremely low-income and very low income residents, including homeless or at-risk of becoming homeless. AAHC administers the Shelter Plus Care (homeless housing with services program under Continuum of Care).*
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.- *Executive Director attends City/County Housing Policy Board meetings under auspices of joint City-County Community Development departments.*

supportive & referral services at our family sites (Success of At-Risk Youth). The City has also provided funding for additional staffing resources to address Section 8 voucher processing to increase utilization as well as for general administrative staffing costs.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Appendices

- Appendix A – Admission Policy for Deconcentration *
- Appendix B – Section 8 Homeownership Capacity Statement *
- Appendix C - Initial Assessment of Voluntary Conversion *
- Appendix D - Pet Policy Executive Narrative *
- Appendix E – Progress Statement on 5-Year Plan Goals (2005-2009)
- Appendix F – Resident Membership on PHA Governing Board
- Appendix G – Membership on Resident Advisory Board (RAB)
- Appendix H – Follow-up Plan for 2005 RASS resident satisfaction Survey
- Appendix I – Definition of “Standard Deviation” and “Significant Amendment and Modification” *
- Appendix J – PHA’s Management Organization Chart
- Appendix K – Comments by Resident Advisory Board (RAB) and Public-RESERVED

* Theses are carry-forward documents; all others are updated for current year status.

APPENDIX A

ANN ARBOR HOUSING COMMISSION DECONCENTRATION POLICY

POLICY # ____
1999

Approved by Board: _06-

Original Issued Date: 6-16-99

Resolution # 99-30

1. Purpose:

To provide guidance in admissions and continued occupancy procedures about how to ensure deconcentration of poverty and encourage income mixing.

2. Policy:

The Ann Arbor Housing Commission seeks to deconcentrate pockets of poverty and promote income mixing in compliance with the QHWRA of 1998, by bringing higher income families into lower income developments and lower income families into higher income developments.

3. Procedures:

3.1 Prior to the beginning of each fiscal year, occupancy staff will analyze the income levels of families residing in each of our sites with 20 or more dwelling units, the income levels of the census tracts in which those sites are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement. Please refer to attach worksheet for the analysis that will take place.

3.2 To achieve the goal of income mixing and deconcentration, we will skip families on the waiting list to reach other families with a lower or higher income. The skipping of families to achieve income targeting is a non-adverse, permissible action to achieve the congressional intent of the QHWRA of 1998. Waitlist management will be conducted in a uniform and non-discriminatory manner.

3.3 The Housing Commission will affirmatively market our housing to all eligible income groups (up to 80% of area median income). Lower

income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

3.4 The Housing Commission may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

3.5 As a vacant unit becomes available, the Commission will contact the first family on the waiting list who has the highest priority for this type of unit and development and whose income category would help to meet the deconcentration goal and/or income targeting goal.

3.6 If in making the offer to a given family the Housing Commission skipped over other families on the waiting list in order to meet its deconcentration goal, or offered the family any deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Commission did not skip over other families on the waiting list to reach this family and did not offer any deconcentration incentive, and the family rejects the unit without good cause, the family will drop to the bottom of the waiting list, while keeping any preferences. Rejection of any unit offered with good cause will not result in loss of place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an informal hearing of the decision to alter their application status.

APPENDIX B – Agency Plan
Section 8 Homeownership Statement of Capacity

The Ann Arbor Housing Commission satisfies HUD’s requirement for capacity to operate a successful Section 8 Homeownership program by incorporating 24 CFR §982.625(d)(1) into its policy for program administration. Specifically compliance is met by requiring the “homeowner” to make a down payment of at least three- percent of the purchase price for participation in our Section 8 Homeownership program. In addition, at least one percent of the purchase price (for down paymnet) must come from the families’ personal resources.

As a further measure to establish capacity, financing must meet one of the following criteria:

- 1) Financing must be provided, insured or guaranteed by state or Federal government; or
- 2) Financing must comply with the secondary mortgage market underwriting requirements; or
- 3) Financing must comply with generally accepted private sector underwriting.

These requirements while incorporated into the Ann Arbor Housing Commission’s policy are taken directly from 24 CFR 982.625 (d)(2).

Appendix C

Preliminary Assessment of Voluntary Conversion

Background

The Ann Arbor Housing Commission owns and operates approximately 359 low-income housing rental units across 17 sites in the City of Ann Arbor. In total, the Ann Arbor Housing Commission has five HUD developments in its public housing stock, plus one other project developed under the Turnkey III Homeownership program. Of the five public housing developments, two (MI28P064-005 Miller Manor and MI28P064-007 Baker Commons) were constructed as elderly/disabled developments, not general occupancy, and therefore exempt from this assessment. We did not consider the 50-unit development constructed under the Turnkey III Homebuyer program as only two of the original 50 units remain, and all units will ultimately be sold to their existing occupants under the program.

The remaining sites therefore considered for this assessment include:

Project 001: (N. Maple, S. Maple, Green Baxter Court, Hikone, Platt, Oakwood, S. Seventh, W. Washington – a total of 121 units, including 4 off-line for use as community centers)

Ten of the 121 units are 1-bedroom units utilized primarily by elderly/disabled residents. Of the remaining units available for general occupancy, there is an 89% occupancy rate currently. Only one location (Maple Meadows / South Maple) has excessive vacancy problems, at nearly 25%.

Project 003: (Broadway Terrace, White/State/Henry, Platt Colonial)

Of this 53 unit project, 38 (or 72% of the total units) are 1-bedroom units utilized primarily by elderly/disabled residents. The occupancy rate within the project is currently 92%, but generally runs at 100%. These units are easily marketed and leased up to public housing residents.

Project 008: (N. Maple, Hillside Manor, Mallets Creek Court, Evelyn Court – a total of 17, 3-bedroom units constructed in the mid-1990's)

These are units of new construction, easily rented, and experiencing limited maintenance or modernization costs. Two units are ADA modified and have disabled families in occupancy.

Assessment

The Ann Arbor Housing Commission has reviewed each of the developments highlighted above, has considered the implications of converting the public housing to tenant-based assistance, and concluded that conversion of these developments is inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion. Specifically, as described below, we have found that the conversion of these developments to tenant-based assistance would fail to meet any of the three tests prescribed for voluntary conversion.

Test #1: Conversion would not be more expensive than continuing to operate the development (or a portion of it) as public housing.

Assessment: It has been the experience of the Ann Arbor Housing Commission that it can operate its low-income rental units at lower costs than comparable market-rate properties.

Test #2: Conversion would principally benefit residents of the public housing development to be converted and the community.

Assessment: As we completed this assessment, we failed to see how conversion would benefit the residents of the public housing developments being considered. Projects 001, 003, and 008 are quite popular among residents, including an overall occupancy rate that exceeds 95%. If these residents were provided tenant-based assistance instead, they would likely face extreme difficulty finding the same quality of housing in comparable neighborhoods. Further, many of the units at these three developments, including 72% (38 of 53) under Project 003, service residents with special needs, including elderly/disabled residents. Given the limited availability of these types of units for low-income residents in the community at large (e.g., waiting lists for units in subsidized apartment complexes can range from six to eighteen months), we believe conversion could only have a detrimental impact on these residents.

For the reasons cited below regarding the negative impact conversion would have on the supply of affordable housing, we feel conversion would likely adversely affect the community. In addition, we believe that conversion of these developments would have effects that run counter to HUD's objectives of de-centralizing those who are traditionally served by public housing. Specifically, these three developments under consideration are "scattered site" projects, with locations throughout the city of Ann Arbor. In fact, many of these sites are located amidst desirable, market-rate single-family rental and owner-occupied homes. If converted, we fear that the higher rents associated with these properties could lead to centralizing low-income and minority resident populations into certain affordable housing developments and certain areas within the city (and, in fact, outside of the city limits in nearby communities) where affordable housing is in greatest supply. We believe the Housing Commission's ownership of these scattered site developments has helped to de-centralize the residents we serve and has helped reduce the negative stigma associated with large-scale public housing developments.

Test #3: Conversion would not adversely affect the availability of affordable housing in the community.

Assessment: Conversion of any public housing units would have a significant adverse affect on the availability of affordable housing in Ann Arbor. For the past several years, Ann Arbor has been experiencing a severe shortage of affordable housing. As Ann Arbor's 2000 Consolidated Strategy and Plan summarized, "As Washtenaw County's economy, and that of Ann Arbor in particular, becomes more service-oriented, housing affordability for lower-income families and individuals continues to increase as a serious problem." To address the shortage of affordable housing in Ann Arbor, the city government and local nonprofit organizations have been making significant efforts to preserve the limited supply of affordable units that exist today. As the 2000-2005 Consolidated Plan stated:

"Preserving and expanding the supply of affordable housing is one of the most difficult challenges facing the City of Ann Arbor. The past several years have been a period of commercial and residential growth within many sectors of the community. Despite efforts by the City and nonprofit organizations to provide housing affordable to very-low income residents, much of this growth has been targeted toward the upper end of the housing market."

At a time when the City is struggling to simply preserve the supply of affordable housing that exists today, we believe conversion of any public housing units would only exacerbate the extreme shortage that exists in Ann Arbor today. The best indicator of the negative impact that conversion would produce is the difficulty that current recipients of tenant-based assistance face in seeking to use these vouchers in the Ann Arbor market today. With vacancy rates cited by some sources at below 1%, participants in the tenant-based program face extreme difficulty finding properties that have vacancies and are willing to

lease to program participants. Converting the three aforementioned developments and providing these residents with tenant-based assistance instead would only create more competition for a very limited number of available units in the city today.

Further, given the desirable location of many of the units in these three developments, it is unrealistic to expect that these units could remain as units of affordable housing. Rental rates in nearby properties far exceed what low-income individuals can afford. As a result, if these developments were converted, we would foresee a scenario in which:

- 1) The stock of permanently affordable housing units would be reduced (below what is already a limited supply today).
- 2) Those who would most likely benefit by the additional stock of rental units would likely not be those who are in public housing today, but rather individuals of middle and higher income levels who could afford the rental rates in these desirable locations.
- 3) Conversion would not only lead to the displacement of current residents, but would also place them into competition with those already receiving tenant-based assistance who continue to experience extreme difficulty finding vacancies with property owners who accept Section 8 vouchers. In addition, those residents with special needs, including elderly and disabled tenants, would compete for what is already a shortage of rental units that cater to these populations.

As a result, we believe conversion would have a very negative impact on the residents of these units and on the supply of affordable housing in Ann Arbor in general. While we are certainly welcome to creative proposals that can help us improve the operational, financial, and managerial performance of the Housing Commission, we fail to see how this proposal would benefit our residents or our community at large.

APPENDIX D – Agency Plan

Pet Policy Executive Narrative

The Ann Arbor Housing Commission adopted its current pet policy on February 2, 2000 to incorporate the admission of canines as pets into its family developments in compliance with federal regulations. Since dogs had been prohibited in family developments since March 1986 because of the failure of families to responsibly care for these pets, the Ann Arbor Housing Commission sought comments from public housing tenants on how to manage this new mandate as well from private sector property management.

Restrictions were placed on the size/capacity of aquariums, the size of dogs at full-growth as well as prohibitions against breeds that tend to exhibit aggressive tendencies. All pets are required to be registered with the Ann Arbor Housing Commission including the submission of a photograph of the animal, the name address and telephone number of a person who will care for the animal in the event the leaseholder becomes incapacitated and a refundable pet deposit of \$25 for cats, mice, fish, birds and \$150 for dogs. In addition a surcharge of \$10 is added to the monthly rental obligation for renters with dogs. Those families for whom a service dog is needed to assist a disabled family member are exempt from paying the security deposit and monthly surcharge.

Registration of the pet also includes the submission of information including proof of current inoculations, evidence of an identification tag and animal license and proof of spaying or neutering.

Pet owners are required to have their pet “under reasonable control” as defined by our local City Code, which includes having the animal (dog and cat) leashed when not in the resident’s apartment. Tethering or the use of outside cages or doghouses is prohibited.

Sanitation standards were established, prohibiting the animal from excreting or defecating anywhere in the building or apartment except in the case where litter boxes are used for cats or other small non-dog pets. Pet owners must comply with the City Code for removal and disposal of dropped feces anywhere in the building or on the grounds.

Residents are not permitted to pet-sit and guest (with the exception of seeing-eye dogs for the blind) are not permitted to bring pets on the premises. Dogs and cats must wear flea collars between March and October and if extermination services for fleas are deemed necessary, the resident will pay for such treatment. Only one animal will be permitted per apartment.

The pet policy is incorporated by reference into the lease agreement and violations of the pet policy are considered a material default of the lease. New residents are provided a copy of the pet policy along with the lease, tenant handbook and other relevant policies during orientation and move-in.

APPENDIX E

Progress Statement on 5-Year Plan Goals (2005-2009)

HUD: Increase availability of affordable housing.

- (1) PHA: Expand supply of assisted housing:
 - (a) Apply for additional rental vouchers: *NOFA for Mainstream vouchers issued this year; but extreme administrative burden currently does not lend itself to adding new vouchers; low likelihood of award based on HUD need criteria. No knowledge of any new "opt-out" opportunities.*
 - (b) Reduce public housing vacancies: *this remains a challenge and 9-10 vacancies remains the goal, not yet achieved.*
 - (c) Leverage private or public funds to create additional housing: *no action in this area.*
- (2) PHA: Improve quality of assisted housing:
 - (a) Improve PH management (PHAS score): *Significant strides made in financial score.*
 - (b) Improve voucher management (SEMAP score): *Following FY04 SEMAP confirmatory review, score reduced to Troubled; Corrective Action Plan underway; FY05 SEMAP showed improvement, but more work needed.*
 - (c) Increase customer satisfaction: *new phone tree implemented; quarterly PH newsletters continue; new PH/S8 information board established in lobby; however, RASS scores dipped slightly for FY05.*
 - (d) Concentrate efforts on specific management functions:
 - 1) *Reduce unit turn: while being monitored; more attention being devoted to clearing of UPCS unit deficiencies within 30 days of inspection.*
 - 2) *Quality Assurance file reviews in PH & S8: reviews are inconsistent, given attention required in other area; but on-going.*
 - 3) *Streamline financial processes: strides have been made in this area – improved financial reporting; improved rent collection and fraud case prosecution.*
 - (e) Renovate/modernize public housing units:
 - 1) *CFP modernization continues on schedule or ahead of schedule*
 - 2) *Capital Needs assessment – no action here.*
 - (f) Other:
 - 1) *Reduce frustration associated with e-systems in conjunction with HUD- 2 staff attended HUD sponsored training on PIC system – error reduction and report monitoring has improved.*
 - 2) *Utilize pooled capital fund bonding option – did not happen.*
 - 3) *Transition to Asset Mgmt model of operation: 2 staff have attended training in preparation for transition. Realignment of "projects" under discussion along with related transition planning.*
- (3) PHA: Increase assisted housing choices:
 - (a) Conduct outreach efforts to potential voucher landlords:
 - 1) *Develop landlord advisory board: limited success in this area this year.*
 - 2) *Include landlords at voucher issuance/briefing sessions: this was successful when briefing were being held; due to budget caps, no screening has taken place in last 6 months.*
 - (b) Implement voucher homeownership program:
 - 1) *Continue partnership with CHA for counseling – little focus in this area*
 - 2) *Link program to FSS participation – no action here*

HUD: Improve community quality of life and economic vitality

- (1) PHA: Provide an improved living environment:
 - (a) Implement PH security improvements:

- 1) *AAPD Community Policing continues, however, with City staffing cut-backs, fewer face to face meetings—but communication remains good.*
- 2) *Two officers remain occupants and participants at high-rises*
- 3) *Improve intercom/camera equipment: inquiries made; still plan to implement with CFP501-03 funds.*
- 4) *Work with residents to implement “neighborhood watch” programs at family sites. Hikone and Green Baxter have worked toward this goal with varying degrees of success; have established via working relationships with AAPD.*

(b) Other:

- 1) *Enhance site appearance and trash management – remains a challenge; still working with residents on trash mgmt.*
- 2) *Review site safety aspects – no action here.*

HUD: Self-sufficiency and asset development of families/individuals:

(1) PHA: Promote self-sufficiency and asset development

- (a) *increase number and percentage of employed persons: Work family preference revised with clearer definition. However, this has not increased number or percentage of households over 30% of AMI. In PH, 90% of applicants are below 30% of AMI.*
- (b) *Provide supportive services to increase independence for elders/disabled:*
 - 1) *Resource Coordination remains strong and important at high-rise sites.*
 - 2) *Utilize interns from local universities: limited use—mainly nursing students.*

(c) Other:

- 1) *Participate in Cty 10-Year Plan to End Homelessness: Executive Director has been meeting regularly with two workgroups: permanent supportive housing development and private/public Section 8 issues.*

HUD: Ensure Equal Opportunity in Housing for all Americans

(1) PHA: Ensure equal opportunity and affirmative further fair housing:

- (a) *Undertake affirmative measures: All accessible units are appropriately utilized.*
- (b) *Other: AAHC worked in concert with Fair Housing and ACLU in maintaining S8 option for disabled household.*

Other AAHC Goals and Objectives:

(1) Operational Excellence, targeted at Customer Service, Process Improvements, and Employee Growth & Opportunities.

Significant time and effort has been spent in the last year in follow-up to Denison culture study, in which staff has worked team orientation, core values, agreement, goals/objectives and customer focus.. Some of the outcomes include: a Vision Statement and Core Values statement; efforts to develop/document procedures; info board in lobby for clients; back to school backbacks for neediest clients.

In addition, Managers in each area: S8, Finance, and Maintenance have worked steadily on program improvements: in S8, most notably on timely recerts & PIC error correction, rent reasonableness and HQS improvements and increased team meetings and collective efforts; in Finance, on utility allowance adjustments, improved financial statement presentation, and RPA/fraud collection efforts; in Maintenance, the major improvement has been in UPCS monitoring and follow-through.

Staff continue to be sent to NAHRO Industry training and increasingly performance reviews are linked to specific outcomes.

(2) Increase Availability of Affordable Housing in Washtenaw County

More limited progress has been made in this area. A non-profit has been incorporated and 501©3 paperwork filed, but not yet approved by IRS. No new linkages have been made with for-profit/non-profit organizations, although strong partnerships do exist with the likes of WCHO/CSTS for resource coordination, with Peace Neighborhood Center, Community Action Network and the UofM Nurse Managed Centers for support services at Family sites. Open communication exists with many other non-profits via the executive director’s involvement in Homeless work-groups, Shelter Plus Care program administration, and the local Continuum of Care meetings.

The Commission has not tapped into any other state or federal funding sources, but continues to utilize available City funds for human service supports.

With supplemental funding for staffing resources from the City, AAHC overleased its Section 8 program to the HUD established budget cap. On the Public Housing side, increased attention will be focused in the coming year on asset evaluation and management.

(3) Address Non-Housing Needs of Customers

Section 3 training opportunities have not been great; we continue to contract with one resident owned business and encourage contractors to hire or use residents as possible for on-site modernization work. FSS for clients has fallen by the wayside as more attention has been focused on in-house regulatory process requirements.

As noted above, we have maintained good partnerships in support of various customer groups.

APPENDIX F
Resident Membership on PHA Governing Board

Deborah Gibson
727 Miller Avenue, Apt 410
Ann Arbor, MI 48103

Ms. Gibson continues to serve as the Resident Commissioner on the Board, and was elected Vice Chair at the May 2005 Annual Meeting. Her full five-year term expires April 2008. Ms. Gibson remains an active member of the Miller Manor Resident Council and chairs the agency's Resident Advisory Board. She is also actively engaged and supportive of matters concerning persons with disabilities and has served on the consumer advisory board for the Washtenaw County Health Organization, Community Support & Treatment Services division. She is an active and able representative of the "resident voice" and continues to build community and understanding between residents, management and the Board.

APPENDIX G

Membership on Resident Advisory Board

Public Housing Residents (HUD proj #) Location/Type	Applicable Program offerings by Site		
	SupSvc SSC	CapFundPrg CFP	ResidCouncil RC
<u>(‘001) Scattered Site/ Family</u>			
Alan Richardson, South 7 th St.	Yes	Yes	No
Maria Mlotha, Hikone	Yes	Yes	Yes
Melinda Harrison, Green Baxter Ct	Yes	Yes	Yes
<u>(‘003) Scattered Site/Mixed</u>			
_No participants this year	Yes	Yes	No
<u>(‘005) Miller Manor (Eld/Dis)</u>			
Deborah Gibson, Chair	Yes	Yes	Yes
Al Schnaidt			
<u>(007) Baker Commons (Eld/Dis)</u>			
Charles Lachance	Yes	Yes	Yes
George Streeter (now deceased)			
David Moore			
Cathi Judy			
<u>(008) Scattered Site/Family</u>			
_No participants this year	No	Yes	No
Section 8 Participants			
No active participation during 2005-06	FSS Yes	HO Option Yes	

APPENDIX H

**RESIDENT ASSESSMENT (RASS)
FOLLOW-UP PLAN
On 2005 Survey Results**

Survey Section	Score	Date to be completed in annual plan	Source(s) of Funding
<u>Maintenance & Repair</u>	83.2%	N/A -	Operating funds
How well repairs done	68.5%	-more staff training; more supervisory review to be done.	
<u>Communication</u>	73.6%		Operating funds
Info on maint&repair	73.27%	-maintenance to do site-based info training -address in Qtrly newsletters	
Questions & Concerns	70.6%	- Continue FAQ in Qrtly Newsletter - improve frequency of site-based resident - meetings (target WSH, Brdwy, Baker)	
Courtesy	74.3%	- continued staff focus	
Support for ResidentOrg	73.2%	- no resident councils or meeting space at Proj 003, making support difficult. Attempt Site-based meetings in vacant units as Available.	
<u>Safety</u>	73.2%	AAP submitted 4/15/06 Oper. \$ & CFP	
Safety in home	70.7%	-Safety improvements underway at Baker & Miller: front door lock-down; new intercoms; upgraded cameras. Improved lease compliance monitoring at Broadway/WSH locations.	
Safety in bldg	62.1	- As noted above focus remains on <i>Baker</i> And Miller; new entry doors in 2006 at WSH.	
Bad lighting	73.9	- Lighting address at Baker (59.0) in fall 2005 in parking lot;	
Broken locks	86.9		
Resident Screening	56.5	- Remains a concern at all sites. Uniform screening performed; perceptual problem of non-homogeneous, culturally mixed population. Continue resident education.	
Vacant Units	93.9		
<u>Services</u>	86.2%	N/A -	Operating funds
<u>Neighborhood Appearance</u>	70.0%		CFP \$ and Operating funds
Common areas	62.9	- Seek to "define" common area for residents – should only be issue in multi-unit buildings with Common hallways, community rooms, laundry facilities, etc. Universal dissatisfaction: Solicit new janitorial services with improved monitoring	
Exterior of buildings	65.8	- must survey Residents to understand concern CFP funds have been spent on signage, landscaping And curb appeal issues.	

Parking areas	58.2	- No sites satisfied: inadequate spaces & lighting Additional parking at Nmaple; (in CFP 5-yr plan). Lighting needs monitoring
Recreation Areas	60.5	Working with City Parks Dept to monitor & Maintain. Education of residents as should only be issue at -001 family sites; lack of recreational space at-003 is the issue, ergo they are not satisfied.
Possible problem areas:		
Noise	67.2	-Mainly issue at townhouse family sites, and at Broadway Terrace; working with AAPD and resident councils for Site-based resident guidelines
Trash/litter	65.8	- Work with resident councils and/or pay residents to do site based trash pickup, (001 & 003)

APPENDIX I

Substantial Deviation

“Substantial Deviation” from the Five-Year Plan in the Agency Plan or “significant amendment or modification” of the Annual Plan require the Ann Arbor Housing Commission to submit a revised “PHA Plan” that has met full public process requirements.

“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 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.

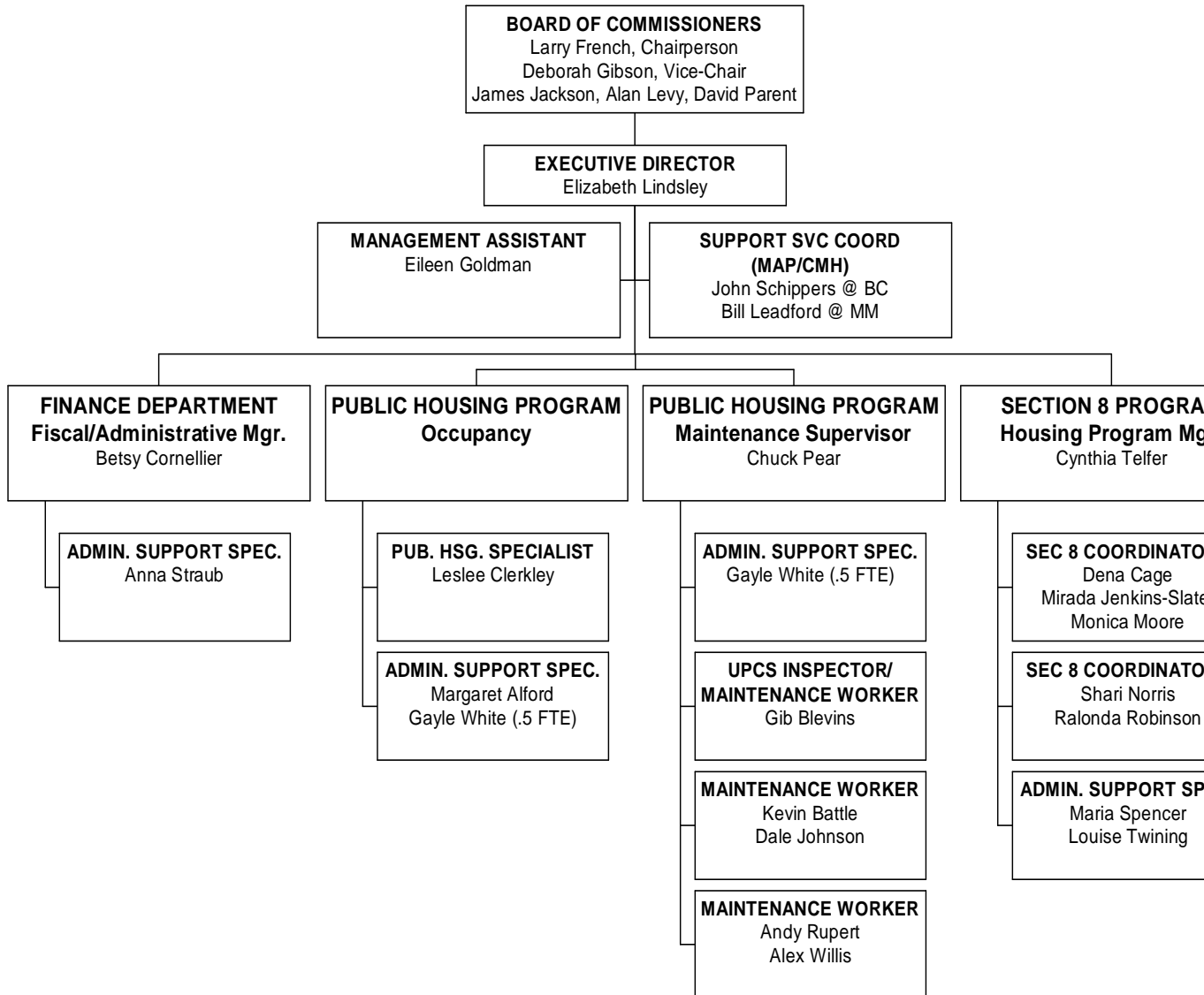
Changes to Ann Arbor Housing Commission internal policies that regulate administrative function, such as Check Signing Policy, Travel Policy, Vehicle Use Policy and the like , are not included in the definitions or sample examples listed above.

Changes to Occupancy Policies (Public Housing and Section 8) that clarify or expound on existing policies included in the Agency Plan are not considered applicable to this definition.

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 to be significant amendments.

APPENDIX J

ANN ARBOR HOUSING COMMISSION



APPENDIX K
Comments by Resident Advisory Board (RAB) and Public

The Public Hearing on the Agency Plan was held on March 15, 2006. Two residents attended, but neither chose to comment on the plan.

The Agency Plan was reviewed over a two month period, including 3 meetings with the Resident Advisory Board.

Alan Richardson (RAB member) requested inclusion of closet organizers (California Closets) in bedroom, kitchen and hallway. Also requested replacement of bathroom windows.

AAHC response: these items will be added to the CFP 5-Year plan for S.Seventh St. site.

Cathi Judy expressed concern about the lack of posted or distributed information on emergency evacuation, in the event of fire, tornado, or other emergency situation.

AAHC response: The Commission has recently distributed the City published Emergency Preparedness Guidebook. AAHC has had the AA Fire Department make presentations in the past and will invite again to resident meetings as requested. AAHC is following up on specific emergency/evacuation guidelines being prepared by AAFD, expected in 2006, which are hoped to be building specific.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

CFP ANNUAL STATEMENTS for
CFP501-06 Initial submission
CFP501-05 as of 12/31/05
CFP501-04 as of 12/31/05
CFP502-03 as of 12/31/05
CFP501-03 as of 12/31/05

Optional CFP 5-Year Plan

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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)	
21	Amount of line 20 Related to LBP Activities	
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	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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 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.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06		FFY of Grant Appr 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending ___ 12/31/05 _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Act:
		Original	Revision	Obligated
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$89,000.00	\$0.00	\$0.00
4	1410 Administration	\$37,000.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$42,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$96,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$257,400.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$25,600.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$12,500.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$12,500.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$572,000.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Statu
				Original	Revision	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Total Non-CFP Funds</u>			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Operations</u>							
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Resident Training	1408	n/a	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$9,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$8,000.00	\$0.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$64,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1408			\$89,000.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$37,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1410			\$37,000.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Advertisement	1430	n/a	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1430			\$42,000.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$25,600.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$25,600.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$0.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475			\$12,500.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Replacement Reserves</u>							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Contingency Budget	1502		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision	Total Actual Cost		Statu
						Funds Obligated	Funds Expended	
Green Road MI28P064001	1450 Site Improvement Lighting Upgrade-rear parking lot Repair Playground railroad ties Subtotal 1450	1450 1450 1450		\$5,000.00 \$3,000.00 \$8,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
	1460 Dwelling Structures: Other Siding-Paint Trim-upgrade panel below kitchen windows New Roof Subtotal 1460	1460 1460 1460		\$16,000.00 \$30,000.00 \$46,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
	1470 NonDwelling Structures Subtotal 1470	1470 1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Green Road			\$54,000.00	\$0.00	\$0.00	\$0.00	
South Maple MI28P064001	1450 Site Improvement Shrub Replacement Subtotal 1450	1450 1450	5 bldg	\$2,000.00 \$2,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	1460 Dwelling Structures: Other Exterior-Paint trim and gas meters Subtotal 1460	1460 1460	30 units	\$20,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
	1470 Non-Dwelling Structures: Other Subtotal 1470	1470 1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total South Maple			\$22,000.00	\$0.00	\$0.00	\$0.00	
Hikone MI28P064001	1450 Site Improvement Retaining Wall Sump Pump Repair Subtotal 1450	1450 1450 1450		\$5,000.00 \$15,000.00 \$20,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
	1460 Dwelling Structures: Other Exterior-Paint wood trim Subtotal 1460	1460 1460	25 units	\$20,000.00 \$20,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-06				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Total Actual Cost		Statu	
				Original	Revision	Funds Obligated	Funds Expended		
	1470 Nondwelling Structures								
		1470							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
	Total Hikone			\$40,000.00	\$0.00	\$0.00	\$0.00		
North Maple	1450 Site Improvement								
MI28P064001	Expand parking lot	1450		\$40,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$40,000.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
		1460							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	Total North Maple			\$40,000.00	\$0.00	\$0.00	\$0.00		
Oakwood	1450 Site Improvement								
MI28P064001	Exterior Lighting	1450		\$2,000.00	\$0.00	\$0.00	\$0.00		
	Sump Pump Replacement	1450		\$9,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$11,000.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Exterior-Paint wood trim	1460		\$3,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460	1460		\$3,000.00	\$0.00	\$0.00	\$0.00		
	Total Oakwood			\$14,000.00	\$0.00	\$0.00	\$0.00		
Platt Road (Upper)	1450 Site Improvement								
MI28P064001	Sump Pump Replacement	1450		\$3,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$3,000.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Siding-Paint Tri m	1460		\$4,000.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460	1460		\$4,000.00	\$0.00	\$0.00	\$0.00		
	Total Platt Road(Upper)			\$7,000.00	\$0.00	\$0.00	\$0.00		
Seventh & Washington	1450 Site Improvement								
MI28P064001	Lighting for signage	1450		\$2,000.00	\$0.00	\$0.00	\$0.00		
	Hillside tree removal	1450		\$2,500.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$4,500.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Siding-Paint Tri m	1460		\$5,000.00	\$0.00	\$0.00	\$0.00		
	Occupied Unit Painting	1460		\$2,400.00	\$0.00	\$0.00	\$0.00		
	Subtotal 1460	1460		\$7,400.00	\$0.00	\$0.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision	Total Actual Cost		Statu
						Funds Obligated	Funds Expended	
	<u>1470 Non Dwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Seventh/Washington	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1450 Site Improvement</u>							
<u>Broadway</u> MI28P064003	Lighting for sign	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Drain repair, erosion, and water flow	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$4,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non Dwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway	1470		\$4,000.00	\$0.00	\$0.00	\$0.00	
<u>Platt Road</u> <u>(Colonial Sq)</u> MI28P064003	<u>1450 Site Improvement</u> Improve landscaping	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,500.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Caulk exterior windows, doors, siding	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Replace roof	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Masonry Spalling-entry steps	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$22,500.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road (Colonial Sq)	1460		\$24,000.00	\$0.00	\$0.00	\$0.00	
<u>White/State/</u> <u>Henry</u> MI28P064003	<u>1450 Site Improvement</u>	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Lentils-scrape, paint caulk	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	
	Total White/State/Henry	1460		\$7,500.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision	Total Actual Cost		Statu
						Funds Obligated	Funds Expended	
<u>Miller Manor</u> MI28P064005	<u>1450 Site Improvement</u> Site lighting-W Park Lot side	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Heat Pipes	1460		\$100,000.00	\$0.00	\$0.00	\$0.00	
	Zone valve/heating coil/radiators	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$112,000.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
		1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1475 Nondwelling Equipment</u>							
		1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Miller Manor	1475		\$0.00	\$0.00	\$0.00	\$0.00	
				\$114,000.00	\$0.00	\$0.00	\$0.00	
<u>Baker Commons</u> MI28P064007	<u>1450 Site Improvement</u>	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Caulk windows	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Entry doors-do as needed	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Locks-do as doors replaced	1460		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u>							
	Laundry room cleanout	1470		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Trash room floors-replace sheet linoleum	1470		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Painting-fuel oil tank	1470		\$500.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$12,500.00	\$0.00	\$0.00	\$0.00	
	<u>1475 Nondwelling Equipment</u>							
		1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Baker Commons			\$24,500.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06				Statu
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revision	Total Actual Cost		
						Funds Obligated	Funds Expended	
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Closet Doors	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Total Evelyn Court			\$3,000.00	\$0.00	\$0.00	\$0.00	
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple (Duplexes)			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Mallets Creek			\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

01

HA Name		ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-06				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Total Actual Cost		Statu
				Original	Revision	Funds Obligated	Funds Expended	
Hillside MI28P064008	1450 Site Improvement	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hillside			\$0.00	\$0.00	\$0.00	\$0.00	
	Total CFP 501-06			\$572,000.00	\$0.00	\$0.00	\$0.00	
			Non-CFP Fund	\$0.00	\$0.00	\$0.00	\$0.00	
			1406	\$0.00	\$0.00	\$0.00	\$0.00	
			1408	\$89,000.00	\$0.00	\$0.00	\$0.00	
			1410	\$37,000.00	\$0.00	\$0.00	\$0.00	
			1430	\$42,000.00	\$0.00	\$0.00	\$0.00	
			1450	\$96,000.00	\$0.00	\$0.00	\$0.00	
			1460	\$257,400.00	\$0.00	\$0.00	\$0.00	
			1465.1	\$25,600.00	\$0.00	\$0.00	\$0.00	
			1470	\$12,500.00	\$0.00	\$0.00	\$0.00	
			1475	\$12,500.00	\$0.00	\$0.00	\$0.00	
			1490	\$0.00	\$0.00	\$0.00	\$0.00	
			1597	\$0.00	\$0.00	\$0.00	\$0.00	
				\$572,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
 (CFP) Part III: Implementation Schedule

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

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-06			
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for F
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
1406	Sep-08			Sep-10			
1408	Sep-08			Sep-10			
1410	Sep-08			Sep-10			
1430	Sep-08			Sep-10			
PHA Wide 1465.1	Sep-08			Sep-10			
PHA Wide 1475	Sep-08			Sep-10			
Project MI28P064-001							
Green Road	Sep-08			Sep-10			
South Maple	Sep-08			Sep-10			
Hikone	Sep-08			Sep-10			
North Maple	Sep-08			Sep-10			
Oakwood	Sep-08			Sep-10			
Platt Road (Upper)	Sep-08			Sep-10			
Seventh/Washington	Sep-08			Sep-10			
Project MI28P064-003							
Broadway	Sep-08			Sep-10			
Platt Rd (Colonial Sq)	Sep-08			Sep-10			
White/State/Henry	Sep-08			Sep-10			
Project MI28P064-005							
Miller Manor	Sep-08			Sep-10			
Project MI28P064-007							
Baker Commons	Sep-08			Sep-10			
Project MI28P064-008							
Evelyn Court	Sep-08			Sep-10			
North Maple(duplexes)	Sep-08			Sep-10			
Mallet's Creek	Sep-08			Sep-10			
Hillside	Sep-08			Sep-10			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

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

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		FFY of Grant Approval 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number <u> 1 </u>		<input type="checkbox"/> Performance and Evaluation Report for Program Month Ending <u> 12/31/05 </u>			
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Amended Original	Revision (1)	Obligated	
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$84,000.00	\$84,000.00	\$0.00	
4	1410 Administration	\$35,000.00	\$35,000.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$42,000.00	\$48,500.00	\$31,500.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$42,950.00	\$42,950.00	\$0.00	
10	1460 Dwelling Structures	\$188,000.00	\$188,000.00	\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$37,600.00	\$37,600.00	\$0.00	
12	1470 Nondwelling Structures	\$104,000.00	\$104,000.00	\$0.00	
13	1475 Nondwelling Equipment	\$22,500.00	\$22,500.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	
18	1502 Contingency (may not exceed 8% of line 19)	\$16,459.00	\$9,959.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$572,509.00	\$572,509.00	\$31,500.00	
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name	ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-05		F.Y. of Grant Approval 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		State
				Amended Original	Revision (1)	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Total Non-CFP Funds</u>			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Operations</u>							
	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Resident Training	1408	n/a	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$9,000.00	\$9,000.00	\$0.00	\$0.00	
	Staff Training	1408	n/a	\$8,000.00	\$8,000.00	\$0.00	\$0.00	
	Computer Software Upgrade	1408	n/a	\$0.00	\$0.00	\$0.00	\$0.00	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$64,000.00	\$64,000.00	\$0.00	\$0.00	
	Subtotal 1408			\$84,000.00	\$84,000.00	\$0.00	\$0.00	
	<u>Administrative</u>							
<u>PHA-Wide</u>	Staff Salaries & Benefits	1410		\$35,000.00	\$35,000.00	\$0.00	\$0.00	
	Subtotal 1410			\$35,000.00	\$35,000.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$25,000.00	\$31,500.00	\$31,500.00	\$0.00	
	Advertisement	1430	n/a	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Clerk of the Works	1430	n/a	\$15,000.00	\$15,000.00	\$0.00	\$0.00	
	Subtotal 1430			\$42,000.00	\$48,500.00	\$31,500.00	\$0.00	
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$37,600.00	\$37,600.00	\$0.00	\$0.00	
	Subtotal 1465.1			\$37,600.00	\$37,600.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1475			\$12,500.00	\$12,500.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Replacement Reserves</u>							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	Contingency Budget	1502		\$16,459.00	\$9,959.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-05	FY of Grant Approval 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Amended	Revision	Total Actual Cost		State
				Original	(1)	Funds Obligated	Funds Expended	
<u>Green Road</u> MI28P064001	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe Dead tree removal/replacement Expand dumpster area/add dumpster Subtotal 1450	1450 1450 1450 1450		\$1,000.00 \$5,500.00 \$3,000.00 \$9,500.00	\$1,000.00 \$5,500.00 \$3,000.00 \$9,500.00	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	
	<u>1460 Dwelling Structures: Other</u> HVAC-new furnaces Shower surrounds/delta faucets Subtotal 1460	1460 1460 1460		\$36,000.00 \$24,000.00 \$60,000.00	\$36,000.00 \$24,000.00 \$60,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
	<u>1470 NonDwelling Structures</u> Subtotal 1470 Total Green Road	1470 1470		\$0.00 \$69,500.00	\$0.00 \$69,500.00	\$0.00 \$0.00	\$0.00 \$0.00	
<u>South Maple</u> MI28P064001	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe Subtotal 1450	1450 1450	5 bldg	\$2,000.00 \$2,000.00	\$2,000.00 \$2,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<u>1460 Dwelling Structures: Other</u> Flooring-replace 1st floor flooring Subtotal 1460	1460 1460	30 units	\$35,000.00 \$35,000.00	\$35,000.00 \$35,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
	<u>1470 Non-Dwelling Structures: Other</u> Subtotal 1470 Total South Maple	1470 1470		\$0.00 \$37,000.00	\$0.00 \$37,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
<u>Hikone</u> MI28P064001	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe Direction/signage Subtotal 1450	1450 1450 1450		\$2,000.00 \$2,000.00 \$4,000.00	\$2,000.00 \$2,000.00 \$4,000.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	
	<u>1460 Dwelling Structures: Other</u> Shower surrounds/delta faucets Subtotal 1460	1460 1460	25 units	\$30,000.00 \$30,000.00	\$30,000.00 \$30,000.00	\$0.00 \$0.00	\$0.00 \$0.00	
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date						

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

o

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Capital Fund Program		Total Actual Cost		State
				MI28P064-501-05		FY of Grant Approval 2005		
				Amended Original	Revision (1)	Funds Obligated	Funds Expended	
	1470 Nondwelling Structures							
		1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hikone			\$34,000.00	\$34,000.00	\$0.00	\$0.00	
North Maple MI28P064001	1450 Site Improvement Parking Lot-reseal & restripe	1450		\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other Shower surrounds/delta faucets	1460		\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$20,000.00	\$20,000.00	\$0.00	\$0.00	
	Total North Maple			\$23,500.00	\$23,500.00	\$0.00	\$0.00	
Oakwood MI28P064001	1450 Site Improvement Parking Lot-reseal & restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other Replace flooring-2nd level	1460		\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	HVAC-replace furnaces	1460		\$4,500.00	\$4,500.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$12,000.00	\$12,000.00	\$0.00	\$0.00	
	Total Oakwood			\$12,500.00	\$12,500.00	\$0.00	\$0.00	
Platt Road (Upper) MI28P064001	1450 Site Improvement Parking Lot-reseal & restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other Replace flooring-2nd level	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	HVAC-replace furnaces	1460		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$16,000.00	\$16,000.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$16,500.00	\$16,500.00	\$0.00	\$0.00	
Seventh & Washington MI28P064001	1450 Site Improvement Parking Lot-reseal & restripe	1450		\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other Install extra shelving in pantry	1460		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Gutter repair-South Seventh	1460		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	HVAC-replace furnaces	1460	10 units	\$4,000.00	\$4,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$8,000.00	\$8,000.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-05	Fy of Grant Approval 2005			
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Amended Original	Revision (1)	Total Actual Cost		State
						Funds Obligated	Funds Expended	
	<u>1470 Non Dwelling Structures</u>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Seventh/Washington			\$9,200.00	\$9,200.00	\$0.00	\$0.00	
<u>Broadway</u> MI28P064003	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non Dwelling Structures</u>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
<u>Platt Road</u> (Colonial Sq) MI28P064003	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Replace and repair gutters	1460		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Total Platt Road (Colonial Sq)			\$2,500.00	\$2,500.00	\$0.00	\$0.00	
<u>White/State/</u> <u>Henry</u> MI28P064003	<u>1450 Site Improvement</u> Parking Lot-reseal & restripe	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Landscaping-Plantings/Shrubs	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$6,500.00	\$6,500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Replace basement windows	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Total White/State/Henry			\$11,500.00	\$11,500.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Capital Fund Program MI28P064-501-05		FY of Grant Approval 2005		State
				Amended Original	Revision (1)	Total Actual Cost		
						Funds Obligated	Funds Expended	
Miller Manor MI28P064005	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Improve parking lot lighting near entrance	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Wheelchair safety-entrance to bus stop	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Roof replacement-7th floor/lobby	1470	1	\$90,000.00	\$90,000.00	\$0.00	\$0.00	
	Subtotal 1470	1470		\$90,000.00	\$90,000.00	\$0.00	\$0.00	
1475 Nondwelling Equipment								
Lobby/Community Room -New furniture	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
Total Miller Manor	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
	Total Miller Manor			\$101,000.00	\$101,000.00	\$0.00	\$0.00	
Baker Commons MI28P064007	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Site Improvements-Landscaping	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Window reflective film-Main Street side	1470		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	New hot water heater	1470		\$6,000.00	\$6,000.00	\$0.00	\$0.00	
	Gutter/downspout repair/cleaning	1470		\$3,000.00	\$3,000.00	\$0.00	\$0.00	
Subtotal 1470	1470		\$14,000.00	\$14,000.00	\$0.00	\$0.00		
1475 Nondwelling Equipment								
Lobby/Community Room -New furniture	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
Subtotal 1475	1475		\$5,000.00	\$5,000.00	\$0.00	\$0.00		
Total Baker Commons			\$22,000.00	\$22,000.00	\$0.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Capital Fund Program		FY of Grant Approval	
				MI28P064-501-05		2005	
				Amended Original	Revision (1)	Funds Obligated	Funds Expended
ANN ARBOR HOUSING COMMISSION							
Evelyn Ct MI28P064008	1450 Site Improvement						
	Parking Lot-reseal & restripe	1450		\$250.00	\$250.00	\$0.00	\$0.00
	Subtotal 1450	1450		\$250.00	\$250.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
		1460		\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total Evelyn Court			\$250.00	\$250.00	\$0.00	\$0.00
North Maple (Duplexes) MI28P064008	1450 Site Improvement						
	Parking Lot-reseal & restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
		1460		\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total North Maple (Duplexes)			\$1,000.00	\$1,000.00	\$0.00	\$0.00
Mallets Creek MI28P064008	1450 Site Improvement						
	Parking Lot-reseal & restripe	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00
	Subtotal 1450	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00
	1460 Dwelling Structures: Other						
		1460		\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total Mallets Creek			\$1,500.00	\$1,500.00	\$0.00	\$0.00

State

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

o

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Capital Fund Program MI28P064-501-05		FY of Grant Approval 2005		State
				Amended Original	Revision (1)	Total Actual Cost		
						Funds Obligated	Funds Expended	
Hillside MI28P064008	1450 Site Improvement							
	Parking Lot-reseal & restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
		1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hillside			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Total CFP 501-05			\$572,509.00	\$572,509.00	\$31,500.00	\$0.00	
		Non-CFP Fund		\$0.00	\$0.00	\$0.00	\$0.00	
		1406		\$0.00	\$0.00	\$0.00	\$0.00	
	1408		\$84,000.00	\$84,000.00	\$0.00	\$0.00		
	1410		\$35,000.00	\$35,000.00	\$0.00	\$0.00		
	1430		\$42,000.00	\$48,500.00	\$31,500.00	\$0.00		
	1450		\$42,950.00	\$42,950.00	\$0.00	\$0.00		
	1460		\$188,000.00	\$188,000.00	\$0.00	\$0.00		
	1465.1		\$37,600.00	\$37,600.00	\$0.00	\$0.00		
	1470		\$104,000.00	\$104,000.00	\$0.00	\$0.00		
	1475		\$22,500.00	\$22,500.00	\$0.00	\$0.00		
	1490		\$0.00	\$0.00	\$0.00	\$0.00		
	1597		\$16,459.00	\$9,959.00	\$0.00	\$0.00		
			\$572,509.00	\$572,509.00	\$31,500.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
 (CFP) Part III: Implementation Schedule

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

HA Name		ANN ARBOR HOUSING COMMISSION			Capital Fund Program			
		MI28P064-501-05						
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for F	
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()		
1406	Sep-07			Sep-09				
1408	Sep-07			Sep-09				
1410	Sep-07			Sep-09				
1430	Sep-07			Sep-09				
PHA Wide 1465.1	Sep-07			Sep-09				
PHA Wide 1475	Sep-07			Sep-09				
Project MI28P064-001								
Green Road	Sep-07			Sep-09				
South Maple	Sep-07			Sep-09				
Hikone	Sep-07			Sep-09				
North Maple	Sep-07			Sep-09				
Oakwood	Sep-07			Sep-09				
Platt Road (Upper)	Sep-07			Sep-09				
Seventh/Washington	Sep-07			Sep-09				
Project MI28P064-003								
Broadway	Sep-07			Sep-09				
Platt Rd (Colonial Sq)	Sep-07			Sep-09				
White/State/Henry	Sep-07			Sep-09				
Project MI28P064-005								
Miller Manor	Sep-07			Sep-09				
Project MI28P064-007								
Baker Commons	Sep-07			Sep-09				
Project MI28P064-008								
Evelyn Court	Sep-07			Sep-09				
North Maple(duplexes)	Sep-07			Sep-09				
Mallet's Creek	Sep-07			Sep-09				
Hillside	Sep-07			Sep-09				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-04		FFY of Grant Appr 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ___1___ <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual:
		Original	Revision #1	Obligated
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$26,295.00	\$0.00
3	1408 Management Improvements	\$89,000.00	\$89,000.00	\$81,255.04
4	1410 Administration	\$33,000.00	\$33,000.00	\$16,500.00
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$52,000.00	\$52,000.00	\$34,935.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,200.00	\$15,405.00	\$2,102.00
10	1460 Dwelling Structures	\$247,000.00	\$195,759.80	\$195,759.80
11	1465.1 Dwelling Equipment - Nonexpendable	\$29,300.00	\$29,300.00	\$16,570.55
12	1470 Nondwelling Structures	\$113,000.00	\$97,875.00	\$97,875.00
13	1475 Nondwelling Equipment	\$37,500.00	\$37,500.00	\$2,500.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$1,000.00	\$23,660.20	\$5,000.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$620,000.00	\$599,795.00	\$452,497.39
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Total Non-CFP Funds</u>			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>Operations</u>							
	Operations	1406		\$0.00	\$26,295.00	\$0.00	\$0.00	
	Subtotal 1406			\$0.00	\$26,295.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Resident Training	1408	n/a	\$3,000.00	\$3,000.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator	1408	n/a	\$9,000.00	\$9,000.00	\$9,000.00	\$8,492.58	
	Staff Training	1408	n/a	\$8,000.00	\$8,000.00	\$8,000.00	\$8,664.16	
	Computer Software Upgrade	1408	n/a	\$5,000.00	\$5,000.00	\$255.04	\$255.04	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$64,000.00	\$64,000.00	\$64,000.00	\$27,563.75	
	Subtotal 1408			\$89,000.00	\$89,000.00	\$81,255.04	\$44,975.53	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$33,000.00	\$33,000.00	\$16,500.00	\$10,971.88	
	Subtotal 1410			\$33,000.00	\$33,000.00	\$16,500.00	\$10,971.88	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$35,000.00	\$35,000.00	\$19,435.00	\$16,000.00	
	Advertisement	1430	n/a	\$2,000.00	\$2,000.00	\$500.00	\$167.56	
	Clerk of the Works	1430	n/a	\$15,000.00	\$15,000.00	\$15,000.00	\$14,414.19	
	Subtotal 1430			\$52,000.00	\$52,000.00	\$34,935.00	\$30,581.75	
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$29,300.00	\$29,300.00	\$16,570.55	\$16,570.55	
	Subtotal 1465.1			\$29,300.00	\$29,300.00	\$16,570.55	\$16,570.55	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$7,500.00	\$0.00	\$0.00	
	Maintenance Tools/Vehicle	1475	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Subtotal 1475			\$37,500.00	\$37,500.00	\$2,500.00	\$2,500.00	
<u>PHA-Wide</u>	<u>Replacement Reserves</u>							
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	501-02/501-03/502
<u>PHA-Wide</u>	Contingency Budget	1502		\$1,000.00	\$23,660.20	\$5,000.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004		State	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revision #1	Funds Obligated	Funds Expended		
<u>Green Road</u> MI28P064001	<u>1450 Site Improvement</u>								
	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00		
	Playground Equipment	1450		\$3,000.00	\$3,000.00	\$900.00	\$900.00		
	Subtotal 1450	1450		\$3,700.00	\$3,700.00	\$900.00	\$900.00		
	<u>1460 Dwelling Structures: Other</u>								
		1460							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	<u>1470 NonDwelling Structures</u>								
		1470							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total Green Road				\$3,700.00	\$3,700.00	\$900.00	\$900.00		
<u>South Maple</u> MI28P064001	<u>1450 Site Improvement</u>								
	Dumpster	1450	5 bldg	\$700.00	\$700.00	\$0.00	\$0.00		
	Subtotal 1450			\$700.00	\$700.00	\$0.00	\$0.00		
	<u>1460 Dwelling Structures: Other</u>								
	Shower Surrounds/Delta faucets	1460	30 units	\$15,000.00	\$0.00	\$0.00	\$0.00	501-03	
	Subtotal 1460	1460		\$15,000.00	\$0.00	\$0.00	\$0.00		
<u>1470 Non-Dwelling Structures: Other</u>									
	1470								
Subtotal 1470	1470			\$0.00	\$0.00	\$0.00	\$0.00		
Total South Maple				\$15,700.00	\$700.00	\$0.00	\$0.00		
<u>Hikone</u> MI28P064001	<u>1450 Site Improvement</u>								
	Dumpster	1450		\$700.00	\$700.00	\$1,202.00	\$1,202.00		
	BB court	1450		\$2,795.00	\$0.00	\$0.00	\$0.00	501-02	
	Fencing	1450		\$1,205.00	\$1,205.00	\$0.00	\$0.00		
	Subtotal 1450	1450		\$4,700.00	\$1,905.00	\$1,202.00	\$1,202.00		
	<u>1460 Dwelling Structures: Other</u>								
2nd Floor tile	1460	25 units	\$60,000.00	\$60,145.00	\$60,145.00	\$16,029.00			
Subtotal 1460	1460		\$60,000.00	\$60,145.00	\$60,145.00	\$16,029.00			

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	
	<u>1470 Nondwelling Structures</u>	1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hikone			\$64,700.00	\$62,050.00	\$61,347.00	\$17,231.00	
<u>North Maple</u> MI28P064001	<u>1450 Site Improvement</u> Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Kitchen countertops	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	Re-enter
	Subtotal 1460	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$12,700.00	\$700.00	\$0.00	\$0.00	
<u>Oakwood</u> MI28P064001	<u>1450 Site Improvement</u>	1450						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> 1st Floor flooring	1460		\$7,500.00	\$7,357.00	\$7,357.00	\$0.00	
	Subtotal 1460	1460		\$7,500.00	\$7,357.00	\$7,357.00	\$0.00	
	Total Oakwood			\$7,500.00	\$7,357.00	\$7,357.00	\$0.00	
<u>Platt Road (Upper)</u> MI28P064001	<u>1450 Site Improvement</u> Replace sewer line/install cleanout	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> First Floor flooring	1460		\$10,000.00	\$9,181.00	\$9,181.00	\$2,747.00	
	HVAC	1460		\$0.00	\$1,774.80	\$1,774.80	\$1,774.80	
	Subtotal 1460	1460		\$10,000.00	\$10,955.80	\$10,955.80	\$4,521.80	
	Total Platt Road(Upper)			\$15,000.00	\$15,955.80	\$10,955.80	\$4,521.80	
<u>Seventh & Washington</u> MI28P064001	<u>1450 Site Improvement</u>	1450						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Shower surrounds	1460		\$9,000.00	\$22,070.00	\$22,070.00	\$4,960.00	
	Seal/stain wood privacy fences	1460	8 units	\$1,600.00	\$2,638.00	\$2,638.00	\$0.00	
	Seal wood stairs/deck-WW	1460	2 units	\$600.00	\$660.00	\$660.00	\$0.00	
	Subtotal 1460	1460		\$11,200.00	\$25,368.00	\$25,368.00	\$4,960.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	
	1470 Non Dwelling Structures							
	Storage Sheds	1470		\$20,000.00	\$44,144.00	\$44,144.00	\$0.00	
	Subtotal 1470	1470		\$20,000.00	\$44,144.00	\$44,144.00	\$0.00	
	Total Seventh/Washington			\$31,200.00	\$69,512.00	\$69,512.00	\$4,960.00	
	1450 Site Improvement							
MI28P064003	Site improvements-Landscape/Concrete	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Carpeting	1460		\$14,000.00	\$0.00	\$0.00	\$0.00	Reprogram int
	Plumbing upgrade	1460		\$6,000.00	\$15,086.00	\$15,086.00	\$0.00	
	Subtotal 1460	1460		\$20,000.00	\$15,086.00	\$15,086.00	\$0.00	
	1470 Non Dwelling Structures							
		1470						
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway			\$21,000.00	\$16,086.00	\$15,086.00	\$0.00	
	1460 Dwelling Structures: Other							
	1450 Site Improvement							
MI28P064003		1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Shower surround/faucets			\$5,000.00	\$11,683.00	\$11,683.00	\$0.00	
	Subtotal 1460	1460		\$5,000.00	\$11,683.00	\$11,683.00	\$0.00	
	Total Platt Road (Colonial Sq)			\$5,000.00	\$11,683.00	\$11,683.00	\$0.00	
	1450 Site Improvement							
MI28P064003	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Window upgrade	1460		\$80,000.00	\$41,603.00	\$41,603.00	\$0.00	
	Subtotal 1460	1460		\$80,000.00	\$41,603.00	\$41,603.00	\$0.00	
	Total White/State/Henry			\$80,700.00	\$42,303.00	\$41,603.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

o

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	
Miller Manor MI28P064005	1450 Site Improvement							
	Dumpster	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$700.00	\$700.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	1470 Nondwelling Structures							
	Community Room A/C	1470	104 units	\$5,000.00	\$6,325.00	\$6,325.00	\$0.00	
	Elevator cab & flooring upgrades	1470	104 units	\$3,000.00	\$0.00	\$0.00	\$0.00	
	Hallway Lighting	1470		\$10,000.00	\$17,116.00	\$17,116.00	\$0.00	
	Intercom system	1470		\$10,000.00	\$13,767.00	\$13,767.00	\$0.00	
Administrative office upgrade	1470	N/A	\$50,000.00	\$0.00	\$0.00	\$0.00	Shifted from re	
Subtotal 1470	1470		\$78,000.00	\$37,208.00	\$37,208.00	\$0.00		
Total Miller Manor			\$78,700.00	\$37,908.00	\$37,208.00	\$0.00		
Baker Commons MI28P064007	1450 Site Improvement							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Kitchen-Replace stove hood vent fans	1460		\$4,800.00	\$0.00	\$0.00	\$0.00	?
	Butterfly loop/replace valves-basement	1460		\$4,000.00	\$0.00	\$0.00	\$0.00	501-02
	Replace HVAC blowers	1460		\$12,000.00	\$16,029.00	\$16,029.00	\$0.00	
	Subtotal 1460	1460		\$20,800.00	\$16,029.00	\$16,029.00	\$0.00	
	1470 Nondwelling Structures							
	Elevator cab & flooring upgrades	1470		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Foyer heater/flooring & improvements	1470		\$2,000.00	\$7,433.00	\$7,433.00	\$0.00	
Intercom system	1470		\$10,000.00	\$9,090.00	\$9,090.00	\$0.00		
Subtotal 1470	1470		\$15,000.00	\$16,523.00	\$16,523.00	\$0.00		
1475 Nondwelling Equipment								
Subtotal 1475			\$0.00	\$0.00	\$0.00	\$0.00		
Total Baker Commons			\$35,800.00	\$32,552.00	\$32,552.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revision #1	Funds Obligated	Funds Expended
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>						
	Landscaping	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total Evelyn Court			\$1,000.00	\$1,000.00	\$0.00	\$0.00
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Seal wood stairs/decks	1460		\$1,833.00	\$1,883.00	\$1,883.00	\$0.00
	Subtotal 1460	1460		\$1,833.00	\$1,883.00	\$1,883.00	\$0.00
	Total North Maple (Duplexes)			\$1,833.00	\$1,883.00	\$1,883.00	\$0.00
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Seal wood stairs/decks	1460		\$1,833.00	\$2,707.00	\$2,707.00	\$0.00
	Subtotal 1460	1460		\$1,833.00	\$2,707.00	\$2,707.00	\$0.00
	Total Mallets Creek			\$1,833.00	\$2,707.00	\$2,707.00	\$0.00

State

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

o

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-04		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revision #1	Funds Obligated	Funds Expended	
<u>Hillside</u> MI28P064008	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Seal wood stairs/decks	1460		\$1,834.00	\$2,943.00	\$2,943.00	\$0.00	
	Subtotal 1460	1460		\$1,834.00	\$2,943.00	\$2,943.00	\$0.00	
	Total Hillside			\$1,834.00	\$2,943.00	\$2,943.00	\$0.00	
	Total CFP 501-04			\$620,000.00	\$599,795.00	\$452,497.39	\$133,212.51	
			Non-CFP Fund	\$0.00	\$0.00	\$0.00	\$0.00	
			1406	\$0.00	\$26,295.00	\$0.00	\$0.00	
			1408	\$89,000.00	\$89,000.00	\$81,255.04	\$44,975.53	
			1410	\$33,000.00	\$33,000.00	\$16,500.00	\$10,971.88	
			1430	\$52,000.00	\$52,000.00	\$34,935.00	\$30,581.75	
			1450	\$18,200.00	\$15,405.00	\$2,102.00	\$2,102.00	
			1460	\$247,000.00	\$195,759.80	\$195,759.80	\$25,510.80	
			1465.1	\$29,300.00	\$29,300.00	\$16,570.55	\$16,570.55	
			1470	\$113,000.00	\$97,875.00	\$97,875.00	\$0.00	
			1475	\$37,500.00	\$37,500.00	\$2,500.00	\$2,500.00	
			1490	\$0.00	\$0.00	\$0.00	\$0.00	
			1597	\$1,000.00	\$23,660.20	\$5,000.00	\$0.00	
				\$620,000.00	\$599,795.00	\$452,497.39	\$133,212.51	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
 (CFP) Part III: Implementation Schedule

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

HA Name ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-04				
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for F
	Original	Revised ()	Actual ()	Original	Revised ()	Actual ()	
1406	Sep-06			Sep-08			
1408	Sep-06			Sep-08			
1410	Sep-06			Sep-08			
1430	Sep-06			Sep-08			
PHA Wide 1465.1	Sep-06			Sep-08			
PHA Wide 1475	Sep-06			Sep-08			
Project MI28P064-001							
Green Road	Sep-06			Sep-08			
South Maple	Sep-06			Sep-08			
Hikone	Sep-06			Sep-08			
North Maple	Sep-06			Sep-08			
Oakwood	Sep-06		Dec-05	Sep-08			
Platt Road (Upper)	Sep-06			Sep-08			
Seventh/Washington	Sep-06		Dec-05	Sep-08			
Project MI28P064-003							
Broadway	Sep-06			Sep-08			
Platt Rd (Colonial Sq)	Sep-06			Sep-08			
White/State/Henry	Sep-06			Sep-08			
Project MI28P064-005							
Miller Manor	Sep-06			Sep-08			
Project MI28P064-007							
Baker Commons	Sep-06		Dec-05	Sep-08			
Project MI28P064-008							
Evelyn Court	Sep-06			Sep-08			
North Maple(duplexes)	Sep-06		Dec-05	Sep-08			
Mallet's Creek	Sep-06		Dec-05	Sep-08			
Hillside	Sep-06		Dec-05	Sep-08			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-502-03		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> (2) Revised Annual Statement/Revision Number _____ <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending_06/30/05_____				
<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual:
		Original	Amended Original	Obligated
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$7,784.00	\$7,784.00
10	1460 Dwelling Structures	\$0.00	\$11,940.00	\$11,940.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$108,259.00	\$88,535.00	\$88,535.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$108,259.00	\$108,259.00	\$108,259.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Total Non-CFP Funds</u>			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Operations</u>	1406	n/a	\$0.00	\$0.00			
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Economic Development	1408	n/a	\$0.00	\$0.00			
	Resident Mgmt - Traing RMC Board	1408	n/a	\$0.00	\$0.00			
	Security/Crime Elimination	1408	n/a	\$0.00	\$0.00			
	Resident Initiatives Coordinator	1408	n/a	\$0.00	\$0.00			
	Staff Training	1408	n/a	\$0.00	\$0.00			
	Computer Software Upgrade	1408	n/a	\$0.00	\$0.00			
	Drug Elimination Efforts/PHDEP	1408	n/a	\$0.00	\$0.00			
	Subtotal 1408			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$0.00	\$0.00			
	Subtotal 1410			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$0.00	\$0.00			
	Advertisement	1430	n/a	\$0.00	\$0.00			
	Clerk of the Works	1430	n/a	\$0.00	\$0.00			
	Subtotal 1430			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$0.00	\$0.00			
	Subtotal 1465.1			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$0.00	\$0.00			
	Computer Hardware Upgrade	1475	1	\$0.00	\$0.00			
	Maintenance Tools/Vehicle	1475	1	\$0.00	\$0.00			
	Subtotal 1475			\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Replacement Reserves</u>	1490						
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	
<u>PHA-Wide</u>	<u>Contingency Budget</u>	1502		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Green Road</u> MI28P064001	<u>1450 Site Improvement</u>	1450						
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460						
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 NonDwelling Structures</u> Community Center Add-ons	1470		\$0.00	\$18,930.19	\$18,930.19	\$18,930.19	
Subtotal 1470	1470		\$0.00	\$18,930.19	\$18,930.19	\$18,930.19		
Total Green Road				\$0.00	\$18,930.19	\$18,930.19	\$18,930.19	
<u>South Maple</u> MI28P064001	<u>1450 Site Improvement</u>	1450					\$0.00	
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u> Tub Surrounds/Fencing/deck repair	1460		\$0.00	\$11,940.00	\$11,940.00	\$11,940.00	
	Subtotal 1460	1460		\$0.00	\$11,940.00	\$11,940.00	\$11,940.00	
	<u>1470 Non-Dwelling Structures: Other</u>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total South Maple				\$0.00	\$11,940.00	\$11,940.00	\$11,940.00	
<u>Hikone</u> MI28P064001	<u>1450 Site Improvement</u> Fencing repair	1450		\$0.00	\$2,416.00	\$2,416.00	\$2,416.00	
	Subtotal 1450	1450		\$0.00	\$2,416.00	\$2,416.00	\$2,416.00	
	<u>1460 Dwelling Structures: Other</u>	1460						
Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Amended Original	Funds Obligated	Funds Expended	
	<u>1470 Nondwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hikone			\$0.00	\$2,416.00	\$2,416.00	\$2,416.00	
<u>North Maple</u> MI28P064001	<u>1450 Site Improvement</u> Fencing repair/concrete removal			\$0.00	\$5,368.00	\$5,368.00	\$5,368.00	
	Subtotal 1450	1450		\$0.00	\$5,368.00	\$5,368.00	\$5,368.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$0.00	\$5,368.00	\$5,368.00	\$5,368.00	
<u>Oakwood</u> MI28P064001	<u>1450 Site Improvement</u>							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Platt Road (Upper)</u> MI28P064001	<u>1450 Site Improvement</u>							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Seventh & Washington</u> MI28P064001	<u>1450 Site Improvement</u>							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Seventh/Washington			\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

o

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		State
				Original	Amended Original	Funds Obligated	Funds Expended	
<u>Broadway</u> MI28P064003	<u>1450 Site Improvement</u>							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non Dwelling Structures</u>							
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Broadway			\$0.00	\$0.00	\$0.00	\$0.00	
<u>Platt Road (Colonial Sq)</u> MI28P064003	<u>1450 Site Improvement</u>							
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road (Colonial Sq)			\$0.00	\$0.00	\$0.00	\$0.00	
<u>White/State/Henry</u> MI28P064003	<u>1450 Site Improvement</u>							
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total White/State/Henry			\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

o

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004		State	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Amended Original	Funds Obligated	Funds Expended		
<u>Miller Manor</u> MI28P064005	<u>1450 Site Improvement</u>								
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00		
	<u>1460 Dwelling Structures: Other</u>								
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00		
	<u>1470 Nondwelling Structures</u> Administrative Office renovation				\$108,259.00	\$69,604.81	\$69,604.81	\$69,604.81	
	Subtotal 1470 Total Miller Manor		1470		\$108,259.00 \$108,259.00	\$69,604.81 \$69,604.81	\$69,604.81 \$69,604.81	\$69,604.81 \$69,604.81	
<u>Baker Commons</u> MI28P064007	<u>1450 Site Improvement</u>								
	Subtotal 1450	1450		\$0.00	\$0.00	\$0.00	\$0.00		
	<u>1460 Dwelling Structures: Other</u>								
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
	<u>1470 Nondwelling Structures</u>								
	Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
<u>1475 Nondwelling Equipment</u>									
Subtotal 1475 Total Baker Commons				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Amended Original	Funds Obligated	Funds Expended
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00
	Total Evelyn Court			\$0.00	\$0.00	\$0.00	\$0.00
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00
	Total North Maple (Duplexes)			\$0.00	\$0.00	\$0.00	\$0.00
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u>						
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00
	Total Mallets Creek			\$0.00	\$0.00	\$0.00	\$0.00

State

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

o

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-502-03		FFY of Grant Approval 2004		State	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Amended Original	Funds Obligated	Funds Expended		
Hillside MI28P064008	1450 Site Improvement								
	Subtotal 1450			\$0.00	\$0.00	\$0.00	\$0.00		
	1460 Dwelling Structures: Other								
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00		
	Total Hillside			\$0.00	\$0.00	\$0.00	\$0.00		
	Total CFP 502-03			\$108,259.00	\$108,259.00	\$108,259.00	\$108,259.00		
				Non-CFP Fund	\$0.00	\$0.00	\$0.00	\$0.00	
				1406	\$0.00	\$0.00	\$0.00	\$0.00	
				1408	\$0.00	\$0.00	\$0.00	\$0.00	
				1410	\$0.00	\$0.00	\$0.00	\$0.00	
				1430	\$0.00	\$0.00	\$0.00	\$0.00	
				1450	\$0.00	\$7,784.00	\$7,784.00	\$7,784.00	
				1460	\$0.00	\$11,940.00	\$11,940.00	\$11,940.00	
			1465.1	\$0.00	\$0.00	\$0.00	\$0.00		
			1470	\$108,259.00	\$88,535.00	\$88,535.00	\$88,535.00		
			1475	\$0.00	\$0.00	\$0.00	\$0.00		
			1490	\$0.00	\$0.00	\$0.00	\$0.00		
			1597	\$0.00	\$0.00	\$0.00	\$0.00		
				\$108,259.00	\$108,259.00	\$108,259.00	\$108,259.00		
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
(CFP) Part III: Implementation Schedule

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

HA Name	ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-502-03			
Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for F
HA-Wide Activities	Original	Revised (1)	Actual (1)	Original	Revised (1)	Actual (1)	
1406	N/A	N/A		N/A	N/A		
1408	N/A	N/A		N/A	N/A		
1410	N/A	N/A		N/A	N/A		
1430	N/A	N/A		N/A	N/A		
PHA Wide 1465.1	N/A	N/A		N/A	N/A		
PHA Wide 1475	N/A	N/A		N/A	N/A		
Project MI28P064-001							
Green Road	N/A	Sep-05	Jun-05	N/A	Sep-07	Jun-05	
South Maple	N/A	Sep-05	Jun-05	N/A	Sep-07	Jun-05	
Hikone	N/A	Sep-05	Jun-05	N/A	Sep-07	Jun-05	
North Maple	N/A	Sep-05	Jun-05	N/A	Sep-07	Jun-05	
Oakwood	N/A	N/A		N/A	N/A		
Platt Road (Upper)	N/A	N/A		N/A	N/A		
Seventh/Washington	N/A	N/A		N/A	N/A		
Project MI28P064-003							
Broadway	N/A	N/A		N/A	N/A		
Platt Rd (Colonial Sq)	N/A	N/A		N/A	N/A		
White/State/Henry	N/A	N/A		N/A	N/A		
Project MI28P064-005							
Miller Manor	Sep-05	Sep-05	Jun-05	Sep-07	Sep-07	Jun-05	
Project MI28P064-007							
Baker Commons	N/A	N/A		N/A	N/A		
Project MI28P064-008							
Evelyn Court	N/A	N/A		N/A	N/A		
North Maple(duplexes)	N/A	N/A		N/A	N/A		
Mallet's Creek	N/A	N/A		N/A	N/A		
Hillside	N/A	N/A		N/A	N/A		
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

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

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

OMB Approval 2577-0157 (Exp. 7/31/98)

HA Name ANN ARBOR HOUSING COMMISSION		Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number ___3___ <input type="checkbox"/> Performance and Evaluation Report for Program Month Ending ___12/31/05___					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Amended Original	Revision (1)	Obligated	Ex
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	
2	1406 Operations (May not exceed 10% of line 19)	\$2,382.00	\$1,882.00	\$2,878.00	
3	1408 Management Improvements	\$88,000.00	\$88,000.00	\$89,126.19	
4	1410 Administration	\$40,000.00	\$40,000.00	\$40,000.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$52,000.00	\$52,000.00	\$45,917.93	
8	1440 Site Aquisition	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$80,950.00	\$34,837.00	\$27,287.00	
10	1460 Dwelling Structures	\$98,500.00	\$109,568.00	\$109,568.00	
11	1465.1 Dwelling Equipment - Nonexpendable	\$25,733.00	\$25,733.00	\$25,733.00	
12	1470 Nondwelling Structures	\$109,500.00	\$148,728.83	\$149,859.28	
13	1475 Nondwelling Equipment	\$15,500.00	\$11,816.17	\$22,195.60	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserves	\$0.00	\$0.00	\$0.00	
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2 - 18)	\$512,565.00	\$512,565.00	\$512,565.00	
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	
21	Amount of line 19 Related to Section 504 Compliance	\$2,000.00	\$2,000.00	\$0.00	
22	Amount of line 19 Related to Security	\$2,000.00	\$2,000.00	\$0.00	
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

***** Totals includes DDA, City & S8 Reserve Funding

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
<u>PHA-Wide</u>	<u>Total Non-CFP Funds</u>			(\$117,000.00)	(\$207,400.00)	(\$207,400.00)	(\$207,400.00)	
<u>PHA-Wide</u>	<u>Operations</u>	1406	n/a	\$2,382.00	\$1,882.00	\$2,878.00	\$1,882.00	
<u>PHA-Wide</u>	<u>Management Improvements</u>							
	Resident Initiatives Coordinator	1408	n/a	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	
	Staff Training	1408	n/a	\$8,000.00	\$8,000.00	\$5,073.69	\$3,947.50	
	Computer Software Upgrade	1408	n/a	\$0.00	\$0.00	\$4,052.50	\$4,052.50	
	Drug Elimination Efforts/Family site Support Services	1408	n/a	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	
	Subtotal 1408			\$88,000.00	\$88,000.00	\$89,126.19	\$88,000.00	
<u>PHA-Wide</u>	<u>Administrative</u>							
	Staff Salaries & Benefits	1410		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
	Subtotal 1410			\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
<u>PHA-Wide</u>	<u>Fees and Costs</u>							
	A & E Fees	1430	n/a	\$35,000.00	\$35,000.00	\$26,152.31	\$26,152.31	
	Advertisement	1430	n/a	\$2,000.00	\$2,000.00	\$4,765.62	\$4,765.62	
	Clerk of the Works	1430	n/a	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
	Subtotal 1430			\$52,000.00	\$52,000.00	\$45,917.93	\$45,917.93	
<u>PHA-Wide</u>	<u>Dwelling Equipment - Nonexpendable</u>							
	Dwelling Equipment - Ranges/Refrigerators	1465.1	n/a	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	
	Subtotal 1465.1			\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	
<u>PHA-Wide</u>	<u>Non-Dwelling Equipment</u>							
	Office Equipment	1475	1	\$5,000.00	\$1,160.17	\$3,991.85	\$3,991.85	
	Computer Hardware Upgrade	1475	1	\$7,500.00	\$7,500.00	\$4,099.13	\$4,099.13	
	Maintenance Tools/Vehicle	1475	1	\$3,000.00	\$3,156.00	\$3,156.00	\$3,156.00	
	Subtotal 1475			\$15,500.00	\$11,816.17	\$11,246.98	\$11,246.98	
<u>PHA-Wide</u>	<u>Replacement Reserves</u>	1490						
	Administrative Office expansion	1490	1	\$0.00	\$0.00	\$0.00	\$0.00	Shift to PO64-005 /
<u>PHA-Wide</u>	Contingency Budget	1502		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name				Capital Fund Program		FFY of Grant Approval		State
ANN ARBOR HOUSING COMMISSION				MI28P064-501-03		2003		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
Green Road MI28P064001	1450 Site Improvement							
	Parking Lot-Seal & Restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Replace 1st Floor-tile flooring/linoleum?	1460		\$48,000.00	\$30,404.00	\$30,404.00	\$30,404.00	
	Subtotal 1460	1460		\$48,000.00	\$30,404.00	\$30,404.00	\$30,404.00	
	1470 NonDwelling Structures							
Community Center-Expand/504/add 1/2 bath	1470	1 unit	\$100,000.00	\$123,532.00	\$125,438.69	\$125,439.07	CDBG Funds-!	
Subtotal 1470	1470		\$100,000.00	\$123,532.00	\$125,438.69	\$125,439.07		
Total Green Road			\$149,000.00	\$154,936.00	\$155,842.69	\$155,843.07		
South Maple MI28P064001	1450 Site Improvement							
	Parking Lot-Seal & Restripe	1450	5 bldg	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Landscaping/Courtyard planting	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved forward to
	Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other							
	Seal/Stain wood fences/encl porch ceilings	1460	30 units	\$10,000.00	\$28,152.00	\$28,152.00	\$28,152.00	
	Bathroom shower faucets/lav faucet/sink faucet	1460		\$6,000.00	\$11,148.00	\$11,148.00	\$11,148.00	
Subtotal 1460	1460		\$16,000.00	\$39,300.00	\$39,300.00	\$39,300.00		
1470 Non-Dwelling Structures: Other								
Subtotal 1470	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total South Maple			\$18,000.00	\$41,300.00	\$39,300.00	\$39,300.00		
Hikone MI28P064001	1450 Site Improvement							
	Parking Lot-Seal & Restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	Tree trimming, Poison ivy eradication	1450		\$5,000.00	\$3,128.00	\$3,128.00	\$3,128.00	
	Fencing Replacement	1450		\$2,500.00	\$1,564.00	\$1,564.00	\$1,564.00	
	Foundation waterproofing(unit 2758)	1450		\$6,000.00	\$3,754.00	\$3,754.00	\$3,754.00	
	Speedbump before parking lot to slow traffic	1450		\$0.00	\$0.00	\$0.00	\$0.00	Moved forward
	Subtotal 1450	1450		\$15,500.00	\$10,446.00	\$8,446.00	\$8,446.00	
1460 Dwelling Structures: Other								
Seal/Stain wood fences/encl porch ceilings	1460	25 units	\$10,000.00	\$6,757.00	\$6,757.00	\$6,757.00		
Subtotal 1460	1460		\$10,000.00	\$6,757.00	\$6,757.00	\$6,757.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
	1470 Nondwelling Structures							
	Replace entrance door w/steel panic bar	1470		\$2,000.00	\$6,193.00	\$6,193.00	\$6,193.00	
	Subtotal 1470	1470		\$2,000.00	\$6,193.00	\$6,193.00	\$6,193.00	
	Total Hikone			\$27,500.00	\$23,396.00	\$21,396.00	\$21,396.00	
North Maple	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450	1 site	\$3,500.00	\$3,500.00	\$14,900.00	\$14,900.00	
	Foundation Waterproofing(715,717,737)	1450	1 site	\$45,000.00	\$3,941.00	\$3,941.00	\$3,941.00	
	Subtotal 1450	1450		\$48,500.00	\$7,441.00	\$18,841.00	\$18,841.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total North Maple			\$48,500.00	\$7,441.00	\$18,841.00	\$18,841.00	
Oakwood	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450			\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Oakwood			\$500.00	\$500.00	\$0.00	\$0.00	
Platt Road (Upper)	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450			\$500.00	\$500.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Platt Road(Upper)			\$500.00	\$500.00	\$0.00	\$0.00	
Seventh & Washington	1450 Site Improvement							
MI28P064001	Parking Lot-Seal & Restripe	1450		\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	Subtotal 1450			\$1,200.00	\$1,200.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460	10 units					
	Garbage Disposals	1460	10 units	\$4,000.00	\$11,148.00	\$11,148.00	\$11,148.00	
	Subtotal 1460			\$4,000.00	\$11,148.00	\$11,148.00	\$11,148.00	
	Total Seventh/Washington			\$5,200.00	\$12,348.00	\$11,148.00	\$11,148.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
<u>Broadway</u> MI28P064003	<u>1450 Site Improvement</u>							
	Parking Lot-Seal & Restripe			\$2,000.00	\$2,000.00	\$0.00	\$0.00	Moved forward
	Dumpster-Replace			\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	Install roof antennas(or make apts cable ready)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Gutters/downspouts	1460		\$9,000.00	\$7,320.00	\$7,320.00	\$7,320.00	
	Subtotal 1460	1460		\$9,000.00	\$7,320.00	\$7,320.00	\$7,320.00	
	<u>1470 Non Dwelling Structures</u>							
	Ramp to laundry room-ADA Accessibility			\$0.00	\$0.00	\$0.00	\$0.00	Not feasible
Create community room-carpet, chairs, tables, couch			\$2,500.00	\$2,083.83	\$2,083.83	\$2,083.83	Shifted from 50	
Subtotal 1470	1470		\$2,500.00	\$2,083.83	\$2,083.83	\$2,083.83		
Total Broadway			\$13,500.00	\$11,403.83	\$9,403.83	\$9,403.83		
<u>Platt Road (Colonial Sq)</u> MI28P064003	<u>1450 Site Improvement</u>							
	Parking Lot-Seal & Restripe			\$500.00	\$500.00	\$0.00	\$0.00	
	Subtotal 1450			\$500.00	\$500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
	HVAC-New furnaces	1460		\$10,000.00	\$14,639.00	\$14,639.00	\$14,639.00	
Subtotal 1460	1460		\$10,000.00	\$14,639.00	\$14,639.00	\$14,639.00		
Total Platt Road (Colonial Sq)			\$10,500.00	\$15,139.00	\$14,639.00	\$14,639.00		
<u>White/State/Henry</u> MI28P064003	<u>1450 Site Improvement</u>							
	Parking Lot-Seal & Restripe			\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	Subtotal 1450	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>							
Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00		
Total White/State/Henry			\$1,500.00	\$1,500.00	\$0.00	\$0.00		

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
<u>Miller Manor</u> MI28P064005	<u>1450 Site Improvement</u> Parking Lot-Seal & Restripe			\$2,000.00	\$2,000.00	\$0.00	\$0.00	Shifted from re
	Subtotal 1450			\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>			\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u> Replace carpet in community room	1470	104 units	\$3,000.00	\$3,118.00	\$1,501.00	\$1,501.00	
	New doors lobby to community room-ADA	1470	104 units	\$2,000.00	\$4,202.00	\$4,202.00	\$4,202.00	
	Administrative office renovation	1470	N/A	\$50,000.00	\$150,000.00	\$150,840.76	\$150,840.76	
	Subtotal 1470	1470		\$55,000.00	\$157,320.00	\$156,543.76	\$156,543.76	
	<u>1475 Nondwelling Equipment</u> Security Camera Upgrade	1475		\$0.00	\$0.00	\$5,474.31	\$0.00	
	Subtotal 1475			\$0.00	\$0.00	\$5,474.31	\$0.00	
Total Miller Manor			\$57,000.00	\$159,320.00	\$162,018.07	\$156,543.76		
<u>Baker Commons</u> MI28P064007	<u>1450 Site Improvement</u> Parking Lot-Seal & Restripe	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	DDA Funds:\$6
	Subtotal 1450	1450		\$2,000.00	\$2,000.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Nondwelling Structures</u> New Chiller Unit	1460		\$67,000.00	\$67,000.00	\$67,000.00	\$67,000.00	
	Subtotal 1470	1470		\$67,000.00	\$67,000.00	\$67,000.00	\$67,000.00	
	<u>1475 Nondwelling Equipment</u> Security Camera Upgrade	1475		\$0.00	\$0.00	\$5,474.31	\$0.00	
	Subtotal 1475			\$0.00	\$0.00	\$5,474.31	\$0.00	
	Total Baker Commons			\$69,000.00	\$69,000.00	\$72,474.31	\$67,000.00	

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

0

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Amended Original	Revised (1)	Funds Obligated	Funds Expended
<u>Evelyn Ct</u> MI28P064008	<u>1450 Site Improvement</u> Parking Lot-Seal & Restripe	1450		\$250.00	\$250.00	\$0.00	\$0.00
	Subtotal 1450			\$250.00	\$250.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u> Insulate crawl space	1460		\$1,500.00	\$0.00	\$0.00	\$0.00
	Subtotal 1460			\$1,500.00	\$0.00	\$0.00	\$0.00
Total Evelyn Court				\$1,750.00	\$250.00	\$0.00	\$0.00
<u>North Maple (Duplexes)</u> MI28P064008	<u>1450 Site Improvement</u> Parking Lot-Seal & Restripe	1450		\$1,000.00	\$1,000.00	\$0.00	\$0.00
	Subtotal 1450			\$1,000.00	\$1,000.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00
Total North Maple (Duplexes)				\$1,000.00	\$1,000.00	\$0.00	\$0.00
<u>Mallets Creek</u> MI28P064008	<u>1450 Site Improvement</u> Parking Lot-Seal & Restripe	1450		\$1,500.00	\$1,500.00	\$0.00	\$0.00
	Subtotal 1450			\$1,500.00	\$1,500.00	\$0.00	\$0.00
	<u>1460 Dwelling Structures: Other</u>	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00
Total Mallets Creek				\$1,500.00	\$1,500.00	\$0.00	\$0.00

State

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Funds Program (CFP) Part II: Supporting Pages

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

o

HA Name ANN ARBOR HOUSING COMMISSION				Capital Fund Program MI28P064-501-03		FFY of Grant Approval 2003		State
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Amended Original	Revised (1)	Funds Obligated	Funds Expended	
Hillside MI28P064008	1450 Site Improvement	1450						
	Parking Lot-Seal & Restripe			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Subtotal 1450			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	1460 Dwelling Structures: Other	1460						
				\$0.00	\$0.00	\$0.00	\$0.00	
	Subtotal 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	Total Hillside			\$1,000.00	\$1,000.00	\$0.00	\$0.00	
	Total CFP 501-03			\$512,565.00	\$512,565.00	\$512,565.00	\$499,494.57	
			Non-CFP Fund	(\$117,000.00)	(\$207,400.00)	(\$207,400.00)	(\$207,400.00)	
			1406	\$2,382.00	\$1,882.00	\$2,878.00	\$1,882.00	
			1408	\$88,000.00	\$88,000.00	\$89,126.19	\$88,000.00	
			1410	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	
			1430	\$52,000.00	\$52,000.00	\$45,917.93	\$45,917.93	
			1450	\$80,950.00	\$34,837.00	\$27,287.00	\$27,287.00	
			1460	\$98,500.00	\$109,568.00	\$109,568.00	\$109,568.00	
			1465.1	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	
			1470	\$226,500.00	\$356,128.83	\$357,259.28	\$357,259.66	
			1475	\$15,500.00	\$11,816.17	\$22,195.60	\$11,246.98	
			1490	\$0.00	\$0.00	\$0.00	\$0.00	
			1597	\$0.00	\$0.00	\$0.00	\$0.00	
				\$512,565.00	\$512,565.00	\$512,565.00	\$499,494.57	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

/ Performance and Evaluation Report
(CFP) Part III: Implementation Schedule

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

HA Name ANN ARBOR HOUSING COMMISSION			Capital Fund Program MI28P064-501-03			FFY of Grant Approval 2003	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for F
	Original	Revised ()	Actual (1)	Original	Revised ()	Actual (1)	
1406	Sep-05		Dec-04	Sep-07		Dec-04	
1408	Sep-05		Jun-05	Sep-07			
1410	Sep-05		Jun-05	Sep-07		Sep-05	
1430	Sep-05		Sep-05	Sep-07		Sep-05	
PHA Wide 1465.1	Sep-05		Mar-05	Sep-07		Mar-05	
PHA Wide 1475	Sep-05			Sep-07		Sep-05	
Project MI28P064-001							
Green Road	Sep-05		Dec-04	Sep-07		Jun-05	
South Maple	Sep-05		Dec-04	Sep-07		Jun-05	
Hikone	Sep-05		Dec-04	Sep-07		Jun-05	
North Maple	Sep-05		Dec-04	Sep-07		Dec-05	
Oakwood	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
Platt Road (Upper)	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
Seventh/Washington	Sep-05		Dec-04	Sep-07		Jun-05	
Project MI28P064-003							
Broadway	Sep-05		Dec-04	Sep-07		Jun-05	
Platt Rd (Colonial Sq)	Sep-05		Dec-04	Sep-07		Jun-05	
White/State/Henry	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
Project MI28P064-005							
Miller Manor	Sep-05		Sep-05	Sep-07			
Project MI28P064-007							
Baker Commons	Sep-05		Sep-05	Sep-07			
Project MI28P064-008							
Evelyn Court	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
North Maple(duplexes)	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
Mallet's Creek	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
Hillside	Sep-05	N/A	N/A	Sep-07	N/A	N/A	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Priority	Description	CFP507	CFP508	CFP509	CFP510	CFP511	TOTAL
		501-06 FY 2007	501-07 FY2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	
	Project MI28P064-001 Green Road	\$ 54,000.00	\$ 37,000.00	\$ 128,000.00	\$ 81,000.00	\$ 60,000.00	\$ 360,000.00
	Project MI28P064-001 South Maple	\$ 22,000.00	\$ 38,000.00	\$ 150,000.00	\$ 27,000.00	\$ 75,000.00	\$ 312,000.00
	Project MI28P064-001 Hikone	\$ 40,000.00	\$ 2,000.00	\$ 198,000.00	\$ 102,000.00	\$ 75,000.00	\$ 417,000.00
	Project MI28P064-001 North Maple	\$ 40,000.00	\$ 53,500.00	\$ 2,000.00	\$ 147,500.00	\$ 50,000.00	\$ 293,000.00
	Project MI28P064-001 Oakwood	\$ 14,000.00	\$ 5,900.00	\$ -	\$ 500.00	\$ 7,500.00	\$ 27,900.00
	Project MI28P064-001 Platt Road(Upper)	\$ 7,000.00	\$ 500.00	\$ -	\$ 500.00	\$ 10,000.00	\$ 18,000.00
	Project MI28P064-001 Seventh/Washington	\$ 11,900.00	\$ 29,200.00	\$ 7,500.00	\$ 1,200.00	\$ 25,000.00	\$ 74,800.00
	Project MI28P064-003 Broadway	\$ 4,000.00	\$ 55,000.00	\$ -	\$ 2,000.00	\$ -	\$ 61,000.00
	Project MI28P064-003 Platt Road(Col Sq)	\$ 24,000.00	\$ 10,500.00	\$ -	\$ 500.00	\$ -	\$ 35,000.00
	Project MI28P064-003 White/State/Henry	\$ 7,500.00	\$ 2,500.00	\$ 4,200.00	\$ 1,500.00	\$ 30,000.00	\$ 45,700.00
	Project MI28P064-005 Miller Manor	\$ 114,000.00	\$ 59,400.00	\$ 10,900.00	\$ 226,800.00	\$ 75,000.00	\$ 486,100.00
	Project MI28P064-007 Baker Commons	\$ 24,500.00	\$ 55,000.00	\$ 7,000.00	\$ 136,400.00	\$ 21,000.00	\$ 243,900.00
	Project MI28P064-008 Evelyn Court	\$ 3,000.00	\$ 250.00	\$ -	\$ 250.00	\$ 3,000.00	\$ 6,500.00
	Project MI28P064-008 North Maple(Duplexes)	\$ -	\$ 1,000.00	\$ 22,500.00	\$ 1,000.00	\$ -	\$ 24,500.00
	Project MI28P064-008 Mallets Creek	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 7,500.00	\$ 10,500.00
	Project MI28P064-008 Hillside	\$ -	\$ 10,500.00	\$ -	\$ 1,000.00	\$ -	\$ 11,500.00
	Other Funding						\$ -
	1406 Operating Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1408 Management Improvements	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 445,000.00
	1410 Administrative Salaries	\$ 37,000.00	\$ 39,000.00	\$ 41,000.00	\$ 41,000.00	\$ 41,000.00	\$ 199,000.00
	1430 A & E Fees	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 210,000.00
	1460 Dwelling Structures(PHA Wide)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1465.1 Dwelling Equipment(PHA Wide)	\$ 25,600.00	\$ 25,550.00	\$ 27,400.00	\$ 26,750.00	\$ 26,050.00	\$ 131,350.00
	1475 Non Dwelling Equipment(PHA Wide)	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 37,500.00	\$ 87,500.00
	1501 Debt Service						\$ -
	1502 Contingency						\$ -
	Totals	\$ 572,000.00	\$ 569,800.00	\$ 742,000.00	\$ 941,900.00	\$ 674,550.00	\$ 3,500,250.00
	CFP Award	\$ 572,000.00	\$ 572,000.00	\$ 572,000.00	\$ 572,000.00	\$ 572,000.00	\$ 2,860,000.00
	Difference	\$ -	\$ (2,200.00)	\$ 170,000.00	\$ 369,900.00	\$ 102,550.00	\$ 640,250.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

MANAGEMENT IMPROVEMENTS		CFP507	CFP508	CFP509	CFP510	CFP511	
Priority	Description	501-06	501-07	501-08	501-09	501-10	TOTAL
		FY 2007	FY 2008	FY2009	FY2010	FY2011	
1406 Operations							
	Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal 1406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1408 Management Improvements							
	Resident Training	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00
	Resident Initiatives	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 45,000.00
	Staff Training	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 40,000.00
	Computer Software Upgrade	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00
	Drug Elimination Efforts/PHDEP	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 64,000.00	\$ 320,000.00
	Subtotal 1408	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	\$ 445,000.00
1410 Administrative Salaries							
	Administrative Salaries	\$ 37,000.00	\$ 39,000.00	\$ 41,000.00	\$ 41,000.00	\$ 41,000.00	\$ 199,000.00
	Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Subtotal 1410	\$ 37,000.00	\$ 39,000.00	\$ 41,000.00	\$ 41,000.00	\$ 41,000.00	\$ 199,000.00
1430 A & E Fees							
	A & E Fees	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 125,000.00
	Advertisements	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
	Clerk of the Works	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 75,000.00
	Subtotal 1430	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 210,000.00
1460 Dwelling Structures(PHA Wide)							
	Subtotal 1460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1465.1 Dwelling Equipment(PHA Wide)							
	Appliances	\$ 25,600.00	\$ 25,550.00	\$ 27,400.00	\$ 26,750.00	\$ 26,050.00	\$ 131,750.00
	Subtotal 1465.1	\$ 25,600.00	\$ 25,550.00	\$ 27,400.00	\$ 26,750.00	\$ 26,050.00	\$ 131,750.00
1475 Non Dwelling Equipment(PHA Wide)							
	Maintenance Tools/Vehicles	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00
	Office Equipment	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 25,000.00
	Computer Hardware Upgrade	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 37,500.00
	Subtotal 1475	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 37,500.00	\$ 87,500.00
1502 Contingency							
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total PHA Wide Costs		\$ 206,100.00	\$ 208,050.00	\$ 211,900.00	\$ 211,250.00	\$ 235,550.00	\$ 1,073,250.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Green Road 24 Units						CFP507	CFP508	CFP509	CFP510	CFP511		
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL	
1450 Site Improvement												
	Parking lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,000.00		\$ 1,000.00		\$ 2,000.00	
	Lighting Upgrade-rear parking lot	4	bldg	\$ 1,250.00	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00	
	Repair Playground railroad ties					\$ 3,000.00					\$ 3,000.00	
	Centralized Mailboxes							\$ 8,000.00			\$ 8,000.00	
	Subtotal 1450					\$ 8,000.00	\$ 1,000.00	\$ 8,000.00	\$ 1,000.00	\$ -	\$ 18,000.00	
1460 Dwelling Structure												
	HVAC Furnaces	24	units	\$ 1,500.00	\$ 36,000.00		\$ 36,000.00				\$ 36,000.00	Pushed back from 501-05
	Siding-Paint Trim-upgrade panel below kitchen windows	4	bldg	\$ 4,000.00	\$ 16,000.00	\$ 16,000.00					\$ 16,000.00	
	Siding-Install vinyl siding	4	bldg	\$ 30,000.00	\$ 120,000.00			\$ 120,000.00			\$ 120,000.00	
	New kitchen cabinets/countertops	24	units	\$ 2,500.00	\$ 60,000.00					\$ 60,000.00	\$ 60,000.00	
	New roof	4	bldg	\$ 7,500.00	\$ 30,000.00	\$ 30,000.00					\$ 30,000.00	
	Window replacement	24	units	\$ 3,333.33	\$ 79,999.92				\$ 80,000.00		\$ 80,000.00	
	Subtotal 1460					\$ 46,000.00	\$ 36,000.00	\$ 120,000.00	\$ 80,000.00	\$ 60,000.00	\$ 342,000.00	
1470 Non Dwelling Structures												
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project MI28P064-001 Green Road						\$ 54,000.00	\$ 37,000.00	\$ 128,000.00	\$ 81,000.00	\$ 60,000.00	\$ 360,000.00	
1465.1 Dwelling Equipment						\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	
Appliances						\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	
						\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 15,000.00	

3

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Maple Meadows(South Maple)						CFP507	CFP508	CFP509	CFP510	CFP511	
30 Units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00
	Shrub replacement					\$ 2,000.00					
	Subtotal 1450					\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 4,000.00
1460 Dwelling Structure											
	Exterior-Paint trim and gas meters	5	bldg	\$ 4,000.00	\$ 20,000.00	\$ 20,000.00					\$ 20,000.00
	Kitchen-replace counter tops/cabinets	30	units	\$ 2,500.00	\$ 75,000.00					\$ 75,000.00	\$ 75,000.00
	Vinyl siding				\$ 150,000.00			\$ 150,000.00			\$ 150,000.00
	Storm Window Replacement				\$ 25,000.00				\$ 25,000.00		\$ 25,000.00
	New entry doors-front and rear	60		\$ 600.00	\$ 36,000.00		\$ 36,000.00				\$ 36,000.00
	Subtotal 1460					\$ 20,000.00	\$ 36,000.00	\$ 150,000.00	\$ 25,000.00	\$ 75,000.00	\$ 306,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 South Maple						\$ 22,000.00	\$ 38,000.00	\$ 150,000.00	\$ 27,000.00	\$ 75,000.00	\$ 310,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
						\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 3,750.00
						\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 13,750.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Hikone 30 Units						CFP507	CFP508	CFP509	CFP510	CFP511	
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00
	Retaining wall				\$ -	\$ 5,000.00					\$ 5,000.00
	Sump Pump repair	5	bldgs	\$ 3,000.00	\$ 15,000.00	\$ 15,000.00					\$ 15,000.00
	Centralized Mailboxes							\$ 12,000.00			\$ 12,000.00
Subtotal 1450						\$ 20,000.00	\$ 2,000.00	\$ 12,000.00	\$ 2,000.00	\$ -	\$ 36,000.00
1460 Dwelling Structure											
	Exterior-paint wood trim	5	bldg	\$ 4,000.00	\$ 20,000.00	\$ 20,000.00					\$ 20,000.00
	Siding-Install vinyl siding	5	bldg	\$ 30,000.00	\$ 150,000.00			\$ 150,000.00			\$ 150,000.00
	Shower surrounds, delta faucets	30	units	\$ 1,000.00	\$ 30,000.00						\$ -
	New countertops/kitchen cabinets	30	units	\$ 2,500.00	\$ 75,000.00					\$ 75,000.00	\$ 75,000.00
	First Floor Tiling	30	units	\$ 1,200.00	\$ 36,000.00			\$ 36,000.00			\$ 36,000.00
	Window replacement	30	units	\$ 3,333.33	\$ 99,999.90				\$ 100,000.00		\$ 100,000.00
Subtotal 1460						\$ 20,000.00	\$ -	\$ 186,000.00	\$ 100,000.00	\$ 75,000.00	\$ 381,000.00
1470 Non Dwelling Structures											
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Hikone						\$ 40,000.00	\$ 2,000.00	\$ 198,000.00	\$ 102,000.00	\$ 75,000.00	\$ 417,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 8,750.00
	Plumbing-Replace hot water tanks	30	units	\$ 333.00	\$ 9,990.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
						\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00	\$ 13,750.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 North Maple 20 units					CFP507	CFP508	CFP509	CFP510	CFP511		
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 3,500.00	\$ 10,500.00		\$ 3,500.00		\$ 3,500.00		\$ 7,000.00
	Expand Parking Lot	1	ea	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00					\$ 40,000.00
	Repair basketball court/backboards/hoops							\$ 2,000.00			\$ 2,000.00
	Courtyard upgrade,sidewalks,ramps								\$ 140,000.00		\$ 140,000.00
	Subtotal 1450					\$ 40,000.00	\$ 3,500.00	\$ 2,000.00	\$ 143,500.00	\$ -	\$ 189,000.00
1460 Dwelling Structure											
	Flooring-Replace flooring(2nd floor)	20	units	\$ 2,500.00	\$ 50,000.00		\$ 50,000.00				\$ 50,000.00
	New kitchen cabinets/countertops	20	units	\$ 2,500.00	\$ 50,000.00					\$ 50,000.00	\$ 50,000.00
	New basement windows(glass block)	20	units	\$ 200.00	\$ 4,000.00				\$ 4,000.00		\$ 4,000.00
	Subtotal 1460					\$ -	\$ 50,000.00	\$ -	\$ 4,000.00	\$ 50,000.00	\$ 104,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 North Maple						\$ 40,000.00	\$ 53,500.00	\$ 2,000.00	\$ 147,500.00	\$ 50,000.00	\$ 293,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 2,250.00
						\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
						\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 2,450.00	\$ 12,250.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Oakwood 3 units						CFP507	CFP508	CFP509	CFP510	CFP511	
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00		\$ 500.00		\$ 500.00		\$ 1,000.00
	Exterior Lighting				\$ 2,000.00	\$ 2,000.00					\$ 2,000.00
	Sump pump replacement	3	units	\$ 3,000.00	\$ 9,000.00	\$ 9,000.00					\$ 9,000.00
	Subtotal 1450					\$ 11,000.00	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 12,000.00
1460 Dwelling Structure											
	Exterior-paint wood trim	3	bldg	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00					\$ 3,000.00
	Replace entry doors/storm doors	6	units	\$ 900.00	\$ 5,400.00		\$ 5,400.00				\$ 5,400.00
	New kitchen cabinets/countertops	3	units	\$2,500.00	\$ 7,500.00					\$ 7,500.00	\$ 7,500.00
	Subtotal 1460					\$ 3,000.00	\$ 5,400.00	\$ -	\$ -	\$ 7,500.00	\$ 15,900.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Oakwood						\$ 14,000.00	\$ 5,900.00	\$ -	\$ 500.00	\$ 7,500.00	\$ 27,900.00
1465.1 Dwelling Equipment											
	Appliances					\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ 200.00
	Plumbing-Replace Hot Water Tanks	3	units	\$ 500.00	\$ 1,500.00			\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Platt Road(Upper)						CFP507	CFP508	CFP509	CFP510	CFP511	
4 units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00		\$ 500.00		\$ 500.00		\$ 1,000.00
	Sump Pump Replacement					\$ 3,000.00					\$ 3,000.00
	Subtotal 1450					\$ 3,000.00	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 4,000.00
1460 Dwelling Structure											
	Siding-Paint Trim	4	bldg	\$ 1,000.00	\$ 4,000.00	\$ 4,000.00					\$ 4,000.00
	New kitchen cabinets/countertops	4	units	\$ 2,500.00	\$ 10,000.00					\$ 10,000.00	\$ 10,000.00
	Subtotal 1460					\$ 4,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 14,000.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Platt Rd(Upper)						\$ 7,000.00	\$ 500.00	\$ -	\$ 500.00	\$ 10,000.00	\$ 18,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ -	\$ -	\$ 200.00	\$ 200.00	\$ -	\$ 400.00
	Plumbing-Replace Hot Water Tanks	4	units	\$ 333.00	\$ 1,332.00			\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ 200.00	\$ 200.00	\$ -	\$ 400.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-001 Seventh/Washington						CFP507	CFP508	CFP509	CFP510	CFP511	
10 Units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	RY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,200.00		\$ 1,200.00		\$ 2,400.00
	Lighting for signage				\$ 2,000.00	\$ 2,000.00					\$ 2,000.00
	Expanded Parking area				\$ 15,000.00		\$ 15,000.00				\$ 15,000.00
	Hillside tree removal				\$ 2,500.00	\$ 2,500.00					\$ 2,500.00
	Excavation-Retaining Wall				\$ 10,000.00		\$ 10,000.00				\$ 10,000.00
	Centralized Mailboxes							\$ 3,500.00			\$ 3,500.00
	Subtotal 1450					\$ 4,500.00	\$ 26,200.00	\$ 3,500.00	\$ 1,200.00	\$ -	\$ 35,400.00
1460 Dwelling Structure											
	Siding-Paint Trim	5	units	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	New windows-drafty	4	units	\$ 1,000.00	\$ 4,000.00			\$ 4,000.00			\$ 4,000.00
	Occupied unit painting	8	units	\$ 300.00	\$ 2,400.00	\$ 2,400.00					\$ 2,400.00
	Mold	2	units	\$ 2,000.00	\$ 4,000.00	\$ -					\$ -
	New kitchen cabinets/countertops	10	units	\$ 2,500.00	\$ 25,000.00				\$ 25,000.00		\$ 25,000.00
	New flooring	2	units	\$ 1,500.00	\$ 3,000.00		\$ 3,000.00				\$ 3,000.00
	Subtotal 1460					\$ 7,400.00	\$ 3,000.00	\$ 4,000.00	\$ -	\$ 25,000.00	\$ 39,400.00
1470 Non Dwelling Structures											
											\$ -
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-001 Seventh/Washington						\$ 11,900.00	\$ 29,200.00	\$ 7,500.00	\$ 1,200.00	\$ 25,000.00	\$ 74,800.00
1465.1 Dwelling Equipment											
	Appliances					\$ -	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 1,750.00
	Plumbing-Replace hot water tanks	10	units	\$ 333.00	\$ 3,330.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
						\$ 500.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 3,750.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-003 Broadway 20 Units						CFP507	CFP508	CFP509	CFP510	CFP511	
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00
	Lighting for sign	1	ea		\$ 1,000.00	\$ 1,000.00					\$ 1,000.00
	Drain repair, erosion, and water flow	1	ea		\$ 3,000.00	\$ 3,000.00					\$ 3,000.00
	Subtotal 1450					\$ 4,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 8,000.00
1460 Dwelling Structure											
	Kitchen flooring tile	20	units	\$ 1,000.00	\$ 20,000.00		\$ 20,000.00				\$ 20,000.00
	New roof	3	bldg	\$ 8,333.33	\$ 25,000.00		\$ 25,000.00				\$ 25,000.00
	New entry doors to buildings	10	bldg	\$ 800.00	\$ 8,000.00		\$ 8,000.00				\$ 8,000.00
	Subtotal 1460					\$ -	\$ 53,000.00	\$ -	\$ -	\$ -	\$ 53,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-003 Broadway						\$ 4,000.00	\$ 55,000.00	\$ -	\$ 2,000.00	\$ -	\$ 61,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00
						\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 2,500.00
						\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 12,500.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-003 Platt Rd(Col Sq)						CFP507	CFP508	CFP509	CFP510	CFP511	
5 Units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 500.00	\$ 1,500.00		\$ 500.00		\$ 500.00		\$ 1,000.00
	Improve landscaping				\$ 1,500.00	\$ 1,500.00					\$ 1,500.00
	Subtotal 1450					\$ 1,500.00	\$ 500.00	\$ -	\$ 500.00	\$ -	\$ 2,500.00
1460 Dwelling Structure											
	Install wood privacy fences	5	units	\$ 2,000.00	\$ 10,000.00		\$ 10,000.00				\$ 10,000.00
	Caulk Ext, windows,doors,siding				\$ 3,000.00	\$ 3,000.00					\$ 3,000.00
	Replace roof				\$ 12,000.00	\$ 12,000.00					\$ 12,000.00
	Masonry Spalling-entry steps	5	units	\$ 1,500.00	\$ 7,500.00	\$ 7,500.00					\$ 7,500.00
	Subtotal 1460					\$ 22,500.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 32,500.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-003 Platt Rd(Col Sq)						\$ 24,000.00	\$ 10,500.00	\$ -	\$ 500.00	\$ -	\$ 35,000.00
1465.1 Dwelling Equipment											
	Appliances					\$ -	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 2,650.00
	Plumbing-Replace Hot Water Tanks	5	units	\$ 500.00	\$ 2,500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ -	\$ 1,500.00
						\$ -	\$ 650.00	\$ 1,150.00	\$ 1,150.00	\$ 650.00	\$ 4,150.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-003 White/State/Henry 28 Units						CFP507	CFP508	CFP509	CFP510	CFP511	
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 1,500.00	\$ 4,500.00		\$ 1,500.00		\$ 1,500.00		\$ 3,000.00
	Block off pkg lot	1	ea	?	\$ 1,000.00	\$ -					\$ - unfeasible
Subtotal 1450						\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 3,000.00
1460 Dwelling Structure											
	Lentils-scrape, paint, caulk				\$ 7,500.00	\$ 7,500.00					\$ 7,500.00
	Replace all doors	28	500		\$ -						\$ - 501-04
	New security lighting fixtures				\$ 1,000.00		\$ 1,000.00				\$ 1,000.00
	New kitchen cabinets/countertops	28	units	\$ 1,071.43	\$ 30,000.00				\$ 30,000.00		\$ 30,000.00
	Garbage Disposals	28	units	\$ 150.00	\$ 4,200.00			\$ 4,200.00			\$ 4,200.00
Subtotal 1460						\$ 7,500.00	\$ 1,000.00	\$ 4,200.00	\$ -	\$ 30,000.00	\$ 42,700.00
1470 Non Dwelling Structures											
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-003 Platt Rd(Col Sq)						\$ 7,500.00	\$ 2,500.00	\$ 4,200.00	\$ 1,500.00	\$ 30,000.00	\$ 45,700.00
1465.1 Dwelling Equipment											
	Appliances					\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 12,000.00
	Plumbing-Replace hot water tanks	28	units	\$ 500.00	\$ 14,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00
						\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 3,400.00	\$ 17,000.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-005 Miller Manor 105 Units						CFP507	CFP508	CFP509	CFP510	CFP511	
Priority	Description	Qty	Units	Unit Price	Total	501-06 FY 2007	501-07 FY 2008	501-08 FY2009	501-09 FY2010	501-10 FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00
	Site Lighting-W Park Lot side	1	ea	?	\$ 2,000.00	\$ 2,000.00					\$ 2,000.00
Subtotal 1450						\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 6,000.00
1460 Dwelling Structure											
	Bathrooms-Additional bathroom shelves	104	units	\$ 100.00	\$ 10,400.00		\$ 10,400.00				\$ 10,400.00
	Heat Pipes				\$ 100,000.00	\$ 100,000.00					\$ 100,000.00
	Zone valve/heating coil/radiators	104	units	\$ 115.38	\$ 12,000.00	\$ 12,000.00					\$ 12,000.00
	Bathroom sink/vanities/shutoff valves	104	units	\$ 400.00	\$ 41,600.00		\$ 42,000.00				\$ 42,000.00
	New kitchen cabinets	104			\$ 75,000.00					\$ 75,000.00	\$ 75,000.00
	Kitchen tile replacement	104		\$ 500.00	\$ 52,000.00				\$ 52,000.00		\$ 52,000.00
	New door locks for apartments	104		\$ 200.00	\$ 20,800.00				\$ 20,800.00		\$ 20,800.00
	Painting/new carpet for longterm residents	104			\$ 25,000.00				\$ 25,000.00		\$ 25,000.00
Subtotal 1460						\$ 112,000.00	\$ 52,400.00	\$ -	\$ 97,800.00	\$ 75,000.00	\$ 337,200.00
1470 Non Dwelling Structures											
	Repack/rebuild fire pump								\$ 7,000.00		\$ 7,000.00
	Stairwell Door Hardware				\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	Hallway painting	7	floors	\$ 1,200.00	\$ 8,400.00			\$ 8,400.00			\$ 8,400.00
	Lobby painting							\$ 2,500.00			\$ 2,500.00
	Double entry sliding doors								\$ 70,000.00		\$ 70,000.00
	Security cameras on all floors								\$ 40,000.00		\$ 40,000.00
	Secured screens floors 3-7								\$ 10,000.00		\$ 10,000.00
Subtotal 1470						\$ -	\$ 5,000.00	\$ 10,900.00	\$ 127,000.00	\$ -	\$ 142,900.00
1475 Non Dwelling Equipment											
	Lobby/Comm Rm-New Furniture	1	ea	\$ 5,000.00	\$ 5,000.00						\$ 5,000.00
Subtotal 1475						\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00
Total Project MI28P064-005 Miller Manor						\$ 114,000.00	\$ 59,400.00	\$ 10,900.00	\$ 226,800.00	\$ 75,000.00	\$ 491,100.00
1465.1 Dwelling Equipment											
	Appliances					\$ 5,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 26,000.00
	Front loading washers & dryers										

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-007 Baker Commons						CFP507	CFP508	CFP509	CFP510	CFP511	
64 Units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking lot-Seal & Restripe	3	ea	\$ 2,000.00	\$ 6,000.00		\$ 2,000.00		\$ 2,000.00		\$ 4,000.00
	Pkg Lights				\$ 5,000.00	\$ -					\$ -
											Maintenance Item done
	Subtotal 1450					\$ -	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 4,000.00
1460 Dwelling Structure											
	Caulk windows				\$ 5,000.00	\$ 5,000.00					\$ 5,000.00
	Entry doors-do as needed					\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 35,000.00
	Locks-do as doors replaced					\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 6,000.00	\$ 14,000.00
	Vanity/sink upgrade	64		\$ 400.00	\$ 25,600.00		\$ 26,000.00				\$ 26,000.00
	Kitchen/bath tile floor replacement	64		\$ 1,500.00	\$ 96,000.00				\$ 96,000.00		\$ 96,000.00
	Vent cleaning	64							\$ 25,000.00		\$ 25,000.00
	Reflective film-west side windows	64		\$ 200.00	\$ 6,400.00				\$ 6,400.00		\$ 6,400.00
	Subtotal 1460					\$ 12,000.00	\$ 33,000.00	\$ 7,000.00	\$ 134,400.00	\$ 21,000.00	\$ 207,400.00
1470 Non Dwelling Structures											
	Laundry room cleanout					\$ 10,000.00					\$ 10,000.00
	Community Room-Openable Windows	2	ea	\$ 2,000.00	\$ 4,000.00				\$ -		\$ -
	Trash room floors-Replace sheet linoleum				\$ 2,000.00	\$ 2,000.00					\$ 2,000.00
	Painting-fuel oil tank				\$ 500.00	\$ 500.00					\$ 500.00
	Hallway AC replacement				\$ 20,000.00		\$ 20,000.00				\$ 20,000.00
	Subtotal 1470					\$ 12,500.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 32,500.00
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-007 Baker Commons						\$ 24,500.00	\$ 55,000.00	\$ 7,000.00	\$ 136,400.00	\$ 21,000.00	\$ 243,900.00
1465.1 Dwelling Equipment											
	Appliances					\$ 2,750.00	\$ 2,050.00	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00	\$ 10,500.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-008 Evelyn Court				CFP507	CFP508	CFP509	CFP510	CFP511			
1 Unit				501-06	501-07	501-08	501-09	501-10			
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Driveway-Seal	1	ea	\$ 250.00	\$ 250.00		\$ 250.00		\$ 250.00		\$ 500.00
	Subtotal 1450					\$ -	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ 500.00
1460 Dwelling Structure											
	Closet Doors				\$ 3,000.00	\$ 3,000.00					\$ 3,000.00
	New kitchen cabinets/counter tops	1	units	\$ 3,000.00	\$ 3,000.00					\$ 3,000.00	\$ 3,000.00
	Subtotal 1460					\$ 3,000.00	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 6,000.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Evelyn Court						\$ 3,000.00	\$ 250.00	\$ -	\$ 250.00	\$ 3,000.00	\$ 6,500.00

1465.1 Dwelling Equipment
Appliances

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-008 North Maple(Duplexes)						CFP507	CFP508	CFP509	CFP510	CFP511		
4 Units						501-06	501-07	501-08	501-09	501-10	501-11	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL	
1450 Site Improvement												
	Parking Lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,000.00		\$ 1,000.00		\$ 2,000.00	
	Subtotal 1450					\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 2,000.00	
1460 Dwelling Structure												
	Remove and replace fake brick	3	ea	\$ 7,500.00	\$ 22,500.00			\$ 22,500.00			\$ 22,500.00	
	Stain/seal porches/rails	3	ea	\$ 2,750.00	\$ 8,250.00						\$ -	501-04
	Subtotal 1460					\$ -	\$ -	\$ 22,500.00	\$ -	\$ -	\$ 22,500.00	
1470 Non Dwelling Structures												
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
1475 Non Dwelling Equipment												
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Project MI28P064-008 North Maple Duplexes						\$ -	\$ 1,000.00	\$ 22,500.00	\$ 1,000.00	\$ -	\$ 24,500.00	
1465.1 Dwelling Equipment												
	Appliances					\$ -	\$ 650.00	\$ 650.00			\$ 1,300.00	

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-008 Mallets Creek/South Main						CFP507	CFP508	CFP509	CFP510	CFP511	
6 Units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking Lot-Seal & Restripe	3	ea	\$ 1,500.00	\$ 4,500.00		\$ 1,500.00		\$ 1,500.00		\$ 3,000.00
	Subtotal 1450					\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 3,000.00
1460 Dwelling Structure											
	Seal/stain porches rails	3		\$ 2,750.00	\$ 8,250.00		\$ -				\$ -
	Kitchen cabinets/countertops	3		\$ 2,500.00	\$ 7,500.00				\$ 7,500.00		\$ 7,500.00
	Subtotal 1460					\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00
1470 Non Dwelling Structures											
	Subtotal 1470					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
	Subtotal 1475					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Mallets Creek						\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	\$ 7,500.00	\$ 10,500.00
1465.1 Dwelling Equipment											
	Appliances						\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 1,950.00

ANN ARBOR HOUSING COMMISSION
5-YEAR PLAN

Project MI28P064-008 Hillside/Pennsylvania						CFP507	CFP508	CFP509	CFP510	CFP511	
6 Units						501-06	501-07	501-08	501-09	501-10	
Priority	Description	Qty	Units	Unit Price	Total	FY 2007	FY 2008	FY2009	FY2010	FY2011	TOTAL
1450 Site Improvement											
	Parking Lot-Seal & Restripe	3	ea	\$ 1,000.00	\$ 3,000.00		\$ 1,000.00		\$ 1,000.00		\$ 2,000.00
Subtotal 1450						\$ -	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ 2,000.00
1460 Dwelling Structure											
	Storm doors	6	ea	\$ 250.00	\$ 1,500.00		\$ 1,500.00				\$ 1,500.00
	New flooring	6	ea	\$ 833.33	\$ 5,000.00		\$ 5,000.00				\$ 5,000.00
	Entry doors/locks	6	ea	\$ 500.00	\$ 3,000.00		\$ 3,000.00				\$ 3,000.00
	Seal/stain porches and rails	6		\$ 2,750.00	\$ 16,500.00		\$ -				\$ - 501-04
Subtotal 1460						\$ -	\$ 9,500.00	\$ -	\$ -	\$ -	\$ 9,500.00
1470 Non Dwelling Structures											
Subtotal 1470						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1475 Non Dwelling Equipment											
Subtotal 1475						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Project MI28P064-008 Hillside						\$ -	\$ 10,500.00	\$ -	\$ 1,000.00	\$ -	\$ 11,500.00
1465.1 Dwelling Equipment											
	Appliances						\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 1,950.00

	Clean ducts	ball valve repl	closet doors	insulate stairs	stove backsplash	ext paint trim	sidewalk	kitchen cabinets/ctrs					
Project MI28P064-001 Green Road	706	709	707		707	501-06	503	501-10					
Project MI28P064-001 South Maple	706	done	707		707	501-06		501-10					
Project MI28P064-001 Hikone	706	709	707		done	507		501-10					
Project MI28P064-001 North Maple	704	709	708		707			501-10					
Project MI28P064-001 Oakwood	704	704	707		707	507		501-10					
Project MI28P064-001 Platt Road(Upper)	706	709	707		707	507		501-10					
Project MI28P064-001 Seventh/Washington			707		707	507	503-55	501-10					
Project MI28P064-003 Broadway	707				709								
Project MI28P064-003 Platt Road(Col Sq)	703												
Project MI28P064-003 White/State/Henry					709			501-10					
Project MI28P064-005 Miller Manor	na	na						501-10					
Project MI28P064-007 Baker Commons	na	na											
Project MI28P064-008 Evelyn Court								501-10					
Project MI28P064-008 North Maple(Duplexes)													
Project MI28P064-008 Mallets Creek								501-10					
Project MI28P064-008 Hillside													

	H2O Tanks	New furnace	garbage disp	foundation concrete	fence stain	1st Floor Flooring	2nd Floor Flooring	New entry door	Gutters Roof	Showers/ delta faucet	Elevator Upgrade	Intercom Upgrade
Project MI28P064-001 Green Road	502	506		503	503	503/4			G-open	506		
Project MI28P064-001 South Maple	502	501	502	503/4	505	507		507	G503	505		
Project MI28P064-001 Hikone	503	501	502	502	505	done			done	506		
Project MI28P064-001 North Maple	done		712	504	503	503				506		
Project MI28P064-001 Oakwood	506	506			503	505	506	507				
Project MI28P064-001 Platt Road(Upper)	505	506			505	505	506		506	505		
Project MI28P064-001 Seventh/Washington	506	506	504w						506	505		
Project MI28P064-003 Broadway						505/507		507	506			
Project MI28P064-003 Platt Road(Col Sq)	505	504							506	505		
Project MI28P064-003 White/State/Henry	506							507				
Project MI28P064-005 Miller Manor				505	505				506		505	505
Project MI28P064-007 Baker Commons				505	505				506		505	505
Project MI28P064-008 Evelyn Court												
Project MI28P064-008 North Maple(Duplexes)												
Project MI28P064-008 Mallets Creek												
Project MI28P064-008 Hillside												