

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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

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

Streamlined Annual PHA Plan

for Fiscal Year: 2008 - 2009

PHA Name: Taylor Housing Commission

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

Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2009
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

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

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?None
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

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

2. Program Description:

As part of the American Dream, Taylor Housing Commission (THC) is committed to assist families participating in the Housing Choice Voucher Program and families enrolled in Family Self-Sufficiency Program at other Housing Commissions to become homeowners. Working with lenders, nonprofit organizations, Fannie Mae, Freddie Mac, Michigan State Housing Development Authority, other local Housing Commissions and City of Taylor THC is committed to use Housing Choice Voucher rental subsidies for mortgage payments. The program will provide pre-purchase counseling and training through participating agencies and local partners. The purpose of the counseling is to assist and develop eligible HCV participants to move into successful homeownership. Once the participants become homeowners, they will be required to participate in post-purchase counseling, both general and one-on-one as a requirement to continue future rental subsidies as mortgage payments. The Taylor Housing Commission's

Housing Choice Voucher Homeownership Program (HCVHP) will be developed under HUD final rule 24 CFR Part 982 dated November 18, 2002.

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

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:

THC will not provide homeownership assistance for a family unless THC determines that the family satisfies all of the following initial requirements at commencement of homeownership assistance for the family:

1. The family has been a participant of the HCV program for a minimum of one year.
2. The family is in good standing with tenant portion of rent payment to the owner/landlord and has had no delinquencies.
3. The family has not damaged any unit that received rental assistance and not violated Housing Quality Standards.
4. The family does not owe any funds to any other Housing Commission where the family has received rental assistance or lived in any public housing or assisted housing.
5. If any family member has previously received assistance under the homeownership program at any other Housing Authorities or Commissions, and has defaulted on a mortgage.
6. At commencement of homeownership assistance, the family must be any of the following:

a. A first-time homebuyer - defined as any member of the assisted family not having owned or purchasing a residence within three years prior to the homeownership assistance. The "first time homeowner" assisted family may not include a member who has:

1. Current or previous ownership of any residential property, regardless of whether the family used the property as its principal residence, within the three years prior to receiving homeownership assistance;
2. A family member who has "present ownership interest" in a residence during the three years before the commencement of homeownership assistance for the family;
3. Previously received assistance through the homeownership program (exceptions will be considered by WHC on a case-by-case basis, such as divorce, death of a spouse, etc.)

The "first-time homeowner" assisted family may include:

- i. family members who own or are acquiring shares in a housing cooperative prior to homeownership assistance;
 - ii. single-parent or displaced homemakers, who while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse; or
- b. A cooperative member; or

c. A family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person.

7. Minimum Income Requirements – The family must demonstrate that the annual earned income as determined by THC of the adult family members who will own the home is not less than the federal minimum wage multiplied by 2000 hours.

a. Except in the case of an elderly family or a disabled family THC shall not count any welfare assistance received by the family.

8. Employment Requirements – The family must demonstrate that one or more adult members of the family who will own the home:

a. Is currently employed on a full-time basis (the term “full-time employment” means not less than 40 hours per week): and has been continuously employed for 24 consecutive months before commencement of homeownership assistance for the family. Permissible gaps can only occur if the loss of employment resulted from measures beyond the employee’s control (i.e. layoff, medical leave emergency, etc.) and the gap of employment was not longer than four consecutive weeks.

b. THC will consider self-employment in a business. The family must demonstrate income earnings through IRS tax filings as a business.

c. The employment requirement does not apply to an elderly family or a disabled family.

9. Family Self-Sufficiency Program Participant – THC will assist families participating in FSS program offered by other Housing Authorities or Commissions. In such cases the family must Port-In to THC. The family must demonstrate that the head of the household is an active participant of a Family Self-Sufficiency Program administered by any Housing Authority or Commission and has fulfilled its FSS Contractual Obligations with the Authority or Commission and is in good standing with the current PHA.

10. Homeownership Counseling – Prior to starting the process of homeownership, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program as required by THC.

a. As part of the counseling, the family must complete the following, within eighteen months:

- i. Financial Literacy
- ii. Money Management
- iii. Budgeting – Reorganizing debt, developing monthly budget and following the financial plan as established with assistance of Homeownership Specialist
- iv. Credit Repair
- v. Savings and Investment
- vi. Basic Home Repair and Maintenance
- vii. Pre-purchase home inspection and selecting a home
- viii. Purchase Agreement – How to negotiate the purchase price of a home
- ix. Mortgage Loan – How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing
- x. Closing Documents
- xi. Taxes, Insurance, Equity, Line of Credit and
- xii. Predatory Lending

- b. Additionally, the family will be assessed for readiness and provided guidance on the following:
 - i. Finding a home – How to find a home, including information about homeownership opportunities, schools, and transportation in THC jurisdiction
 - ii. Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas
 - iii. Information on fair housing, including fair housing lending and local fair housing enforcement agencies, and
 - iv. Information about the Real Estate Settlement Procedures Act, state and federal truth-in-lending laws, and to identify and avoid loans with oppressive terms and conditions
- c. Post-Purchase Counseling - After commencement of homeownership assistance the family must participate in ongoing counseling on a monthly basis for the first twelve months, and quarterly from the second year. Not participating or missing on going counseling sessions without an acceptable reason by THC will be considered as program violation and THC may terminate mortgage assistance.
- d. All counseling shall be provided by an HUD, MSHDA and Fannie Mae approved Housing Counseling Agency.
- e. The family may be required to pay a minimum amount towards counseling.
11. Inspections –
 - a. HQS Inspections - THC shall not commence any homeownership assistance for a family until THC has inspected the unit and has determined the unit passes HQS.
 - b. HQS inspection may be done by a designated agency or contractor of THC
 - c. Independent Inspections – The unit must also be inspected by an independent professional Home Inspector selected by and paid by the family.
 - d. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical and heating systems
 - e. The family has to select Inspectors, who are members and meet the standards of American Society of Home Inspectors (ASHI) or a National Association of Home Inspectors (NAHI) to conduct the inspection. The inspectors have to be preapproved by THC.
 - f. The independent inspector must provide a copy of the inspection report both to the family and to THC. THC has the discretion to disapprove assistance based on the HQS and the Independent Inspection report.
12. Contract of Sale – The family member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must provide THC with a copy of the contract of sale.
 - a. The contract of sale must:
 - i. Specify the price and other terms of sale by the seller to the purchaser
 - ii. Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent contractor selected by the purchaser
 - iii. Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser
 - iv. Provide that the purchaser is not obligated to pay for any necessary repairs
 - v. Contain a certification from the seller that the seller has not been debarred, suspended or subject to a limited denial of participation by HUD or any other federal agency.

c. What actions will the PHA undertake to implement the program this year (list)? THC will start with a small number of participants, not to exceed, of 25 families. THC will develop a Homeownership Plan and submit to the Board of Commissioners for adoption. Upon adoption of the Plan, THC will conduct a review of the current Housing Choice Voucher participants and select families that meet eligibility criteria and invite them for an information session.

THC will establish partnerships with lenders, non-profits and realtors for implementation of the program.

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below): THC's Executive Director, who is also Director of Housing and Neighborhood Services, and the Commission's consultant have extensive experience in Creating and Implementing Homeownership Programs. Together they have over 40 years of experience.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): No. of Units – 150

General Location of Units- Northern boundary – Van Born Road; Eastern boundary – Telegraph Road; Southern boundary – Goddard Road; Western boundary – Inkster Road

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: City of Taylor

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

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

The City of Taylor has been instrumental in the formation of Taylor Community Team. The team comprises of staff from the City, local schools, Wayne County, the State of Michigan Department of Human Services, numerous nonprofit agencies, local churches and residents of the City. The goal of the Team is to eliminate duplication of services and bridge gaps in service delivery. The Team is considering including the Taylor Housing Commission, as member of the Team so that outstanding issues related to housing can be more effectively resolved.

While providing some direct services to residents, the City works primarily to identify available resource providers within the community and to coordinate client referral among appropriate service providers. This program has been successful in facilitating service coordination, as well as in addressing the needs of lower income residents of the City.

The City remains on target in accomplishing the goals and objectives and in meeting the priorities established in the annual and the 5-year Consolidated Plans. Much of the City efforts are targeted toward improving the affordable housing stock of the community and in assisting lower income residents in retaining their homes. Through the home rehabilitation program and

the section 8 Housing Choice Voucher Program, the City works to maintain affordable housing stock in the community.

In the past four years the City has invested over \$200,000 through CDBG towards rehab of the Maplewood Manor (Public Housing for Seniors and disabled). These funds were leveraged with the Capital Grant Fund Program to significantly improve the living conditions of the residents.

The City Consolidated Plan specifically outlines its commitment and role under the Public Housing Strategy (91.210).

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
N/A	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Taylor Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report: March 31, 2008					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$10,000	\$15,000	\$15,000	\$15,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$85,290	\$95,290	\$95,290	\$95,290
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$110,290	\$110,290	\$110,290	\$110,290
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report: March 31, 2008					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI 089	Management Improvement – Retaining of Management Consultant to assist with Program operations and administration	1408		10,000	15,000	15,000	15,000	On-going
1430	Fees and Costs – Retaining of Architect for design, development of construction documents, bidding, and construction monitoring	1430		15,000				Work in Progress
1460	Dwelling Structures – Conversion of units to laundry facilities, reconstruct front foyer of building, change mail room	1460		85,290	95,290	95,290	95,290	Work in Progress

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program No: MI 28 P 089 501 06 Replacement Housing Factor No:				Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MI-089	Aug 2008		Sept 2007	Aug 2010		March 2008	

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: December 31, 2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000	15,000	15,000	
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement		6,000	6,000	
10	1460 Dwelling Structures	82,162	86,162	86,162	
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	107,162	107,162	107,162	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs		25,000	25,000	
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI 089	Management Improvement – Retaining of Management Consultant to assist with Program operations and administration	1408		15,000	15,000	15,000		
1430	Fees and Costs – Retaining of Architect for design, development of construction documents, bidding, and construction monitoring	1430		10,000				
1450	Site Improvements – Repaving of parking lot	1450			6,000	6,000		
1460	Dwelling Structures – Office Improvement; Conversion and expansion of office;	1460		82,162	86,162	86,162		

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	15,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	82,162			
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	107,162			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Taylor Housing Commission			Grant Type and Number Capital Fund Program Grant No: MI 28 P 089 501 08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MI 089	Management Improvement – Retaining of Management Consultant to assist with Program operations and administration	1408		15,000				
1430	Fees and Costs – Retaining of Architect for design, development of construction documents, bidding, and construction monitoring	1430		10,000				
1460	Dwelling Structures – Office Improvement; Conversion and expansion of office; Parking lot improvements	1460		82,162				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Taylor Housing Commission				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009 PHA FY: 2010	FFY Grant: 2010 PHA FY: 2011	FFY Grant: 2011 PHA FY: 2012	FFY Grant: 2012 PHA FY: 2013
	Annual Statement	MANAGEMENT IMPROVEMENTS – Retain consultant for assistance with management operations, planning and implementing of capital fund program	MANAGEMENT IMPROVEMENTS – Retain consultant for assistance with management operations, planning and implementing of capital fund program	MANAGEMENT IMPROVEMENTS – Retain consultant for assistance with management operations, planning and implementing of capital fund program	MANAGEMENT IMPROVEMENTS – Retain consultant for assistance with management operations, planning and implementing of capital fund program
		FEES AND COSTS – Retain Architect for design and redevelopment	FEES AND COSTS – Retain Architect for design and redevelopment	FEES AND COSTS – Retain Architect for design and redevelopment	FEES AND COSTS – Retain Architect for design and redevelopment
		DWELLING STRUCTURES – Replace/repair roof; Resurface parking lot; Repair Elevator(s)	DWELLING STRUCTURES – Replace/repair roof; Resurface parking lot; Repair Elevator(s)	DWELLING STRUCTURES – General Building Improvements	DWELLING STRUCTURES – General Building Improvements
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :_2___ FFY Grant: 2009 PHA FY: 2010			Activities for Year: _3___ FFY Grant: 2010 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	MI 089	Management Improvements	\$15,000	MI 089	Management Improvements	\$15,000
Annual Statement		Fees and Costs	\$10,000		Fees and Costs	\$10,000
		Dwelling Structures	\$82,162		Dwelling Structures	\$82,162
Total CFP Estimated Cost			\$107,162			\$107,162

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 4 </u> FFY Grant: 2011 PHA FY: 2012			Activities for Year: <u> 5 </u> FFY Grant: 2012 PHA FY: 2013		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MI 089	Management Improvements	\$15,000	MI 089	Management Improvements	\$15,000
	Fees and Costs	\$10,000		Fees and Costs	\$10,000
	Dwelling Structures	\$82,162		Dwelling Structures	\$82,162
Total CFP Estimated Cost		\$107,162			\$107,162