

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

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# PHA Plans

Annual Plan for Fiscal Year 2008

## Detroit Housing Commission

Adopted on April 10, 2008 by the  
Board of Commissioner

**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:** Detroit Housing Commission

**PHA Number:** MI001

**PHA Fiscal Year Beginning:** (mm/yyyy) 7/01/2008

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units 3,902:   
 Number of S8 units:   
 Number of public housing units:  
 Number of S8 units: 5,643

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

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

### 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  
**2211 Orleans, Detroit MI 48207**  
**1301 East Jefferson, Detroit, MI 48207**
- 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  
**2211 Orleans, Detroit MI 48207**  
**1301 East Jefferson, Detroit, MI 48207**
- PHA development management offices  
**Smith Homes**  
**14313 Crescent Drive, Detroit, MI 48223**
- PHA local offices

- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library

**Main Branch- Detroit Public Library**

**5210 Woodward Ave.**

**Detroit, MI 48202**

- PHA website
- Other (list below)

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

- Main business office of the PHA 1301 East Jefferson Detroit, MI
- PHA development management offices
- Other (list below)

**Annual PHA Plan**  
**PHA Fiscal Year 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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.

The 2008 Annual Plan represents DHC's four year of its 2005-2009 Five Year Plan. This Plan exhibits efforts to promote creation of new units and income mixing beyond its Hope VI developments. DHC will seek to create ACC unit in various geographic areas throughout the City of Detroit. In addition, DHC will grow its strategies as it relates to addressing the physical needs of our developments. A key driving force behind the decision making process in this Plan is DHC's planned implementation of the new operating subsidy rule 24 CFR part 990 which was effective July 1, 2007. In addition to the new operating fund rule, DHC consulted both the local HUD field office; as well as, HUD Recovery Team members in constructing the 2008 PHA Plan. The PHA Plan 2008 continues to implement it's four major additions & changes from the 2005 year plan. First, continues development efforts through out the city of Detroit with the goal of adding 2,500 new units over the five years. Second, DHC has begun the demolition activities for the Jeffries East Development. Finally, DHC is continuing the implementation of the required conversion program for Douglass Homes due to the 2006 OIG report regarding a the mandatory 202 conversion based on the low occupancy at the Development. In December of 2007, DHC began relocation efforts for the residents at Frederick Douglass Homes

As background, HUD issued regulations implementing provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) on February 19, 1999. These regulations required each Public Housing Authority (PHA) to develop a Five-Year Plan with a Statement of Mission, Goals, and Objectives. QHWRA required PHAs to prepare an Annual Plan with a statement of housing needs of the lower income population in its community, along with the strategies, policies and resources to be used in addressing those needs. According to QHWRA, the Five-Year Plan and Annual Plan are to be developed in consultation with PHA Public Housing and Section 8 residents. These plans are also to be offered for review and comment by the public.

On April 14, 2000, the Board of Commissioners of the Detroit Housing Commission (DHC or Agency) approved the DHC First Five Year Agency Plan (“Plan”). The Plan, subsequently approved by HUD on November 22, 2000, set forth DHC’s statement of mission, goals, and objectives developed for the purpose of enhancing affordable housing opportunities for City of Detroit residents. DHC’s second five year plan was approved by the Board of Commissioners on 4/14/2005 and amended on 1/12/2006 by the Board of Commissioners. HUD approved DHC’s second Five Year Plan on 3/31/2006. Finally, the goals and major activities of Five-Year and Annual Plans are to be consistent with key housing-related objectives identified in the Consolidated Plans of the governmental unit(s) within the PHA’s jurisdiction.

The Detroit Housing Commission (DHC), a public housing authority, is subject to compliance with the planning requirements of QHWRA. Accordingly, the enclosed 2008 Plan-Year Four represents a collaborative, community effort that is consistent with the Agency's statement of mission, goals and strategies developed to address the housing needs of residents of the City of Detroit.

**Mission Statement:**

**“The City of Detroit Housing Commission and its employees, with competency, ethics and integrity, are committed to providing quality service to low and moderate income residents of the City of Detroit in the delivery of:**

- *Affordable housing opportunities of high quality construction*
- *Revitalized and stable neighborhoods*
- *Opportunities for growth and economic freedom*
- *Innovative programs in partnership with foundations and public entities, thereby maximizing resources required for program delivery*
- *The efficient and effective management of all resources generated*

The DHC’s 2008 Plan-Year Four has the broad support of the resident, human service and non-profit community. The 2008 Plan–Year Four continues the DHC’s original statement of mission, goals and objectives and is consistent with the needs and priorities as expressed by local government in Consolidated Plans. The 2008 Plan-Year Four was prepared with a high level of community involvement and input, and the strategies resulting from this involvement helped this plan stand out as a symbol in the provisioning of affordable housing opportunities within the City of Detroit.

**FIVE YEAR PLAN UPDATE**

## **AFFORDABLE HOUSING**

Consistent with HUD's Strategic Goal of "*Increasing the availability of decent, safe and affordable housing in American Communities*", the DHC will develop 1200 units of affordable housing. This housing will consist of units for rental as well as units for homeownership. The plan will exhibit a range of building types (i.e., single-family, town homes) and will be situated on scattered locations throughout the city.

The DHC will accomplish its related goals through the creation of public/private partnerships to facilitate affordable housing development and rehabilitation. DHC will identify and pursue non-traditional sources of funding for these housing activities and utilize mixed-income and mixed-finance approaches where feasible.

**Update: DHC has created public/private partnerships at Woodbridge Estates, Gardenview Estates, and Charles Terrace with the goal of creating new affordable housing at mixed income communities.**

## **EQUAL HOUSING OPPORTUNITY**

With respect to HUD's strategic goal of "*Ensuring equal opportunity in housing for all Americans*", the DHC will seek to facilitate affordable housing opportunities in areas outside of those with concentrations of low-income families. This includes expanding housing options for Section 8 program participants as well as developing affordable housing outside of areas of low-income concentrations.

The DHC will accomplish this goal through the use of education and public information, and town hall meetings as the primary strategy. By creating a better-informed group of Section 8 participants and potential housing providers, resistance and obstacles to dispersed affordable housing can be reduced.

**Update: In 2006-2007, and continued this past fiscal the DHC created a new Administrative Plan and created a new Admissions and Continued Occupancy Policy to enhance equal housing opportunities for both the Housing Choice Voucher participants and residents of public housing. DHC will be monitoring the implementation of these new documents to ensure it meets the goal set forth under Equal Housing Opportunities.**

## **SELF-SUFFICIENCY**

The DHC will address HUD's strategic goal of *"Promoting self-sufficiency and asset development"* of families and individuals by creating an environment where residents who want to achieve self-sufficiency will have every opportunity to do so. Utilizing existing and newly created partnerships to offer an array of services, the DHC will facilitate employment, training, and educational opportunities to program participants. Greater resident responsibility for work will be accomplished through implementation of policies and procedures that encourage work and reward success. Homeownership will be a vehicle through which asset development will be accomplished.

**Update: This past fiscal year DHC revised its FSS Action Plan for the Housing Choice Voucher. The goal of this amendment was to enhance the success of the FSS program in Section 8. As of 6/30/2008, the program had admitted 63 participants out of 75 slots.**

### **QUALITY OF LIFE**

Consistent with HUD's strategic goal of *"Improving quality of life and economic viability"*, the DHC will plan and execute physical, social improvements and operational improvements resulting in an improved living environment and enhanced customer service.

The DHC plans to accomplish the above goals through careful planning and execution of required capital improvements, utilization of partnerships to plan and initiate neighborhood improvements, and operational/administrative changes to enhance Agency efficiency.

**Update: As part of the Memorandum of Agreement with the Department of HUD, DHC is completing a comprehensive five year Capital Improvement Plan for each of DHC's Development. To date DHC has completed, the Physical Needs Assetment per development, annual performance and evaluation report for Grant Years 2004, 2005, 2006, 2007 and 2008. and a five year action plan for 2009-2013.**

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

- 1) *Continue to increase Public Housing Occupancy to 97% as of 6/30/2008 it is 79%.***

- 2) ***Leverage public private partnerships to create affordable units. DHC has signed agreements with developers to create units at Woodbridge Estates.***

	Gardenview	Woodbridge	Jeffries East
Units on New Site:	920	482	180
Rental	496	381	180
Homeownership	424	101	
Market Rate	473	167	
Affordable	98 (H.O.);349 (rental)	41 (H.O); 287(rental)	180
Units Off-Site	0		
Rental	0	180 (Jeffries East site)	
Homeownership	0	13	
Total Units	920		180

- 3) ***Demolition of obsolete public housing development: On March 20, 2008, DHC began demolition of Jeffries East as part of a revitalization effort of this former public housing development. DHC will be replacing the 252 Public Housing Units with 180 affordable units with 138 of them being public housing units.***

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

The Detroit Housing Commission along with its partner HUD is committed to invest in new communities in the City of Detroit. During the course of this five year plan DHC has or will spend the following amounts

	Woodbridge Estates	Gardenview Estates	Jeffries East
<b>Total Redevelopment Cost:</b>	<b>\$227,166,688</b>	<b>\$134,991,330</b>	<b>\$42,656,681</b>
<b>Funding Sources:</b>			
HOPE VI	\$24,224,160	\$39,807,342	\$6,372,702
RHF (HUD Program)	\$22,994,313	0	\$20,491,412
MROP/DEMO (HUD)	\$21,313,300	\$10,000,000	\$403,827
Private	\$126,058,311	\$75,513,135	\$ 3,500,000
Other Public	\$32,576,604	\$9,670,853	\$11,800,000



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

***Assisted Housing:  
Currently, have 63 enrolled in the FSS program . DHC intend to honor its commitment of 75 enrollees in the FSS program.***

***Hope VI has hired a Program Manager to begin to revive the CSSP Program for the Hope VI Developments.***

**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.

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**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.

**Attachments**

- Admission Policy for Deconcentration **Attachment A**  
 Annual Statement Performance & Evaluation Report  
 2004-2008 RHF 2002-2007 CFP **Attachment B**  
 Community Service Requirement **Attachment C**  
 2008-20011 Five Year Action Plan **Attachment D**  
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 Resident Membership List **Attachment F**  
 Project Based Voucher Plan **Attachment G**  
 Dwelling Lease **Attachment H**  
 Pet Policy **Attachment I**  
 Organizational Chart **Attachment J**  
 Demographic Assessment of Site Based Waiting Lists **Attachment K**  
 Section 8 Homeownership Plan **Attachment L**  
 5H Homeownership Plan **Attachment M**

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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: 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	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	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: <ol style="list-style-type: none"> <li>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</li> <li>2. Documentation of the required deconcentration and income mixing analysis</li> </ol>	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology 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 <input checked="" 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	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> 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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	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	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	Troubled PHAs
X	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	94,229	5	5	4	1	4	4
Income >30% but <=50% of AMI	54,676	4	4	3	1	3	2
Income >50% but <80% of AMI	67,630	2	2	3	1	3	2
Elderly	22,108	4	2	2	2	1	1
Families with Disabilities	38,015	5	3	1	4	2	2
Race/Ethnicity Black / Non-Hisp.	125,285	4	4	3	2	3	3
Race/Ethnicity White / Non-Hisp	14,740	3	3	3	2	3	3
Race/Ethnicity Hispanic	6,840	3	4	4	N/A	N/A	N/A
Race/Ethnicity							

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.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## 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	7,738		
Extremely low income <=30% AMI	7,094	91.68%	
Very low income (>30% but <=50% AMI)	311	4.02%	
Low income (>50% but <80% AMI)	52	0.67%	
Families with children	5,413	69.95%	
Elderly families	759	9.81%	
Families with Disabilities	1,806	23.34%	
White	59	0.76%	
Black/African American	7,478	96.64%	
Native American/ Alaskan Native	17	0.22%	
Asian/ Native Hawaiian / Other Pacific Islander	0	0	

**Housing Needs of Families on the Waiting List**

Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes How long has it been closed (# of months)? See Message Below Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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
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**DHC allows individuals to be admitted to a closed waiting list under the following condition “Persons displaced by a federally declared disaster occurring after 7/1/2005”**

**The following waiting lists are closed: Brewster, Douglas, Villages of Parkside I and VI, Scattered Sites, Smith Homes, State Fair, Charles Terrace, Sojourner Truth, Harriet Tubman, and Riverbend Tower.**

**The following waiting lists are open: Diggs (six bedroom only), Woodbridge Estates, Alexandrine, Forrest Park, Sheridan I and II, Woodbridge Senior and Woodbridge Senior enhanced.**

## DHC AME Managed Developments

AME Site Name	Brewster Homes	Charles Terrace	Harriet Tubman	Riverbend Towers	Sojourner Truth	State Fair	The Villages at Parkside	Village of Woodbridge Manor	Woodbridge Estates	Woodbridge Senior Village	AME Totals
	# of families	# of families	# of families	# of families	# of families	# of families	# of families	# of families	# of families	# of families	
Waiting list total	1159	989	371	186	1093	485	457	423	178	39	5380
Extremely low income (<=30% AMI)	1009	969	366	167	1070	444	414	249	178	12	4878
Very low income (>30% but <=50% AMI)	30	20	5	16	19	36	36	105	0	1	268
Low income (>50% but <80% AMI)	18	0	0	3	4	4	4	16	0	1	50
Families with children	985	949	111	0	1052	51	291	0	102	0	3541
Elderly families	57	3	4	43	4	12	13	423	19	3	581
Families with disabilities	420	99	10	143	113	81	53	0	57	11	987
<b>Race</b>											
White	0	17	6	1	19	4	0	0	0	0	47
Black/African American	1132	972	365	185	1074	481	457	420	178	14	5278
American Indian/Alaskan Native	13	0	0	0	0	0	0	0	0	0	13
Asian/Native Hawaiian/Other Pacific Islander	0	0	0	0	0	0	0	0	0	0	0
<b>Ethnicity</b>											
Hispanic	0	0	0	0	0	1	0	1	0	0	2
Non-Hispanic	0	989	371	186	1093	484	457	83	178	14	3855
<b>Characteristics by Bedroom Size (Public Housing Only)</b>											
1 BR	0	0	371	171	0	485	127	416	75	36	1681
2 BR	654	599	0	15	592	0	176	7	60	3	2106
3 BR	505	376	0	0	414	0	98	0	43	0	1436
4 BR	0	14	0	0	87	0	38	0	0	0	139
5 BR	0	0	0	0	0	0	18	0	0	0	18
5+ BR	0	0	0	0	0	0	0	0	0	0	0



## DHC Managed Developments

DHC-Managed Site Name	Forest Park	Sheridan Place	Warren West	Diggs Homes	Smith Homes	DHC-Managed Totals
	# of families	# of families	# of families	# of families	# of families	
Waiting list total	83	282	39	546	1408	2358
Extremely low income (<=30% AMI)	73	266	32	536	1309	2216
Very low income (>30% but <=50% AMI)	10	0	4	10	19	43
Low income (>50% but <80% AMI)	0	0	1	0	1	2
Families with children	0	0	0	546	1326	1872
Elderly families	9	78	14	0	77	178
Families with disabilities	36	205	25	173	380	819
<b>Race</b>						
White	0	2	0	7	3	12
Black/African American	58	218	39	532	1353	2200
American Indian/Alaskan Native	0	0	0	2	2	4
Asian/Native Hawaiian/Other Pacific Islander	0	0	0	0	0	0
<b>Ethnicity</b>						
Hispanic	2	1	1	2	2	8
Non-Hispanic	32	217	36	32	61	378
<b>Characteristics by Bedroom Size (Public Housing Only)</b>						
1 BR	83	282	35	0	0	400
2 BR	0	0	4	0	794	798
3 BR	0	0	0	433	557	990
4 BR	0	0	0	69	57	126
5 BR	0	0	0	19	0	19
5+ BR	0	0	0	25	0	25

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance**  
 Public Housing  
 Combined Section 8 and Public Housing  
 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	8,000		+8,000
Extremely low income <=30% AMI	4,261	53%	
Very low income (>30% but <=50% AMI)	917	11.40%	
Low income (>50% but <80% AMI)	456	5.7%	
No Response	2,366	29.57%	
Families with children	1,318	16.47%	
Elderly families	252	3.15%	
Families with Disabilities	1,076	13.45%	
White / Hispanic	630	7.87%	
Native American	40	0.50%	
Asian	17	0.21%	
Black/African American	7,264	90.80%	
No Response	49		

Is the waiting list closed (select one)?  No  Yes

How long has it been closed (# of months)? 1 month

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes  
 DHC opened it waiting from January 30<sup>th</sup> to February 5<sup>th</sup> 2008. DHC received approximately 40,000 applications. DHC randomly selected 8,000 names.

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### 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
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

#### **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.
- Other: (list below)

**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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

***Through DHC's Hope VI and Replacement Housing Factor Developments Projects, DHC will focus on developing communities which are limited to 25-50% of the total units ACC with the remaining units utilizing either market rate units, tax credit units or Project based voucher units.***

***DHC's reasons for selecting the aforementioned strategies, is that they are consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability. This strategy is also consistent with HUD's vision of providing mixed income communities.***

**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

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

***Through DHC's Hope VI and Replacement Housing Factor Developments Projects, DHC will focus on developing communities which are limit the number of ACC units to 25-50% of the total development with the remaining units utilizing either market rate units, tax credit units or Project based voucher units.***

***DHC's reasons for selecting the aforementioned strategies, is that they are consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability. This strategy is also consistent with HUD's vision of providing mixed income communities.***

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly (**Approved 3/18/2005**)
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

*DHC selected this strategy as one that is consistent with the desires of our residents and that this strategy is consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability.*

**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
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

DHC is currently negotiating a voluntary compliance agreement with the Department of Housing and Urban Development. This agreement will ensure DHC compliances with ADA and 504 regulations

**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
- Other: (list below)

*DHC selected this strategy as one that is consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability.*

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

*DHC selected this strategy as one that is consistent with our core business to provide decent, safe, affordable housing to low-moderate income families, regardless of race, color, religion national origin, sex, familial status, and disability.*

**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:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants</b>		

a) Public Housing Operating Fund	\$ 12,308,136	
b) Public Housing Capital Fund 2004	\$ 62,045	
b) Public Housing Capital Fund 2005	\$ 120,873	
b) Public Housing Capital Fund 2006	\$ 5,864,272	
b) Public Housing Capital Fund 2007	\$ 8,311,913	
b) CFP 2008	\$9,463,798.00	
CFP/ RHF 2008 Increment I & II	\$1,367,468.00    \$2,816,919.00	
CFP/RHF 99-B	\$ 2,919,137.00	
CFP/RHF 2000	\$ 4,021,494.00	
CFP/RHF 2001	\$ 6,771,429.00	
CFP/RHF 2002	\$ 5,380,807.00	
CFP/RHF 2003	\$ 678,581.00	
CFP/RHF 2004	\$ 1,254,484.00	
CFP/RHF 2005	\$ 553,947.00	
CFP/RHF 2006	\$ 2,114,988.00	
CFP/RHF 2007	\$ 1,281,813.00	
CFP/RHF 2003 Increment II	\$ 5,551,832.00	
CFP/RHF 2004 Increment II	\$ 7,554,331.00	
CFP/RHF 2005 Increment II	\$ 8,695,435.00	
CFP/RHF 2006 Increment II	\$ 6,606,378.00	
CFP/RHF 2007 Increment II	\$ 8,449,433.00	
c) HOPE VI Revitalization Parkside	\$ 10,476,868	
c) HOPE VI Revitalization Jeffries	\$ 11,004,364.00	
c) HOPE VI Revitalization Herman	\$ 20,476,721.00	
d) HOPE VI Demolition Herman	\$ 2,060,000.00	
d) HOPE VI Demolition Douglass	\$ 403,827.00	
d) HOPE VI Demolition Herman	\$ 1,735,000.00	
d) HOPE VI Demolition Jeffries	\$ 249,150	

d) MROP	\$ 6,459,173.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 40,999,279.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$ 4,217,076.00	
<b>4. Other income (list below)</b>		
Interest	\$ 60,000.00	
<b>4. Non-federal sources (list below)</b>		
<b>City of Detroit</b>	\$ 300,000.00	



### **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: **(60 days)**
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other **Credit History**

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  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)

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

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

- PHA main administrative office

- PHA development site management office *Note: Applications are taken onsite at the Development in which the applicants desire residence.*  
 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? **22**

**19-Existing Site Based Wait List**

**Charles Terrace (MI001-05)**

**Smith Homes (MI001-06)**

**Sojourner Truth (MI001-15 and 42)**

**Diggs (MI001-17)**

**Scattered Sites (MI001-19, 20, 21, 37 and 38)**

**Brewster Homes (MI001-50)**

**Alexandrine Apartments**

**Jeffries/Woodbridge (MI001-7) – Hi-Rises- West side of the Lodge Freeway**

**Forest Park (MI001-11)**

**Sheridan I (MI001-18)**

**Sheridan II (MI001-45)**

**State Fair (MI001-26)**

**Warren West (MI001-27)**

**River Bend Towers (MI001-28) -**

**Harriet Tubman (MI001-29)**

**Woodbridge Senior Enhanced**

**Villages At Parkside II**

**Villages at Parkside IV**

**Woodbridge Family**

**3 Planned Sited Based Lists**

**Jeffries East**

**Parkside III**

**Gardenview Estates**

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**

**3 Planned Sited Based Lists**

**Jeffries East**

**Parkside III**

**Gardenview Estates**

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? **There is no limitation as to the number of lists one appears on.**
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
  - Two
  - Three or More
- b.  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:
- 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?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused
  - Underhoused
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Resident choice: (state circumstances below)
  - Other: (list below)

c. Preferences

1.  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)
- 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
- 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)

*Persons with Disabilities & Elderly Persons*

*Persons displaced by a federally declared disaster occurring after 7/1/2005.*

*Persons enrolled in job training/education programs or who are relocated residents of developments demolished through DHC’s HOPE VI /RHF grants. This only applies to applicants of Hope VI and RHF Developments. This preference does not apply to persons who have been permanently relocated to another residence.*

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:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 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
- Residents who live and/or work in the 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
- Other preference(s) (list below)

*2 Persons with Disabilities & Elderly Persons*

*1 Persons displaced by a federally declared disaster occurring after 7/1/2005.*

*2 Persons enrolled in job training/education programs or who are relocated residents of developments demolished through DHC's HOPE VI/RHF grants. This only applies to applicants of Hope VI and RHF Developments. This preference does not apply to persons who have been permanently relocated to another residence.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- 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)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

***Pre-Occupancy training materials***

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

- At an annual reexamination and lease renewal
- Any time family composition changes *Within 10 days*
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  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  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:

**22-Site Based Wait List**

**Charles Terrace (MI001-05)**

**Smith Homes (MI001-06)**

**Sojourner Truth (MI001-15 and 42)**

**Diggs (MI001-17)**

**Scattered Sites (MI001-19, 20, 21, 37 and 38)**

**Brewster Homes (MI001-50)**

**Alexandrine Apartments**

**Jeffries/Woodbridge (MI001-7) – Hi-Rises- West side of the Lodge Freeway**

**Forest Park (MI001-11)**

**Sheridan I (MI001-18)**

**Sheridan II (MI001-45)**

**State Fair (MI001-26)**

**Warren West (MI001-27)**

**River Bend Towers (MI001-28) -**

**Harriet Tubman (MI001-29)**

**Woodbridge Senior Enhanced**

**Villages At Parkside II**

**Villages at Parkside IV**

**Woodbridge Family  
Jeffries East  
Parkside III  
Gardenview Estates**

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below: Currently only employed at RHF sites.
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below: Currently, only employed at RHF sites.
- Other (list policies and developments targeted below)

d.  Yes  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)
- 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  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  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
  - Other (describe below) ***Known previous address of prospective renter***

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



*When DHC opens the waiting DHC establishes a PO BOX as well as an online website where interested persons can apply for tenant based assistance.*

**(3) Search Time**

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

If yes, state circumstances below:

*For documented difficulty in locating rental units for Section 8*

**(4) Admissions Preferences**

- a. Income targeting

- Yes  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.  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

- 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  
 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
- Other preference(s) (list below)

***Persons with disability and Elderly Persons***

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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 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
- 1 Other preference(s) (list below)

Persons with Disability and Elderly Persons

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

- Date and time of application
- Drawing (lottery) or other random choice technique

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

- This preference has previously been reviewed and approved by HUD

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

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)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

*The Request for Proposal details the selection criteria of the Housing Choice Voucher Project Based Plan.*

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

Through published notices

Other (list below)

*The selection criteria of the Housing Choice Voucher Project Based proposal is established in the Request for Proposal. Also see Attachment X Housing Choice Voucher Project Based Plan.*

### **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---

- 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  
 \$26-\$50

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

***Effective July 1, 2005, the DHC established \$50.00 as a minimum rent. DHC has not adopted any discretionary minimum hardship exemptions. The DHC will follow the hardship exemptions as prescribed in CFR 24 5.630.***

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

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- 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
- 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)
- 95<sup>th</sup> 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)\_\_\_\_\_
  - Other (list below)

***These changes must be reported within 10 days of their occurrence. No increase in rent will become effective until the next regular re-exam date. Decreases in rent are effective on the first of the month after the change is reported.***

- g.  Yes  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
  - Other (list/describe below)

<u>Bedroom Size</u>	<u>Flat Rent</u>
0BR	\$619.00
1BR	\$686.00
2BR	\$829.00
3BR	\$986.00
4BR	\$1,017.00

## 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)

## **(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)

*Effective July 1, 2005, the DHC established \$50.00 as a minimum rent. DHC has not adopted any discretionary minimum hardship exemptions. The DHC will follow the hardship exemptions as prescribed in CFR 24 5.630.*

## **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.
- A brief description of the management structure and organization of the PHA follows: *DHC under the leadership of the HUD Recovery Administrator is designing a new organization structure which will be completed by 6/30/2008. At that time DHC, will re-organize in order to fulfill the need to convert to Asset Based Management.*

### **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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2,370	+53



Section 8 Vouchers	4,400	+1,000
Section 8 Certificates		
Section 8 Mod Rehab	305	30
Special Purpose Section 8 Certificates/Vouchers (list individually)	408	40
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

### 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.

#### GENERAL MANAGEMENT POLICIES AND PROCEDURES

- Information Technology Guidelines
  - Help Desk Procedures
  - Equipment Selection Procedures
  - Inventory Disposal Guidelines
  - Information Technology Security Guideline
- Equal Housing Opportunity Policy
- Minority & Women Business Enterprise Plan
- Press and Media Guidelines
- Open Meeting Act Procedures
- Resident Participation Management Procedures
  - Economic Development/Self-Sufficiency
- Resident Representation Resolution
- Resident Scholarship Policy
- Risk Control Guidelines
- Solicitation Procedures
- Tracking and Reporting of Crime Guidelines
- Travel Policy
- Freedom of Information Act
- Blood-Borne Pathogens Procedures Medical Emergency Procedures
- Vehicle Use Guidelines

Weapons Policy  
Harrasment Policy  
Conflict of Interest Policy  
Parking Permit Procedures / Policy  
Resident Screening Policy  
Lease Enforcement Procedure  
Davis Beacon Wage Requirement Compliance Guidelines

## PHYSICAL/PROPERTY MANAGEMENT POLICIES

Requirements under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794)  
Deceased Tenant Policy  
Evaluation and reduction of lead-based paint hazards and have available proper certifications of such CFR part 35  
Facilities Use Policy  
Grievance Procedures  
Pest Control Policy for the prevention or eradication of pest infestation (including cockroach infestation)  
Rent Collection Policy  
Utility Allowances and Surcharges  
Maintenance/Excess Charges Policy  
Family Choice Rents  
Third Party Verifications  
Janitorial Services for the Administration Offices and DHC Multi-Family & Senior Communities  
Daily Property Inspections  
Levels of Hierarchy Verifications & Use of Verification Monitoring Form  
Resident File Document Order  
Exigent Health and Safety Deficiencies  
Inspection Procedures  
Work Order Procedures  
Unit Pre-Procedure

Accounting Procedures  
Policy and SOP for preparation of HUD LOCCS for requisitions / vouchers and the disbursement of all federal grant funds  
Accounts payable and check disbursement procedures  
Capitalization Policy  
Check Signing Authorization Policy  
Cost Allocation Plan  
Investment Policy

Procedure for receipting and processing tenant payments for all charges billed monthly

#### PROCUREMENT

Disposition Policy – Title 24—Housing and Urban Development  
Essential / Small Purchasing Procedures  
Procurement and Authority / Administration Policy  
Inventory Control Policy  
Procurement Policy  
Tax Credit Guidelines and Handbook

#### PERSONNEL POLICIES

Personnel Manual, Policy and Amendments  
Administrative Procedures  
Affirmative Action Plan  
Family Medical Leave Notice (FMLA) Rules of Conduct  
Drug-Free Work Place Policy  
Safety Policy

#### ADMISSIONS POLICIES

Public Housing Admission and Continued Occupancy Policy  
Dwelling Lease Agreement  
Grievance Procedures  
Public Housing Income Guidelines Section 5(h) Homeownership Plan  
Screening Policy  
Transfer Policy  
Pet Policy  
One Strike Policy

#### HOPE VI

Administration for Grants Guidelines  
HOPE VI Budget Guidance  
Cost Guidelines  
Cost Control and Safe Harbor Standards for Rental Mixed – Finance  
Development Guidelines  
Environmental Review Guidelines  
Relocation Authority Procedures

#### Assisted Housing

SEMAP Procedure  
Partial Procedure of rent increase  
Section 8 Portability Procedure

Vacancy Loss Claim Procedure  
SOP for Quality Control of the Annual Recertification Process for the HCV Program.  
Tenant File Arrangement Procedure  
Moving Packet Procedure  
SOP for Exclusion/Abatements Procedure  
Mod Rehab SOP's Procedure  
Annual and Interim Recertification's Procedure  
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)

- PHA main administrative office  
 PHA development management offices

*“A grievance shall be presented in writing, signed and submitted to the site manager that sent the notice or is responsible for the action or failure to act upon which the grievance is based. The grievance must be presented within fourteen (14) calendar days after the day of the action or failure to act which is the basis for the grievance.”*

- 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)

PHA main administrative office

2211 West Orleans, Detroit, MI 48207

*“A request for an informal review must be received by the close of the business day, no later than 10 calendar days from the date of receipt of DHC’s letter denying assistance. The informal review will be scheduled within a reasonable time frame (generally within 30 calendar days) from the date the request is received.”*

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) Attachment B

-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 Attachment D

-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: TVP I, TVP II, TVP III, TVP IV
2. Development (project) number: MI001-14,51,63,64,65
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

**DHC is currently following it's Revitalization Plan; however, DHC submitted it's RPU to OPHI in order to include the new Salvation Army Kroc Recreation Center and the proposed new unit mix for Villages of Parkside III within Development Activities.**

**In addition, in 2000 the Inspector General's Office identified 1,810 deficiencies at Parkside Villages II and IV . To date 1,801 of the citations have been corrected. The remaining 9 citations will be corrected by 6/30/2008. The citations will be corrected with non federal funds.**

- 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: **Woodbridge Estates & Jeffries**
2. Development (project) number: **MI-001-07**
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

**DHC has been approved an amended RP to include Jeffries East as the off-site component of Jeffries West to OPHI.**

**Housing Choice Voucher Project Based Program may be utilized on vacant property, should DHC identify qualified and interested developer(s). See Attachment J Housing Choice Voucher Project Base Plan. DHC will be amending it's Revitalization Plan to include the Jeffries East offsite component.**

- 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: **Herman Gardens**
2. Development (project) number: **MI-001-04**
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

**Housing Choice Voucher Project Based Program may be utilized on vacant property, should DHC identify qualified and interested developer(s). See Attachment J Housing Choice Voucher Project Base Plan.**

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:

**Jeffries - MI00107**  
**Parkside - MI28P001014**  
**Herman Gardens - MI28P001004**  
**Charles Terrace MI001005**  
**Frederick Douglass Homes MI001008**

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: <b>Frederick Douglass Homes</b> 1b. Development (project) number: <b>AMP 4, 5, and 6</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <b>approved</b> , submitted, or <b>planned for submission: 12/7/2007</b>
5. Number of units affected: <b>661</b> 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/07</b> b. Projected end date of activity: <b>06/30/09</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Jeffries (East Side of M-10 Freeway)</b> 1b. Development (project) number: <b>AMP 8</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, <b>submitted</b> , or planned for submission: <b>10/31/2006</b>
5. Number of units affected: <b>252</b> 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/06</b> b. Projected end date of activity: <b>06/30/09</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Villages of Parkside I</b>

1b. Development (project) number: <b>MI001002</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, <b>submitted</b> , or planned for submission: <b>11/28/2006</b>
5. Number of units affected: 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development <b>*This land will be disposed to the Salvation Army for Recreation Center</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/06</b> b. Projected end date of activity: <b>06/30/09</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered Sites</b> 1b. Development (project) number: <b>AMP 14</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <b>planned for submission: 9/1/2008</b>
5. Number of units affected: <b>TBD</b> 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development DHC will analysis it's Scattered Sites and Dispo of non-performing units; the remaining will be sold under section 32
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/08</b> b. Projected end date of activity: <b>06/30/09</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered Sites</b> 1b. Development (project) number: <b>AMP 12</b>

2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <b>planned for submission: 9/1/2008</b>
5. Number of units affected: <b>TBD</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development DHC will analysis it's Scattered Sites and Dispo of non-performing units; the remaining will be sold under section 32
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/08</b> b. Projected end date of activity: <b>06/30/09</b>
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered Sites</b> 1b. Development (project) number: <b>AMP 13</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/1/2008
5. Number of units affected: TBD
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development DHC will analysis it's Scattered Sites and Dispo of non-performing units; the remaining will be sold under section 32
7. Timeline for activity: a. Actual or projected start date of activity: 07/01/08 b. Projected end date of activity: 06/30/09
<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Lee Plaza</b> 1b. Development (project) number: <b>MI001-32</b>
2. Activity type: Demolition <input type="checkbox"/>

Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application <b>approved</b> , submitted, or planned for submission: <b>5/21/1996</b>
5. Number of units affected: <b>214</b> 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/08</b> b. Projected end date of activity: <b>06/30/09</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Temple Towers</b> 1b. Development (project) number: <b>MI001-31</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <b>approved</b> , submitted, or planned for submission: <b>9/9/1995</b>
5. Number of units affected: <b>64</b> 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development <b>NOTE: Buildings was demolished by the City of Detroit after a fire in the building. DHC is negotiating with the City on matters as it relates to Financial and SHPO matters</b>
7. Timeline for activity: a. Actual or projected start date of activity: <b>07/01/08</b> b. Projected end date of activity: <b>06/30/09</b>

**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  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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b>Jeffries (Only West Side of Lodge Freeway)</b>
1b. Development (project) number:	<b>MI001-07-</b>
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation <b>approved</b> , submitted, or planned for submission:	<b>03/16/2005</b>
5. If approved, will this designation constitute a (select one) <b>Not Applicable</b>	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<b>346</b>
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b>Forest Park</b>

1b. Development (project) number: <b>MI001-11</b>
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation <b>approved</b> , submitted, or planned for submission: <b>03/16/2005</b>
5. If approved, will this designation constitute a (select one) <b>Not Applicable</b> <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <b>97</b> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

**Designation of Public Housing Activity Description**

1a. Development name: <b>Sheridan I</b> 1b. Development (project) number: <b>MI001-18</b>
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation <b>approved</b> , submitted, or planned for submission: <b>03/16/2005</b>
5. If approved, will this designation constitute a (select one) <b>Not Applicable</b> <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <b>209</b> 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

**Designation of Public Housing Activity Description**

1a. Development name: <b>Warren West</b> 1b. Development (project) number: <b>MI001-27</b>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)          Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>          Submitted, pending approval <input type="checkbox"/>          Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 03/16/2005</p>
<p>5. If approved, will this designation constitute a (select one) Not Applicable  <input type="checkbox"/> New Designation Plan  <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 143          7. Coverage of action (select one)  <input type="checkbox"/> Part of the development  <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: <b>Riverbend</b>          1b. Development (project) number: <b>MI001-28</b></p>
<p>2. Designation type:          Occupancy by only the elderly <input checked="" type="checkbox"/>          Occupancy by families with disabilities <input type="checkbox"/>          Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)          Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>          Submitted, pending approval <input type="checkbox"/>          Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 03/16/2005</p>
<p>5. If approved, will this designation constitute a (select one) Not Applicable  <input type="checkbox"/> New Designation Plan  <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 95          7. Coverage of action (select one)  <input type="checkbox"/> Part of the development  <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: <b>Sheridan II</b>          1b. Development (project) number: <b>MI001-45</b></p>
<p>2. Designation type:          Occupancy by only the elderly <input checked="" type="checkbox"/>          Occupancy by families with disabilities <input type="checkbox"/>          Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)          Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>          Submitted, pending approval <input type="checkbox"/>          Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: 03/16/2005</p>
<p>5. If approved, will this designation constitute a (select one) Not Applicable  <input type="checkbox"/> New Designation Plan</p>

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
X Total development
Designation of Public Housing Activity Description
1a. Development name: <b>Jeffries (Only West Side of Lodge Freeway)</b>
1b. Development (project) number: <b>MI001-07-Woodbridge Senior Enhanced</b>
2. Designation type:
Occupancy by only the elderly X
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 checked="" type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 03/16/2005
5. If approved, will this designation constitute a (select one)
<input checked="" type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 50
7. Coverage of action (select one)
X 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.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name: <b>Fredrick Douglass Homes</b>	
1b. Development (project) number: <b>MI001-08</b>	
2. What is the status of the required assessment	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input checked="" type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input checked="" 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: (06/13/2007) <input checked="" type="checkbox"/> Conversion Plan approved by HUD on: (12/07/2007) <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 checked="" type="checkbox"/> Other: (describe below) <b>Demolition application Approved Dispo application underdevelopment</b>	

**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.  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  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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Scattered Site AMP 12</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, <b>submitted</b> , or <u>planned for submission</u> : <b>5(h) Plan 01/22/97; Revised 5(h) Plan 4/3/00; Section 32 is planned for submission on 06/30/2008</b>
5. Number of units affected: <b>TBD-Based on DHC Analysis of viability All Scattered Sites will either be DEMO/DISPO or Sold under Section 32</b>

6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Scattered Site</b> 1b. Development (project) number: <b>AMP 13</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, <b>submitted</b> , or planned for submission: <b>5(h) Plan 01/22/97; Revised 5(h) Plan 4/3/00; Section 32 is planned for submission on 06/30/2008</b>
6. Number of units affected: <b>TBD-Based on DHC Analysis of viability All Scattered Sites will either be DEMO/DISPO or Sold under Section 32</b>
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: <b>Scattered Site</b> 1b. Development (project) number: <b>AMP 14</b>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <b>5(h) Plan 01/22/97; Revised 5(h) Plan 4/3/00; Section 32 is planned for submission on 06/30/2008</b>
2. Number of units affected: <b>TBD-Based on DHC Analysis of viability All Scattered Sites will either be DEMO/DISPO or Sold under Section 32</b>
6. Coverage of action: (select one)

- |   |
|---|
| <input checked="" type="checkbox"/> Part of the development |
| <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:

#### 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 (l)]

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 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)?

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)

- Public housing rent determination policies
- Public housing admissions policies
- 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

- 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. )

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	TBD	TBD
Section 8	75	41 as of 12/31/2007

- b.  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)
- 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.
  - 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**

### **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
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- 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).

- Safety and security survey of residents
- 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
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below) Security Reports

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

**Federal law enforcement agencies have conducted empirical data analysis of all of DHC properties. Due to the sensitivity of the data federal law enforcement agencies could not share the raw data with DHC however they have independently confirmed that Brewster/ Douglas and Jeffries East are DHC highest crime properties.**

**DHC in 2004 established a Task Force made up of the Detroit Police Department, DEA, AFT and the US Marshal Service to reduce crime at DHC Developments. To date this Task Force has conducted approximately 1 raid which have resulted in arrests and the evictions of residents under the Federal Government's "One Strike Policy."**

**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
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

**Federal law enforcement agencies have conducted empirical data analysis of all of DHC properties. Due to the sensitivity of the data federal law enforcement agencies could not share the raw data with DHC however they have independently confirmed that Brewster/ Douglas and Jeffries East are DHC highest crime properties.**

**DHC in 2004 established a Task Force made up of the Detroit Police Department, DEA, AFT and the US Marshal Service to reduce crime at DHC Developments. To date this Task Force has conducted 1 raid which have resulted arrests and the evictions of residents under the Federal Government's "One Strike Policy."**

**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
  - Other activities (list below)
2. Which developments are most affected? (list below)

**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.

- 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)]

**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.  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.  Yes  No: Was the most recent fiscal audit submitted to HUD? Yes 6/30/2008
- 3.  Yes  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)? The HUD contracted Financial Team is working diligently to resolve the challenges faced within the Financial Department. The HUD Financial team is projecting the closing of DHC books in July in preparation for Unaudited and audited records to be filed with

HUD during the appropriate reporting periods for the past fiscal year.

- 1) Audited Submitted 6/30/2008 under authority granted by waiver from HUD accepted 6/30/2008
- 2) Unaudited Submitted 4/30/2008 under authority granted by waiver from HUD accepted 7/23/2008
- 3) Previously accepted IPA was the 2002 Audit accepted by HUD 4/8/2004

## **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.  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
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)

## **Asset Management Fees**

Management Fees \$111.44 per unit per Month

(Central Office Cost Center)

Bookkeeping Fee \$7.50 per Unit per Month

(Finance, Information Technology, and Human Resources)

Asset Management Fee \$10.00 per Unit per Month

(Asset Management Administration Office)

## **Capital Fund Administrative Fee**

10% of the Grant Award

## Development Administrative Fee

10% of Grant for pre-2007 awards

3% of the Total Development Cost for Post 2007 Grand Awards

3.  Yes  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?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

**Detroit Housing Commission**  
**Five Year Action Plan 2005-2010/Annual Plan 2007**  
April 8, 2008

Present:

Lindsey Reames, DHC Board of Commissioners  
Eugene E. Jones, Jr. Executive Director  
Patricia Baines-Lake, Director of Special Projects  
William Ward, Planning & HUD Compliance Manager  
Hector Hernandez, Director of Assisted Housing  
Kelley Lyons, Director of Administrative Services  
Jeffrey Bond, Purchasing Manager

Lindsey Reames called meeting to order at 10:15am and provided an overview of the meeting plan and agenda. Ms. Reames explained that DHC's Annual Plan was constructed with the Detroit Housing Commission's (DHC) recovery effort in mind as well as the agency's transition to an asset based management system. She added that a national search was conducted to hire the new Executive Director Eugene E. Jones. Ms. Reames then turned over presentations to William J. Ward.

Mr. Ward then made the following presentations, Asset Management, Section 32, CFP Activities, Housing Choice Voucher, and the Statement of Financial Resources.

Ms. Reames then opened up the floor for comments by the Public at Large. There were none.

Ms. Reames adjourned the meeting at 11:00am.

**Detroit Housing Commission  
Resident Advisory Board Comments**

January 4, 2008, January 18, 2008, and February 19, 2008

RAB Board requested another meeting to again address the security issues.

**FREDRICK DOUGLASS CONVERSION**

**Resident Concerns and Comments**

Now that relocation has begun please ensure that the property is maintained both from a maintenance perspective as well as a security perspective.

**RE-ESTABLISHMENT OF AN HA-WIDE RESIDENT BODY**

**Resident Concerns and Comments**

The residents are concerned that only during the annual plan process there issues are being heard by the Housing Commission. The RAB proposes that DHC re-establish the HA-Wide which meets on a monthly basis. The Executive Director agreed with this comment and is in the process of re-establishing a council made up of each developments President.

**RAB COMMENT WARREN WEST**

Security is a major issue at Warren West. DHC has responded by adding additional security at that building, and is in the process of implementing a new DHC wide Security Plan.

**RAB COMMENT SCATTERED SITES**

A Scattered Sites resident inquired as to what is happened with Scattered Sites and stated that Scattered Sites in need of Capital Funds. It was explained that DHC has set aside \$400,000 in funds for Scattered Site Renovation for Fiscal Year 2008-2009.

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:
  - Other: (list below)

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

1.  Yes  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  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.) *The Secretary of Housing and Urban Development and the Mayor of the City of Detroit signed a cooperative endeavor agreement in July 2005, which appointed a Recovery Administrator who serves both as the Executive Director and the Board of the Commissioner.*

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

**In 2008, DHC representatives met with representatives of the City of Detroit's Planning and Development Department. This dialogue was necessary to ensure that both DHC and the City's Planning and Development Department were able to continue Detroit's Strategic Vision through the 2005-2010 Consolidated Plan and DHC's Five Year Plan 2005-2009. In February 2008, representatives from DHC and PDD met again to continue to ensure that DHC's Annual Plan and the City of Detroit's Action Plan were consistent with the City of Detroit's strategy going forward.**

**The City is fulfilling its financial obligations to the DHC in a number of ways. Infrastructure funding is being provided for the new 920-unit Gardenview Estates development on the west side of Detroit. HOME dollars have been committed for a number of DHC development initiatives. And, City-owned lots are being made available to DHC to complete various development and homeownership initiatives.**

**Allocate HOME investment trust funds to proposed projects based on the eligibility, feasibility and benefits of the proposed project.  
Improve coordination among the various agencies involved in affordable housing.**

**Provide opportunities for Homeownership.**

**Provide supportive services to the elderly and persons with special needs.**

**The ultimate goal of the City of Detroit's housing strategies is to ensure that all City of Detroit residents live in decent, safe and sanitary housing.**

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Representatives of the Detroit Housing

#### D. Other Information Required by HUD

**The Agency Plan is a living document, which shall serve to guide DHC operations and resource management. In the event that circumstances or priorities necessitate actions, which would represent a substantial departure from the goals, objectives, timetables or policies as set forth in the plan, the DHC will invite resident review and input prior to taking actions that would implement such substantial changes.**

**Development of subsequent Annual Plans shall be a vehicle through which updates and minor or routine modifications to the Agency Plan are made. On an annual basis the DHC will review its progress toward the achievement of its goals and objectives and the existing policies and procedures, adequately address the needs of its constituents, stakeholders and the agency. To the extent that those needs are not met by the elements of the existing Agency Plan, the subsequent Annual Plan shall be written to reflect changes to goals, objectives, policies and procedures to address those needs.**

**In the event that the elements of the subsequent annual plan represent a significant departure from those of the existing Agency Plan, a Significant Amendment or Modification to the Agency Plan will be undertaken. Under these circumstances, a full and participatory planning process will be used to obtain resident and stakeholder input. A draft of the substantially modified Agency Plan will be subject to the public review, comment, and hearing process.**

**DHC's definitions of Substantial Deviation and Significant Amendment will include the following:**

- **Changes to rent or admissions policies or organization of the waiting list;**
- **Additions of non-emergency work items that exceed 10% of total Capital Fund Grant amount per year (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund will be subject to**

public review and comment. Non-emergency work items less than 10% of the total Capital Fund Grant will be presented to the RAB Board, then to the Resident Council and community that is affected by the change.

- Additions of new activities not included in the current PHDEP Plan;
- And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

### Attachments

Admission Policy for Deconcentration **Attachment A**

Annual Statement Performance & Evaluation Report

2004-2008 RHF 2002-2007 CFP **Attachment B**

Community Service Requirement **Attachment C**

2008-2011 Five Year Action Plan **Attachment D**

RASS Follow-up Plan **Attachment E**

Resident Membership List **Attachment F**

Project Based Voucher Plan **Attachment G**

Dwelling Lease **Attachment H**

Pet Policy **Attachment I**

Organizational Chart **Attachment J**



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# Attachment A

**DETROIT HOUSING COMMISSION (MI-001)  
ATTACHMENT A  
ANNUAL PLAN FOR FISCAL YEAR 2008**

**ADMISSIONS POLICY FOR DECONCENTRATION**

The following admissions policy provides for Deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. This Deconcentration Policy is authorized under Section 513 of the Quality Housing and Work Responsibility Act of 1998, which amended Section 16 of the 1937 Housing Act to allow a public housing agency to establish and utilize income-mixing criteria for the selection of residents for dwelling units in public housing projects to meet Deconcentration objectives.

This policy is established based on a Deconcentration and income mixing analysis and is being implemented in a manner that does not prevent or interfere with the use of a site-based waiting list. The Deconcentration and income-mixing plan does not impose or require any specific income or racial quotas for any project or projects. Further, the Deconcentration objectives are consistent with QHWRA targeting objectives such that the public housing units made available for occupancy in any fiscal year to eligible families, not less than 40% shall be occupied by families whose incomes at the time of commencement of occupancy do not exceed 30% of the area median income.

The Admissions Policy for Deconcentration achieves its objectives through incentives and provides for family choice. The principle of family choice allows the family to have the sole discretion to determine whether to accept the incentive without adverse action on the part of the DHC. Notwithstanding, QHWRA permits the DHC to skip a family on the waiting list to reach another family to implement its Deconcentration policy without that act being considered an adverse action.

DHC will implement its Deconcentration policy by conducting an income assessment of participants:

- ◆ *Determine and compare the relative tenant incomes of each development to the average income of the public housing participants;*
- ◆ *Identify what admissions policy measures or incentives, if any, are needed to align the development income mix with the income mix of all public housing participants;*
- ◆ *Ensure that such measures and incentives affirmatively further fair housing;*
- ◆ *Make any appropriate changes to the admissions policies;*
- ◆ *Implement measures and incentives to achieve stated Deconcentration goals; and*

- ◆ *Monitor results and suspend measures and incentives when on a site-by-site basis when goals are met.*

In attaining its Deconcentration objectives, DHC will give preference to the following measures and incentives:

- ◆ Measures to increase employment and higher wages of families in lower income developments including Section 3 opportunities, apprentice and self-sufficiency enrollment;
- ◆ Needs assessment, self-sufficiency and job counseling for new admissions; and
- ◆ Incentives for transfer families that accept moves that will further the goals of Deconcentration.

The DHC will apply Deconcentration incentives and measures to the new admissions waiting list only to the extent that targeting goals are met and skipping is essential to attain Deconcentration goals.

# Attachment B

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:  <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2004</b>
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Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 12/31/07   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,927,800	1,927,800	1,927,800	1,927,800
3	1408 Management Improvements Soft Costs	1,927,800	1,911,445	1,911,434	1,335,923
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	963,900	963,900	963,900	818,136
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	485,000	1,185,709	1,185,709	604,896
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	107,665	122,759	122,759	48,399
10	1460 Dwelling Structures	3,038,390	2,619,711	2,664,286	2,407,487
11	1465.1 Dwelling Equipment—Nonexpendable	-	137,069	137,069	110,714
12	1470 Nondwelling Structures	828,446	493,998	493,998	353,844
13	1475 Nondwelling Equipment	125,000	189,243	189,243	126,041
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	55,000	21,202	21,202	21,202
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	180,000	66,166	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	9,639,001	9,639,001	9,617,401	7,754,442

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 3 )   
  Final Performance and Evaluation Report  
 Performance and Evaluation Report for Period Ending: 12/31/07

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	356,878	777,800	777,799	777,799
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:				2004			
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
			Original	Revised	Obligated	Expended			
HA-Wide	Operations-20% of annual grant	1406	20%	1,927,800	1,927,800	1,927,800	1,927,800		
HA-Wide Mgt. Imp.	Security	1408		356,878	777,800	777,799	777,799	-Increased obligation by \$47,078 to match expenditure. -Moved \$11, 221 of expenditures from CFP 03.	
HA-Wide Mgt. Imp.	Senior Tracker/Resident Caretakers-security monitoring at senior sites, resident employment	1408		130,196	100,000	100,000		-Moved \$100, 000 of expenditures to CFP03.	
HA-Wide Mgt. Imp.	Maintenance Aides-residents assisting in tasks to learn skills and earn wages	1408		87,412	50,000	50,000	-	-Moved \$40, 165 of expenditures to CFP03.	
HA-Wide Mgt. Imp.	MIS Upgrades-new hardware, software, networking, training and security	1408		140,000	2,159	2,159	2,159	-Moved \$30, 064 in expenditures to CFP03. -Moved \$3, 966 in expenditures to CFP05.	
HA-Wide Mgt. Imp.	Staff & Resident training-continuation of ongoing program to educate & train personnel	1408		145,765	72,493	72,493	45,598	-Increased obligation by \$3,950 from 2003 Bonus. -Moved \$7, 197 of expenditures from CFP 03. -Re-classed \$3,120 of expenditures from CFP03. Disbursement Voucher #092-371262; 10/2/07; \$2,100	
HA-Wide Mgt. Imp.	Staff Salaries - Resident Services and MAPS Divisions	1408		1,067,549	187,566	187,556	-		
HA-Wide Mgt. Imp.	Accounting & Financial Technical Assistance IQC	1408			721,427	721,427	510,366	Moved \$78,073 in budget/obligation to 2005 CFP to meet 20% limit on this BLI for 2004. Disbursement Voucher #092-368194; 9/12/07; \$5,280 Disbursement Voucher #092-378599; 11/19/07; \$6,000	
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant	1410	10%	963,900	963,900	963,900	818,136	Moved expenditure of \$5,599 to 2003 Bonus	
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	1430		485,000	1,185,709	1,185,709	604,896	-Increased budget by \$179,299 to match obligation. -Moved expenditure of \$76,816 to 2003 CFP. -Moved expenditures of \$30, 000 to CFP 03. -Re-obligate \$2,175 to CFP06 Disbursement Voucher #092-359294; 7/12/07; \$7,590 Disbursement Voucher #092-368194; 9/12/07; \$116,202.17 Disbursement Voucher #092-371262; 10/2/07; \$81,658.83 Disbursement Voucher #092-373092; 10/12/07; \$16,463 Disbursement Voucher #092-373511; 10/16/07; \$19570 Disbursement Voucher #092-378599; 11/19/07; \$72,656.79	



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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:				2004			
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
			Original	Revised	Obligated	Expended			
HA Wide Dwelling Structures	Jeffries East Fence Repair	1450		28,100	28,100		-Moved \$28,100 from contingency below-AJ		
HA Wide Dwelling Structures	Occupied/Unoccupied Unit Painting	1460		216,000	287,390	95,833	Increased budget by 56,529 to match obligation of \$216,000 -PO #6684 \$71,390 Vacant Unit Painting-Sheridan I Disbursement Voucher #092-368194; 9/12/07; \$8,440 Disbursement Voucher #092-374671; 10/24/07; \$1,730		
HA Wide Dwelling Structures	Waterline Replacement @ Harriet Tubman and State Fair	1460		-	-	22,085			
HA Wide Dwelling Equipment	Appliances	1465.1		137,069	137,069	110,714	-Increased budget by \$23,030 to match reported obligation -Increased expenditure of \$66,788 from 2003_Bonus CFP Disbursement Voucher #092-372001; 10/4/07; \$1,430		
HA-Wide Non-Dwelling Structures	Site Signage	1470	404,594	46,058	46,058	14,855	-Moved budget and expenditures (\$156, 186 ) to 2003 CFP. \$31,202.50 of funds from contingency. -Moved \$14,855 of funds from contingency below.		
HA-Wide Non-Dwelling Structures	Replacement of carpet at 1301 E Jefferson	1470		26,885	26,885	16,600			
HA-Wide Non-Dwelling Structures	Replacement of HVAC at 1301 E Jefferson	1470		275,360	275,360	275,367	Increased budget by \$275,368 to match reported obligation. Line item original budgeted amount was \$404,185. Work was completed for \$275,360, therefore, the balance \$128,825 was forwarded to contingency.		
HA-Wide Non-Dwelling Structures	Security Upgrades to Administration Buildings (1301 E. Jefferson, 2211 Orleans & 2200 Riopelle)	1470		90,000	90,000	-	-Moved 90,000 of funds from contingency below - AJ		
HA-Wide Non-Dwelling Equip.	Maintenance Equipment	1475	100,000	65,843	65,843	65,843			
HA-Wide Non-Dwelling Equip.	Computer Replacement	1475	25,000	108,148	108,148	44,945	-Moved \$23, 288 of obligations and expenditures from CFP 03 - Maintenance Equipment. -Moved \$781 of expenditures from CFP03- Site Signage		
HA Wide Non-Dwelling Equip	Security System Upgrade	1475		-					

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:				2004			
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
			Original	Revised	Obligated	Expended			
HA-Wide	Relocation Costs	1495.1	55,000	21,202	21,202	21,202	\$942 from contingency below Budget revised down by \$6,359		
HA Wide Development Activities	Development/Acquisition Activities	1499		-					
HA-Wide	Contingency @ 3% of annual grant	1502	180,000	66,166			-New Activity - Funded to Balance Budget. -\$31,202.50 of funds to fund HA Wide Site Signage. -\$10,791 of funds to commercial kitchen upgrade at Sheridan PI I. -\$3,934 of funds to commercial kitchen upgrade at Warren West. -\$2,057 of funds to kitchen upgrade at Sheridan PI II. -\$942 to relocation cost line item -\$4,340 of funds to Sheridan I kitchen upgrade change order, PO #6142 -\$9,455 of funds to Sheridan II kitchen upgrade change order, PO #6142 -\$91,789 of funds to Smith Freezing pipes replacement. -\$14,855 of funds moved to HA Wide Site Signage above -\$59,710 of funds moved to MI 1-17 Diggs Down Unit Renovation -\$3,564 of funds moved to MI 1-11 Forest Park Wall Furnace installation -\$90,000 of funds moved to HA Wide Non Dwelling Structures, Security Upgrades to Admin Bldgs -\$28,100 of funds moved to HA Wide Non-Dwelling Structures, Jeffries East Fence Repair		
MI 1-06 Smith Homes	Signange & play equipment	1450	25,000	-					
MI 1-06 Smith Homes	Replace storm doors	1460		106,601	106,601				
MI 1-06 Smith Homes	Replacment of freezing pipes	1460		599,289	599,289	438,475	-Increased expenditures by \$168,752 from CFP05. -\$91,789 of funds from contingency. Disbursement Voucher #092-372001; 10/4/07; \$70,453.50		
MI 1-06 Smith Homes	Community building/admin. Bldg.	1470	1 bldg.	423,852	-				
MI 1-08 Douglas Homes	Site Improvements	1450	1 site		-	-	Moved all oblig/exp. of \$49,980 to 2003 CFP		
MI 1-08 Douglas Homes	Securing Towers	1475			15,252	15,252	15,252 -Increased budget by \$11,428 to match reported expenditure. -Increased obligation by \$15,252 to match reported expenditure.		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:				2004			
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MI 1-11 Forest Park Apts	Replace wall furnace	1460			3,564	3,564	42,666	-Moved all oblig/expense of \$53,508 to 2003 CFP -\$3,564 of funds from contingency to fully fund activity. Disbursement Voucher #092-374671; 10/24/07; \$39,102	
MI 1-15 Sojourner Truth Homes	Comprehensive Mod Phase I	1460			106,505	106,505	116,983	Moved expense \$162,225 to 2003 CFP, but kept obligation due to forthcoming expenditures. Disbursement: Voucher #092-355956; 6/21/07; \$75,964.24 Disbursement Voucher #092-368194; 9/12/07; \$41,018.70	
MI 1-17 Diggs Homes	Down-Unit Renovation	1460	41 units		458,603	458,603	282,889	-Moved expenses of \$318, 177 to 2003 CFP and \$380, 434 to 2003 Bonus -Moved \$59,710 of funds from contingency above. -Moved \$3,659 of expenditures to CFP03 - MI 1-50 Storm Doors Replacement. -Moved \$14, 867 of expenditures to CFP03 - MI 1-50 Storm Doors Replacement. -Moved \$8, 556 of expenditures to CFP03Bonus - MI 1-26. -Moved \$10, 585 of expenditures to CFP03Bonus - MI 1-29. Disbursement Voucher #092-378599; 11/19/07; \$54,184.10 Disbursement Voucher #092-368194; 9/12/07; \$154,535.24	
MI 1-18 Sheridan P I	Commercial Kitchen Upgrade	1470			25,440	25,440	17,531	-\$10,791 of funds from contingency. -\$4,340 of funds from contingency. Disbursement Voucher #092-368194; 9/12/07; \$9,722.36	
MI 1-19 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	10,533	94,659	94,659	48,399		
MI 1-19 Scattered Sites	Repair and replace all systems to codes as necessary	1460	8 units	16,533	21,968	21,968	21,962		
MI 1-19 Scattered Sites	Repair and replace all facets of building to code as necessary including garages	1460	1 unit	20,533	49,013	49,013	35,166		
MI 1-19 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	14,533	-				
MI 1-20 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	10,533	-				
MI 1-20 Scattered Sites	Repair and replace all systems to codes as necessary	1460	8 units	16,533	-				
MI 1-20 Scattered Sites	Repair and replace all facets of building to code as necessary including garages	1460	1 unit	20,533	10,210	10,210	8,218		
MI 1-20 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	14,533	-				
MI 1-21 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	10,533	-				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:				2004			
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MI 1-21 Scattered Sites	Repair and replace all systems to codes as necessary	1460	8 units	16,533	40,811	40,811	20,368	Expenditures: Voucher #092-308109 8/25/2006-PO #5644-Invoice #2006-26-1 \$20,368	
MI 1-21 Scattered Sites	Repair and replace all facets of building to code as necessary including garages	1460	1 unit	20,533	30,471	30,471	27,366		
MI 1-21 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	14,533	26,916	26,916			
MI 1-26 State Fair	Site Upgrade-landscaping, sprinklers	1450	200 units	30,000	-				
MI 1-26 State Fair Apts	Replace boiler, gas/oil>1000mbh	1460			32,037	32,037	32,037	Moved \$23,495 of expenditures to 2003 CFP	
MI 1-26 State Fair	Comprehensive unit modification	1460	200 units	2,106,055	-				
MI 1-27 Warren W Apts	Replace boiler, gas/oil>1,000 MBH	1460			73,000	73,000	59,550		
MI 1-27 Warren W Apts	Install commercial kitchen equipment	1470			10,300	10,300	9,268	\$3,934 of funds from contingency	
MI 1-37 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	10,533	-				
MI 1-37 Scattered Sites	Repair and replace all systems to codes as necessary	1460	8 units	16,533	4,600	4,600	4,600		
MI 1-37 Scattered Sites	Repair and replace all facets of building to code as necessary including garages	1460	1 unit	20,533	13,698	13,698	13,339	Increased budget by 2,254 to match oblig/exp.	
MI 1-37 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	14,533	29,068	2,254	2,254		
MI 1-38 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	10,533	-				
MI 1-38 Scattered Sites	Repair and replace all systems to codes as necessary	1460	8 units	16,533	-				
MI 1-38 Scattered Sites	Repair and replace all facets of building to code as necessary including garages	1460	1 unit	20,533	24,143	24,143	21,543		
MI 1-38 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	14,533	10,771	10,771	4,515		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:				2004			
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
MI 1-42 Sojourner Truth Homes Add	Phase II Complete Unit Modification	1460	66 units		590,138	590,138	<b>1,157,640</b>	-Increased expenditure by \$143,030 from CFP 03. -Increased expenditure by \$90,335 from CFP 05. Disbursement: Voucher #092-373092; 10/12/07; \$318,559.43 Disbursement: Voucher #092-378599; 11/19/2007; \$83,573 & \$166,372.28	
MI1-45 Sheridan PL II	Commercial Kitchen Upgrade	1470			19,955	19,955	<b>20,222</b>	-\$2,057 of funds from contingency. -\$9,455 of funds from contingency. Disbursement: Voucher #092-368194; 9/12/07; \$9,722.36	
MI 1-50 Brewster Homes	Installation of air conditioning in units	1460	250 units	674,340	-				
MI 1-50 Brewster Homes	Replace storm doors	1460			172,306	172,306	-	-Moved \$92,539 of expenditures to CFP 03.	
			Total	<b>9,639,001</b>	<b>9,639,001</b>	<b>9,617,401</b>	<b>7,754,442</b>		
			Difference		<b>(0)</b>				

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide: Security	09/30/06			09/30/08			
HA Wide: Senior Tracker/Resident Caretakers	09/30/06			09/30/08			
HA Wide: Maintenance Aides	09/30/06			09/30/08			
HA-Wide: MIS Upgrades	09/30/06			09/30/08			
HA Wide: Staff & Resident Training	09/30/06			09/30/08			
HA-Wide Administration	09/30/06			09/30/08			
HA-Wide Fees & Costs	09/30/06			09/30/08			
HA-Wide: Site Signage	09/30/06			09/30/08			
HA-Wide- Non Dwelling Equip-Maintenance Equip	09/30/06			09/30/08			
HA-Wide- Non Dwelling Equip-Computer Replacement	09/30/06			09/30/08			
HA-Wide Relocation Costs	09/30/06			09/30/08			
MI 1-06 Smith Homes: Signage & play equipment	09/30/06			09/30/08			
MI 1-06 Smith Homes: Community bldg./admin. Bldg.	09/30/06			09/30/08			
MI 1-19 Scattered Sites: Repair sidewalks and driveways to code as necessary	09/30/06			09/30/08			
MI 1-19 Scattered Sites: Repair and replace all facets of bldg. to code as necessary	09/30/06			09/30/08			
MI 1-19 Scattered Sites: Repair and replace all in-unit fixtures, systems and entry doors to code as necessary	09/30/06			09/30/08			
MI 1-20 Scattered Sites: Repair sidewalks and driveways to code as necessary	09/30/06			09/30/08			
MI 1-20 Scattered Sites: Repair and replace all facets of bldg. to code as necessary	09/30/06			09/30/08			
MI 1-20 Scattered Sites: Repair and replace all in-unit fixtures, systems and entry doors to code as necessary	09/30/06			09/30/08			
MI 1-21 Scattered Sites: Repair sidewalks and driveways to code as necessary	09/30/06			09/30/08			

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150104 Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>
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 1-21 Scattered Sites: Repair & replace all facets of bldg. To code as necessary	09/30/06			09/30/08			
MI 1-21 Scattered Sites: Repair & replace all in-unit fixtures, systems and entry doors to code as necessary	09/30/06			09/30/08			
MI 1-26 State Fair: Site upgrade-landscaping, sprinklers	09/30/06			09/30/08			
MI 1-26 State Fair: Comprehensive unit modification	09/30/06			09/30/08			
MI 1-37 Scattered Sites: Repair/replace sidewalks and driveways to code as necessary	09/30/06			09/30/08			
MI 1-37 Scattered Sites: Repair/replace all facets of bldg. To code as necessary	09/30/06			09/30/08			
MI 1-37 Scattered Sites: Repair/replace all in-unit fixtures, systems and entry doors to code as necessary	09/30/06			09/30/08			
MI 1-38 Scattered Sites: Repair sidewalks and driveways to code as necessary	09/30/06			09/30/08			
MI 1-38 Scattered Sites: Repair/replace all systems to code as necessary	09/30/06			09/30/08			
MI 1-38 Scattered Sites: Repair/replace all facets of bldg. To code as necessary including garages	09/30/06			09/30/08			
MI 1-38 Scattered Sites: Repair/replace in-unit fixtures, systems and entry doors to code as necessary	09/30/06			09/30/08			
MI 1-50 Installation of air conditioning in units	09/30/06			09/30/08			
<b>Signature of Executive Director &amp; Date</b>							

Detroit Housing Commission  
CFP2004 Budget Revision Narrative  
A/O 5/31/07

BUDGET LINE ITEM	BLI NO	LOCCS AMOUNT	REVISION AMOUNT	CHANGE	COMMENTS
<b>BUDGET REVISION TRANSACTION</b>					
OPERATIONS	1406	\$ 1,927,800.00	\$ 1,927,800.00	\$ -	
MANAGEMENT IMPROVEMENTS	1408	\$ 1,927,800.00	\$ 1,844,652.00	\$ (83,148.00)	Funds moved to Non Dwelling Equipment to accommodate Computer Hardware
ADMINISTRATION	1410	\$ 963,900.00	\$ 963,900.00	\$ -	
FEES & COSTS	1430	\$ 591,563.00	\$ 1,006,411.00	\$ 414,848.00	Funds increased to accommodate Construction Mgmt & Industrial Hygiene contracts from CFP05 & CFP06
SITE IMPROVEMENTS	1450	\$ 382,665.00	\$ 94,659.00	\$ (288,006.00)	Douglass Site Improvement moved to CFP05
DWELLING STRUCTURES	1460	\$ 2,013,512.00	\$ 3,133,682.00	\$ 1,120,170.00	Funds increased for the following work items from CFP05 & CFP006: Occupied Painting, Storm Door Replacment @ Smith & Brewster Homes, Boiler Replacement @ State Fair & Warren West, Freezing pipes replacement @ Smith Homes
NON-DWELLING STRUCTURES	1470	\$ 124,983.00	\$ 305,803.00	\$ 180,820.00	Funds increased due to Commercial Kitchens @ Sr Sites from CFP05; HVAC Upgrade & Carpet Replacment @ 1301 E Jefferson
DWELLING EQUIPMENT	1465.1	\$ -	\$ 114,039.00	\$ 114,039.00	From CFP03 Bonus
NON-DWELLING EQUIPMENT	1475	\$ 1,240,000.00	\$ 227,795.00	\$ (1,012,205.00)	Funds related to Security Upgrade moved to CFP05
CONTINGENCY	1502	\$ 213,563.00	\$ -	\$ (213,563.00)	Funds reallocated to 1460
DEVELOPMENT ACTIVITY	1499	\$ 198,215.00	\$ -	\$ (198,215.00)	Funds reallocated to 1460
DEMOLITION	1485	\$ -	\$ -	\$ -	
RELOCATION COSTS	1495.1	\$ 55,000.00	\$ 20,260.00	\$ (34,740.00)	Funds moved to CFP05
		<b>\$ 9,639,001.00</b>	<b>\$ 9,639,001.00</b>	<b>\$ -</b>	

<b>FUNGIBILITY TRANSACTIONS</b>					
BUDGET LINE ITEM (Activity)	BLI NO	LOCCS AMOUNT	REVISION AMOUNT	CHANGE	COMMENTS
MIS Upgrades	1408				-Funged \$29,888 of expenditures to CFP 2003. -Funged \$4,142 of expenditures to CFP 2005.
Staff Salaries allocation	1410				-Funged \$5,599 of expenditures to CFP 2003 Bonus.
A & E Services/ Construction Management	1430				-Funged \$76,816 of expenditures to CFP 2003.
Site Signage (HA Wide)	1470				-Funged \$181,151 of expenditures to CFP 2003.
MI 1-06- Replacement of freezing pipes @ Smith Homes	1460				-Funged \$187,502 of expenditures from CFP 2005.
MI 1-08: Douglas Homes (Site Improvements- Securing Towers)	1450				-Funged \$49,980 of expenditures to CFP 2003.



MI 1-15: Comp. Mod. Rehab @ Sojourner Truth	<b>1460</b>				-Funged 162,225 of expenditures to CFP 2003.
MI 1-17: Down Unit Renovation @ Diggs Homes	<b>1460</b>				-Funged \$318,177 of expenditures to CFP 2003.
MI 1-26: Replace boiler @ State Fair	<b>1460</b>				-Funged \$23,495 of expenditures to CFP 2003.
MI 1-42: Comp. Mod. Rehab @ Sojourner Truth Annex	<b>1460</b>				-Funged \$260,920 of expenditures from CFP 2005.
MI 1-50: A/C installation @ Brewster Homes	<b>1460</b>				-Funged \$97,094 of expenditures to CFP 2003.

Detroit Housing Commission  
 CFP2004 Budget Revision Narrative  
 A/O 5/31/07

BUDGET LINE ITEM	BLI NO	BUDGET AMOUNT	CURRENT EXPENSE AMOUNT	CHANGE	COMMENTS
<b>BUDGET REVISION #3 TRANSACTION</b>					
MIS Upgrades	1408	\$ 2,159.00	\$ 36,189.00	\$ (34,030.00)	Moved expenditures of \$29,888 to CFP 2004 and \$4,142 to CFP 2005.
Staff Salaries	1410	\$ 963,900.00	\$ 773,176.00	\$ 190,724.00	Moved expenditures of \$5,599 to CFP 2003 Bonus.
A & E Services	1430	\$ 1,185,709.00	\$ 161,864.00	\$ 1,023,845.00	Moved expenditures of \$76,816 to CFP 2003.
Site Signage (HA Wide)	1470	\$ -	\$ 181,151.00	\$ (181,151.00)	Moved expenditures of \$181,151 to CFP 2003.
Replacement of freezing pipes @ Smith Homes	1460	\$ 507,500.00	\$ 205,893.00	\$ 301,607.00	Incurrred expenditures of \$187,502 from CFP 2005.
Securing Towers @ Douglas Homes	1450	\$ -	\$ 49,980.00	\$ (49,980.00)	Moved expenditures of \$49,980 to CFP 2003.
Complete Mod Rehab @ Sojourner Truth	1460	\$ 106,505.00	\$ 162,225.00	\$ (55,720.00)	Moved expenditures of \$55,720 to CFP 2003.
Down Unit Renovation @ Diggs Homes	1460	\$ 398,893.00	\$ 398,983.00	\$ (90.00)	Moved expenditures of \$318,177 to CFP 2003.
Replace boiler, gas/oil @ State Fair Apts	1460	\$ 32,037.00	\$ 55,532.00	\$ (23,495.00)	Moved expenditures of \$23,495 to CFP 2003.
Complete Mod Rehab @ Sojourner Truth Annes	1460	\$ 590,138.00	\$ 50,307.00	\$ 539,831.00	Incurrred expenditures of \$260,920 from CFP 2005.
A/C Installation @ Diggs Homes	1460	\$ 172,306.00	\$ 97,002.00	\$ 75,304.00	Moved expenditures of \$97,094 to CFP 2003.
		<b>\$ 3,959,147.00</b>	<b>\$ 2,172,302.00</b>	<b>\$ 1,786,845.00</b>	

**Budget Line Item (BLI)**

1408- MIS Upgrades

Budget \$2,159  
 Current Expenditure \$36,189  
 Available **(\$34,030)**

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #	
\$34,030									
<b>(\$875)</b>	2004	092-305133	8/8/2006		3220	1249	The OAS Group/ Purchase of HP 2000 Sheet feeder	22383	
<b>(\$16,800)</b>	2004	092-327042	12/14/2006		5358	15231	Analysts International/ 752 Data Center Consulting fees	1439584	
Partial of total invoice of \$18,473.72	<b>(\$12,213)</b>	2004	092-345411	4/13/2007		5863	15554	TechDepot/Purchase of SQL Server 2005 edition	B061239461V1
<b>Total to CFP04</b>	<b>(\$29,888)</b>								
<b>Amount forwarded to future grant (CFP2005)</b>	<b>\$4,142</b>								
<b>CFP05 account balance</b>	<b>\$61,303</b>								

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #	
Partial of total invoice of \$18,473.72	\$4,142	2005	092-345411	4/13/2007		5863	15554	TechDepot/Purchase of SQL Server 2005 edition	B061239461V1
<b>Balance in CFP 2005 account</b>	<b>\$57,161</b>								

**Budget Line Item (BLI)**

1410- Allocation of Staff Salaries

Budget \$963,900  
 Current Expenditure \$773,176  
 Balance **\$190,724**

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
\$5,599								
<b>(\$75)</b>	2003Bonus	092-307048	8/18/2006			15140	Dante Muhammed- July 06 mileage reimbursement	0706MILE
<b>(\$81)</b>	2003Bonus	092-308109	8/25/2006			15140	Dante Muhammed- June 06 mileage reimbursement	0606MILE
Partial Jul 05 Staff Salary allocation of \$34,032	<b>(\$5,443)</b>	2003Bonus	092-313826	9/28/2006			Staff Salaries - July 2005	0705Sal1410
	<b>(\$0)</b>							
<b>Balance in CFP04</b>	<b>\$196,323</b>							

**Budget Line Item (BLI)**

1430- A & E Services

Budget \$1,185,709  
 Current Expenditure \$161,864  
 Balance **\$1,023,845**

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #	
\$76,816									
<b>(\$15,183.00)</b>	2003	092-283068	3/23/2006		5134	13873	The Traverse Group, Inc.	27939	
<b>(\$12,915.00)</b>	2003	092-283068	3/23/2006		5135	13873	The Traverse Group, Inc.	27938	
<b>(\$2,324.00)</b>	2003	092-295129	6/6/2006		5359	13873	The Traverse Group/Mold Observation, Sampling, and Clearance	28000	
<b>(\$8,223.25)</b>	2003	092-302837	7/26/2006		5249	15178	EMG/ Provided A & E services of Physical Need Assessment 1/2 of Scattered Sites	M0108740	
<b>(\$24,669.75)</b>	2003	092-302837	7/26/2006		5249	15178	EMG/ Provided A & E services of Physical Need Assessment 1/2 of Scattered Sites	M0109763	
<b>(\$452.00)</b>	2003	092-327042	12/14/2006		4584	15248	FutureNet Group/ Conducted final post abatement lead clearance at Sojourner Truth	6189	
Partial of total invoice \$32,680.00	<b>(\$13,049.00)</b>	2003	092-327042	12/14/2006		5415	1823	Rama Rao & Alfred/ Create useable set of bid documents for 504 compliance	0609- PAYAPP#2
	<b>\$0</b>								

Balance in CFP04 **\$1,100,661**

**Budget Line Item (BLI)**

1470- Site Signage (HA Wide)

Budget \$0  
Current Expenditure \$181,151

**Budget Revision Amount (amount forwarded to earliest grant)**

Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
\$181,151							
(\$63,609)	2003	092-321494	11/13/2006		5484 15468	Beacon sign Company/ Furnished eight site signange @ various DHC sites	PAYAPP#1
(\$19,323)	2003	092-323839	11/28/2006	1902	5877 15248	FutureNet/ Furnished eight site signange @ various DHC sites	PAYAPP#1
(\$98,220)	2003	092-335572	2/8/2007	1902	5877 15248	FutureNet Group/Eight sites signage	PAYAPP#2
(\$0)							

**Budget Line Item (BLI)**

1460- Replacement of freezing pipes @ Smith Homes (MI 1-06)

Budget \$507,500  
Current Expenditure \$205,893  
Balance \$301,607

**Budget Revision Amount (amount available for incoming expenditures)**

Budget Revision From Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
(\$187,502)							
\$46,279	2005	092-333078	1/25/2007	1901	5876 14	Clark's Construction	PAYAPP#1
\$141,223	2005	092-342113	3/23/2007	1901	5876 14	Clark's Construction/Billing for work completed at Smith Homes - freezing pipes replacement	PAYAPP#2
\$0							

Balance in CFP04 \$114,105

**Budget Line Item (BLI)**

1450- Douglas Homes (Site Improvements- Securing Towers)

Budget \$0  
Current Expenditure \$49,980

**Budget Revision Amount (amount forwarded to earliest grant)**

Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
\$49,980							
(\$29,000)	2003	092-315453	10/6/2006		5912 15248	FutureNet Group/ Install Perimeter fencing at Douglas Homes High Rise Buildings	6166
(\$20,980)	2003	092-323097	11/21/2006		5912 15248	FutureNet Group/ Install Perimeter fencing at Douglas Homes High Rise Buildings	6184-FINAL
\$0							

**Budget Line Item (BLI)**  
**1460- Complete Mod Rehab @ Sojourner Truth (MI 1-15)**

Budget \$106,505  
 Current Expenditure \$162,225  
 Balance **(\$55,720)**

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
\$162,225								
<b>(\$162,225)</b>	2003	092-334093	2/1/2007		4480	22	Filmore Construction/ Sojourner Truth Renovations	PAYAPP#18
<b>\$0</b>								

**Budget Line Item (BLI)**  
**1460- Down Unit Renovation @ Diggs Homes (MI 1-17)**

Budget \$398,893  
 Current Expenditure \$398,983  
 Balance **(\$90)**

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
<b>(\$318,177)</b>								
\$102,351.23	2003	092-305133	8/8/2006	1888	5440	15466	Clarks Construction/ Diggs Homes Renovation, Phase II	PAYAPP#1
\$42,936.08	2003	092-315453	10/6/2006	1888	5440	15466	Clarks Construction/ Diggs Homes Renovation, Phase II	PAYAPP#2
\$152,455.70	2003	092-315453	10/6/2006	1888	5440	15466	Clarks Construction/ Diggs Homes Renovation, Phase II	PAYAPP#3
\$20,434.00	2003	092-321732	11/14/2006	1888	5440	15466	Clark's Construction/Diggs Homes Renovation Phase II	PAYAPP#5
Partial of total invoice of \$59,854.88								
<b>\$0</b>								

**Budget Line Item (BLI)**  
**1460- Replace boiler, gas/oil @ State Fair Apts (MI 1-26)**

Budget \$32,037  
 Current Expenditure \$55,532

**Budget Revision Amount (amount forwarded to earliest grant)**

	Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
Partial of total invoice of \$55,532	2003	092-330247	1/5/2007		5874	68	Detroit Boiler Company/ boiler replacement @ state fair apts.	322-6-0328
	<b>\$0</b>							

**Budget Line Item (BLI)**  
**1460- Sojourner Truth Annex renovations (MI 1-42)**

Budget \$590,138  
 Current Expenditure \$50,307  
 Balance \$539,831

**Budget Revision Amount (amount available for incoming expenditures)**

	Budget Revision From Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
	2005	092-340875	3/15/2007	1883	5125	22	Filmore Construction Company/Sojourner Truth Annex Renovations	1883
	2005	092-336186	2/13/2007	1883	5125	22	Filmore Construction Company/Sojourner Truth Annex Renovations	PAYAPP#1
	2005	092-333078	1/25/2007	1883	5125	22	Filmore Construction Company (attached with 2003 packet)	PAYAPP#10

**\$0**  
 Balance in CFP04 **\$278,911**

**Budget Line Item (BLI)**

1460- A/C installation @ Brewster Homes (MI 1-50)

Budget \$172,306

Current Expenditure \$97,002

**Budget Revision Amount** (amount forwarded to earliest grant)

	Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
(\$97,094)								
\$36,225	2003	092-336179	2/13/2007	1082007	5875	15566	Union Construction Services/ Installation of storm doors @ Brewster & Smith Homes	PAYAPP#3
\$44,632	2003	092-331611	1/16/2007	1082007	5875	15566	Union Construction Services/ Installation of storm doors @ Brewster & Smith Homes	PAYAPP#2
\$16,145	2003	092-344919	4/11/2007	1082007	5875	15566	Union Construction/Installation of storm doors at Brewster & Smith Homes	PAYAPP#4_Final

**(\$92)**

Balance **(\$92)**



**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: MI28P00150105	Federal FY of Grant: <b>2005</b>
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Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 12/31/07   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,932,758	1,932,758	1,932,758	1,932,758
3	1408 Management Improvements Soft Costs	1,932,758	947,010	947,012	334,376
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	966,379	499,189	389,027	379,284
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	294,064	635,801	634,141	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	420,286	334,041	327,538	279,116
10	1460 Dwelling Structures	3,880,652	5,130,745	5,208,942	658,355
11	1465.1 Dwelling Equipment—Nonexpendable	111,342	-	-	-
12	1470 Nondwelling Structures	21,440	43,015	43,015	31,483
13	1475 Nondwelling Equipment	49,112	141,232	15,252	9,722
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	55,000	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	9,663,792	9,663,791	9,497,685	3,625,095

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: MI28P00150105	Federal FY of Grant: <b>2005</b>
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Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: 3 )  
 Performance and Evaluation Report for Period Ending: 12/31/07   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	1,882,758	330,410	330,410	330,410
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105				Federal FY of Grant: <b>2005</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
HA-Wide	Operations-20% of annual grant	1406	20%	1,932,758	1,932,758	1,932,758	1,932,758	
HA-Wide Mgt. Imp.	Management Improvements- Security	1408	20%	1,882,758	330,410	330,410	330,410	-Moved \$19, 415 of expenditures to CFP06.
HA-Wide Mgt. Imp.	Computer Software Acquisition	1408		-	61,301	61,303	3,966	-Transferred Activity - Added \$61,301 in budget/obligation from 2003 Bonus. -Moved \$3,966 in expenditures from CFP04.
HA-Wide Mgt. Imp.	Acct. and Financial Assistance IQC	1408		-	78,073	78,073	-	Transferred Activity - Added \$78,073 from 2004 CFP
HA-Wide Mgt. Imp.	Staff Salaries Allocations	1408		-	477,226	477,226	-	-Moved 230, 711 of expenditures to CFP03.
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	1408		50,000	-			To balance budget
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	10%	966,379	499,189	389,027	379,284	-\$466, 379 of funds utilized to balance budget. -\$811 of funds forwarded to 504/ADA Compliance activity. -PO #6693 obligated \$120 for employment ads Disbursement: Voucher #092-378602; 11/19/2007; \$120
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	1430		200,000	338,652	338,652		Increased budget/obligation by \$43,163 from 2003 CFP and 267,211 from 2003 Bonus
HA-Wide Fees & Costs	Construction administration/construction management	1430		92,456	295,489	295,489		Increased budget/obligation by 203,033 from 2003 CFP
MI 1-17 Charles Diggs Homes	Consultant - Termite abatement	1430			-			\$2,025 utilized to balance budget
HA-Wide Dwelling Structures	504 compliance Physical Improvements @ DHC properties	1460		250,000	-			
HA Wide Dwelling Structures	M&E - Installation of Fire E-Call System at Senior Sites	1460		761,364	-			
HA Wide Dwelling Structures	Occupancy Improvement Initiative @ Harriet Tubman and State Fair (Unit Turn)	1460			998,306	998,306	121,363	-Transferred activity from cfp06. -Original budgeted amount was \$1,096,925, budget was revised to \$998,305.75 and the remaining amount of \$98,619 forwarded to the elevator activity @ Sheridan I & II equally. Disbursement: Voucher #092-378602; 11/19/2007; \$121,362.73

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105			Federal FY of Grant: <b>2005</b>			
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	Obligated	Expended	
HA Wide Non Dwelling Structures	Replacement of HVAC@ 1301 East Jefferson	1470			-			\$275,368 forwarded to contingency
HA Wide Non Dwelling Structures	Carpet Replacement @ 1301 E Jefferson	1470	1800 sy		-			to cfp04
HA Wide Non Dwelling Structures	Paint Ceilings @ 1301 E. Jefferson	1470			3,732	3,732		
HA Wide Non Dwelling Structures	Reconfiguration @ 1301 E Jefferson	1470			-			
HA Wide Non Dwelling Structures	504/ ADA Compliance	1470			31,483	31,483	31,483	-\$30, 672 of funds from contingency. -\$811 of funds from staff salaries above. <del>obligation and expenditures of \$31, 483 transferred from CFP03.</del>
HA-Wide Non-Dwelling Equip.	Security System Upgrade	1475			-			from cfp04
HA-Wide Non-Dwelling Equip.	Computer Replacement	1475		25,000	-			
HA-Wide Relocation Costs	Relocation Costs	1495.1		55,000	-			from cfp04
HA-Wide	Contingency @ 8% of annual grant	1502		-	-			-Reduced budget by \$59,550 to \$0.00. -\$275,368 of funds from HVAC replacement at 1301 defunded. -\$10,540 of funds from completed trash compactor replacement at Sheridan Pl II. -\$38,532 of funds from over budgeted Security Tower @ Douglas MI 1-08 activity. -\$58,370 of funds to fully fund Elevator repairs @ Jeffries West. -\$37,616 of funds to fully fund Fire System repair @ Jeffries West activity. -\$36,400 of funds to fully fund repair of 3 boilers @ Jeffries West. -\$80,691 of budgeted funds forwarded to Sheridan I elevator activity to fully fund activity. -\$80,691 of budgeted funds forwarded to Sheridan II elevator activity to fully fund activity. -30, 672 of budget forwarded to 504/ADA Compliance above to fund activity.
MI 1-06 Smith Homes	Replacement of freezing pipes	1460		220,000			-	Moved expenditure of \$168, 752 to CFP04.

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150105				2005			
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	Obligated	Expended		
MI 1-07 Jeffries East Homes	Replace damaged concrete	1450	6000 sf	24,442	-				
MI 1-07 Jeffries East Homes	Down Unit Renovation	1460	76 units	290,000	-				
MI 1-07 Jeffries East Homes	Replacement of asphalt shingles	1460	25000 sf	61,640	-				
MI 1-07 Jeffries East Homes	Security Fencing	1450	1 ea		80,000	73,497	37,185	Reduced budget by \$51,000 to \$80,000 to match contract amount and to leave room for fence repairs. 12/3/07-per Mr. Smith, C.O. pending for additional \$503.08	
MI 1-07 Jeffries West	Bldg 502 Parking Lot Re-Paving	1450	52500 sf		241,931	241,931	241,931	Reduced budget by \$20,069 to match obligation	
MI 1-08 Douglas Homes	Site Upgrade/Improvement	1450	1 ls	250,000	-				
MI 1-08 Douglas Homes	Total Unit Rehabilitation	1460	220 units	60,000	-				
MI 1-08 Douglas Homes	Replace cab finishes	1460	12 cabs	32,160	-				
MI 1-08 Douglas Homes	Replace traction elevator machinery & controls	1460	12 cabs	1,363,584	-			To MI1-42 Mold c/o/emergency elevator repair \$109,292/\$14,160 to Securing towers	
MI 1-08 Douglas Homes	Emergency Elevator Repair	1460	1 cab		109,262	109,262	109,262	Increased budget by \$109,262 to match reported obligation/expenditure	
MI 1-08 Douglas Homes	Replace washer	1465.1		7,890	-				
MI 1-08 Douglas Homes	Replace trash compactor	1470	4 ls	21,440	-				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105				Federal FY of Grant: <b>2005</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-08 Douglas Homes	Securing Towers	1475			30,504	15,252		Originally budgeted \$69,036 for task, after reievew of contract, it was deemed that \$30,504 is sufficient to fund activity. Therefore, the remaining of the funds to be re-funded to contingency.
MI 1-18 Sheridan PI Apts	Replace Acoustical Tile Ceiling (common areas)	1460	5400 sf		8,903			
MI 1-18 Sheridan I PI Apts	Replace traction elevator machinery and controls	1460	2 ea	-	730,000	730,000		-Transferred activity from cfp06. \$50,000 of funds from HA Wide Scattered Site Renovations activity. \$131,000 of funds from cfp07 Charles Terrace lead abatement activity. \$77,250 of funds from cfp06 defunded lead abatement activity from Charles Terrace. \$73,545.50 of funds from defunded State Fair Blind activity. \$32,986 of funds from cfp06 contingency. \$49,309.5 of budgeted funds from Harriet Tubman and State Fair activity above. \$80,691 of budgeted funds from contingency above.
MI 1-18 Sheridan PI Apts	Commercial Kitchen Upgrade	1475	1 kitchen	10,309	-			to cfp04
MI 1-18 Sheridan PI Apts	Replacement of fire hose	1475	26		4,327			
MI 1-18 Sheridan PI Apts	Replacement of fire alarm panel	1475	1 panel		23,771			
MI 1-19 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	24,066	-			
MI 1-19 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	8 units	33,939	-			
MI 1-19 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	8 units	41,939	-			
MI 1-19 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	29,939	-			
MI 1-19 Scattered Sites	Vacant Unit Reduction	1460	5 units	50,000	-			

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105			Federal FY of Grant: <b>2005</b>			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-20 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	24,066	-			
MI 1-20 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	8 units	33,939	-			
MI 1-20 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	8 units	41,939	-			
MI 1-20 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	29,939	-			
MI 1-20 Scattered Sites	Vacant Unit Reduction	1460	5 units	50,000	-			
MI 1-21 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	24,066	-			
MI 1-21 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	8 units	33,939	-			
MI 1-21 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	8 units	41,939	-			
MI 1-21 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	29,939	-			
MI 1-21 Scattered Sites	Vacant Unit Reduction	1460	5 units	50,000	-			
MI 1-26 State Fair Apts	Installation of dumpster enclosure	1450	1 enclosure	10,720	-			Deleted project due to absence of need (10,720)
MI 1-27 Warren West Apts	Cut & Patch asphalt	1450	1800 sf		6,201	6,201		
MI 1-27 Warren West Apts	Seal Coat asphalt	1450	21000 sf		2,412	2,412		

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105			Federal FY of Grant: <b>2005</b>			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-27 Warren West Apts	Energy Audit - Installation of High Efficiency lighting	1460	1 ls		-			
MI 1-27 Warren West Apts	Replace hot water converter tube bundle	1470	1		7,800	7,800		
MI 1-27 Warren West Apts	Energy Audit - Installation of retro fit exit signs	1470	1 ls		-			
MI 1-27 Warren West Apts	Install commercial kitchen equipment	1475	1 kitchen	5,360	-		9,722	to cfp04 -Expenditure: CFP Voucher #092-368090; PO #6142; DMC Construction \$9,722.36; disbursement date 9/12/07; Pay Apps 2 & 3
MI 1-27 Warren West Apts	Replacement of fire hose	1475			2,996			
MI 1-27 Warren West Apts	Fire Alarm Panel Replace	1475	1 ea		23,771			
MI 1-29 Harriet Tubman Apts	Install chain link fence	1450	1380 lf	14,794	-			Deleted project due to insufficient budget (\$14794)
MI 1-29 Harriet Tubman Apts	Waste Lines Repair/Replacement	1460	1 ea		-			\$400,000 of funds moved to MI 1-42 below, and task moved to cfp 06.
MI 1-29 Harriet Tubman Apts	Fire Alarm Panel Replace	1475	1 ea		23,771			
MI 1-29 Harriet Tubman Apts	Paint Walls	1460	84000 sf		63,686	36,570		
MI 1-29 Harriet Tubman Apts	Paint Ceilings	1460	17500 sf		13,520			
MI 1-29 Harriet Tubman Apts	Renovate units for visually impaired	1460	2 units	53,600	-			
MI 1-29 Harriet Tubman Apts	Renovate units for audio impaired	1460	2 units		-			
MI 1-29 Harriet Tubman Apts	Energy Audit - Install weather stripping doors	1460	1 ls		-			



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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105				Federal FY of Grant: <b>2005</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-29 Harriet Tubman Apts	Energy Audit - Install high efficiency lighting	1460	1 ls		-			
MI 1-29 Harriet Tubman Apts	Energy Audit - Install low flow shower heads	1460	1 ls		-			
MI 1-29 Harriet Tubman Apts	Energy Audit - Replace hot water motors	1460	1 ls		-			
MI 1-29 Harriet Tubman Apts	Replace refrigerators	1465.1	7 units	100,000	-			
MI 1-29 Harriet Tubman Apts	Replace washers	1465.1	7 units	3,452	-			
MI 1-29 Harriet Tubman Apts	Energy Audit - Install retro fit exit signs	1470	1 ls		-			
MI 1-29 Harriet Tubman Apts	Replacement of fire hose	1475	24		3,994			
MI 1-37 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	24,066	-			
MI 1-37 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	8 units	33,939	-			
MI 1-37 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	8 units	41,939	-			
MI 1-37 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	29,939	-			
MI 1-37 Scattered Sites	Vacant Unit Reduction	1460	5 units	50,000	-			
MI 1-38 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	8 units	24,066	-			
MI 1-38 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	8 units	33,939	-			

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105				Federal FY of Grant: <b>2005</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-38 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	8 units	41,939	-			
MI 1-38 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	8 units	29,938	-			
MI 1-38 Scattered Sites	Vacant Unit Reduction	1460	5 units	50,000	-			
MI 1-42 Sojourner Truth Add	Comprehensive Renovation - Mold Abatement Change Order	1460	66 Units		2,369,691	2,565,305	407,830	-Transferred \$823,965 in obligation from 2003 CFP (PHASE II) and Moved Expenditure of \$90,335 to 2004 CFP(PHASE II -need to confirm if some of the expense applied to 2004 PHASE I) Increased obligation by 734,056 to match gap between amounts funded and contractual obligation for PHASE I and II . An additional \$764,790 was added for PHASE III which will be obligated contract is signed making the total obligation equal to \$2,369,691---Due to lesser obligations the budget has been decreased by \$361,732.79. -Moved \$90,335 of expenditures to CFP 04. -Add \$195,614 C.O.1 to Contract 1883-Sojo Truth Annex Renovations
MI 1-45 Sheridan Pl II Apts	Seal Coat asphalt	1450	30450 sf		3,497	3,497		
MI 1-45 Sheridan Pl II Apts	Consultant - Investigate mold	1430	1 ea	1,608	1,660			
MI 1-45 Sheridan Pl II Apts	Site Signage	1450			-			
MI 1-45 Sheridan Pl II Apts	Carpet Replacement	1460	1400 sy		43,493	19,600		
MI 1-45 Sheridan Pl II Apts	Paint walls	1460	48000 sf		34,617	19,900	19,900	

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105				Federal FY of Grant: <b>2005</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MI 1-45 Sheridan Pl II Apts	Replace traction elevator machinery & controls	1460			730,000	730,000		-Transferred activity from cfp06. \$50,000 of funds from HA Wide Scattered Site Renovations activity. \$131,000 of funds from cfp07 Charles Terrace lead abatement activity. \$77,250 of funds from cfp06 defunded lead abatement activity from Charles Terrace. \$73,545.50 of funds from defunded State Fair Blind activity. \$32,986 of funds from cfp06 contingency. \$49,309.50 of budgeted funds from Harriet Tubman and State Fair activity above. \$80,691 of budgeted funds from contingency above to fully fund activity.
	146002006043							
MI 1-45 Sheridan Pl II Apts	Replacement of fire alarm panel	1475	1		23,771			
MI 1-45 Sheridan Pl II Apts	Replace trash compactor	1475	1 ls		-			\$10,540 of funds forwarded to contingency
MI 1-45 Sheridan Pl II Apts	Replace Fire Hose	1475	1 ea		4,327			
MI 1-45 Sheridan Pl II Apts	Commercial Kitchen Upgrade	1475	1 kitchen	8,443	-			to cfp04
MI 1-50 Brewster Homes	Replace aluminum windows	1460	10 units	6,218	6,218			
MI 1-50 Brewster Homes	Install screen doors	1460	250 doors	3,002	-			
MI 1-50 Brewster Homes	Replace storm doors	1460	250 doors		-			to cfp04
MI 1-50 Brewster Homes	Replace interior doors	1460	50		17,500			
MI 1-50 Brewster Homes	Repair wall finishes	1460	10		5,549			
				<b>Totals</b>	<b>9,663,792</b>	<b>9,663,791</b>	<b>9,497,685</b>	<b>3,625,095</b>
				<b>Difference</b>		(0)	166,106	6,038,696

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150105					Federal FY of Grant: <b>2005</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Non Dwelling Structures Paint Ceilings @ 1301 E. Jefferson	08/17/07			08/17/09			
HA Wide Non Dwelling Structures Paint Walls @ 1301 E. Jefferson	08/17/07			08/17/09			
HA-Wide Mgt. Imp. Mod Staff training-continuation of ongoing program to educate & train personnel	08/17/07			08/17/09			
HA Wide Non Dwelling Structures 504/ADA Compliance	08/17/07			08/17/09			
HA-Wide Fees & Costs Construction administration/construction management	08/17/07			08/17/09			
HA Wide Site Improvements HA Wide Landscaping - Site Beautification	08/17/07			08/17/09			
HA Wide Non Dwelling Structures Replacement of HVAC@ 1301 East Jefferson	08/17/07			08/17/09			
HA-Wide Admin. Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	08/17/07			08/17/09			
HA-Wide Mgt. Imp. Management Improvement:	08/17/07			08/17/09			
HA-Wide Operations-20% of annual grant	08/17/07			08/17/09			
HA Wide Dwelling Structures M&E - Installation of Fire E-Call System at Senior Sites	08/17/07			08/17/09			
MI 1-05 Charles Terrace 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-06 Smith Homes 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-07 Jeffries West Bldg 502 Parking Lot Re-Paving	08/17/07			08/17/09			
MI 1-07 Jeffries West Repair 3 Boilers Bldg 502	08/17/07			08/17/09			
MI 1-07 Jeffries West Elevator repair Bldg 502	08/17/07			08/17/09			
MI 1-07 Jeffries West Fire system Repair Bldg 502	08/17/07			08/17/09			
MI 1-07 Jeffries East Homes Security Fencing	08/17/07			08/17/09			
MI 1-08 Douglas Homes Securing Towers	08/17/07			08/17/09			
MI 1-11 Forest Park Place 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			

	Original	Revised	Actual	Original	Revised	Actual	
MI 1-17 Charles Diggs Homes Consultant - Termite abatement	08/17/07			08/17/09			
MI 1-17 Charles Diggs Homes 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts Replacement of fire hose	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts Paint Ceilings	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts Replace Acoustical Tile Ceiling (common areas)	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts Replacement of fire alarm panel	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts Paint Walls	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts Carpet Replacement	08/17/07			08/17/09			
MI 1-18 Sheridan Pl I Apts 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-26 State Fair Apts Installation of dumpster enclosure	08/17/07			08/17/09			
MI 1-26 State Fair Apts 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-27 Warren West Apts Seal Coat asphalt	08/17/07			08/17/09			
MI 1-27 Warren West Apts Replacement of fire hose	08/17/07			08/17/09			
MI 1-27 Warren West Apts Cut & Patch asphalt	08/17/07			08/17/09			
MI 1-27 Warren West Apts Replace hot water converter tube bundle	08/17/07			08/17/09			
MI 1-27 Warren West Apts Fire Alarm Panel Replace	08/17/07			08/17/09			
MI 1-27 Warren West Apts 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts Replacement of fire hose	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts Paint Ceilings	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts Install chain link fence	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts Fire Alarm Panel Replace	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts Paint Walls	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
MI 1-29 Harriet Tubman Apts Waste Lines Repair/Replacement	08/17/07			08/17/09			
MI 1-42 Sojourner Truth Add Comp Renovation - Mold Abatement Change Order	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Consultant - Investigate mold	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Seal Coat asphalt	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Replace Fire Hose	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Replace trash compactor	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Replacement of fire alarm panel	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Paint walls	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts Carpet Replacement	08/17/07			08/17/09			
MI 1-45 Sheridan Pl II Apts 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			

	Original	Revised	Actual	Original	Revised	Actual	
MI 1-50 Brewster Homes Repair wall finishes	08/17/07			08/17/09			
MI 1-50 Brewster Homes Replace aluminum windows	08/17/07			08/17/09			
MI 1-50 Brewster Homes Replace interior doors	08/17/07			08/17/09			
MI 1-50 Brewster Homes 504/ADA Compliance+Unit Turn Items	08/17/07			08/17/09			
<b>Signature of Executive Director &amp; Date</b>							

Detroit Housing Commission  
 CFP2005 Budget Revision Narrative  
 A/O 5/31/07

BUDGET LINE ITEM	BLI NO	BUDGET AMOUNT	CURRENT EXPENSE AMOUNT	CHANGE	COMMENTS
<b>BUDGET REVISION #3 TRANSACTION</b>					
Staff Salaries- Resident Services & MAPS	1408	\$ 477,226.00	\$ 230,711.00	\$ 246,515.00	Incurred expenditures of \$246,515 from CFP2003.
MIS Upgrades	1408	\$ 61,301.00	\$ -	\$ 61,301.00	Incurred expenditures of \$4,142 from CFP 2004.
Replacement of freezing pipes @ Smith Homes	1460	\$ -	\$ 187,502.00	\$ (187,502.00)	Moved expenditures of \$187,502 to CFP 2004.
		<b>\$ 538,527.00</b>	<b>\$ 418,213.00</b>	<b>\$ 120,314.00</b>	

**Budget Line Item (BLI)**

**1408- Staff Salaries- Resident Services & MAPS**

Budget \$477,226  
 Current Expenditure \$230,711  
**Available \$246,515**

Budget Revision Amount (amount available for incoming expenditures)	Budget Revision From Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
-\$246,515								
\$44,022.46	2003	092-313825	9/28/2006				Staff Salaries for Aug 2003	
\$62,216.14	2003	092-313825	9/28/2006				Staff Salaries for Sep 2003	
\$62,842.97	2003	092-313825	9/28/2006				Staff Salaries for Oct 2003	
\$56,230.58	2003	092-313825	9/28/2006				Staff Salaries for Nov 2003	
Partial of total Dec 03 salary allocation \$74,991.41	2003	092-313825	9/28/2006				Staff Salaries for Dec 2003	
<b>Balance</b>	<b>\$0</b>							

**Budget Line Item (BLI)**

**1408- MIS Upgrades**

Budget \$61,301  
 Current Expenditure \$0

Budget Revision Amount (amount available for incoming expenditures)	Budget Revision From Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
\$61,301								
Partial of total invoice of \$18,473.72	2004	092-345411	4/13/2007		5863	15554	TechDepot/Purchase of SQL Server 2005 edition	B061239461 V1
<b>Balance in CFP 2005 account</b>	<b>\$57,159</b>							

**Budget Line Item (BLI)**

**1460- Replacement of freezing pipes @ Smith Homes (MI 1-06)**

Budget \$0  
 Current Expenditure \$187,502

Budget Revision Amount (amount forwarded to earliest grant)	Budget Revision To Fund	Voucher #	Disbursement Date	Contract #	PO #	Vendor #	Vendor Name/ Services Rendered	Invoice #
\$187,502								
(\$46,279.00)		092-333078	1/25/2007	1901	5876	14	Clark's Construction/ Billing for work completed for freezing pipes @ Smith Homes	PAYAPP#1
(\$141,223.20)	2004	092-342113	3/23/2007	1901	5876	14	Clark's Construction/ Billing for work completed for freezing pipes @ Smith Homes	PAYAPP#2
<b>Balance</b>	<b>\$0</b>							



**DETROIT HOUSING COMMISSION**  
**CFP2005 BUDGET NARRATIVE (REVISION 3)**

Grouped by Account

BUDGET REVISION TRANSACTION							
Development	Element	BLI	Original	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
HA-Wide	Operations-20% of annual grant	1406	1,932,758	1,932,758	1,932,758	0	No change
		<b>1406 Total</b>		<b>1,932,758</b>	<b>1,932,758</b>	<b>0</b>	
HA-Wide Mgt. Imp.	Management Improvements	1408	1,882,758	1,882,758	1,882,758	0	No change
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	1408	50,000	50,000	50,000	0	No change
		<b>1408 Total</b>		<b>1,932,758</b>	<b>1,932,758</b>	<b>0</b>	
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	966,379	966,379	966,379	0	No change
		<b>1410 Total</b>		<b>966,379</b>	<b>966,379</b>	<b>0</b>	
HA-Wide Fees & Costs	Construction administration/construction management	1430	92,456	92,456	92,456	0	No change
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	1430	200,000	-	-	0	No change
MI 1-17 Charles Diggs Homes	Consultant - Termite abatement	1430		2,025	2,025	0	No change
MI 1-45 Sheridan Pl II Apts	Consultant - Investigate mold	1430	1,608	1,608	1,660	52	Re-budgeted at actual cost
		<b>1430 Total</b>		<b>96,089</b>	<b>96,141</b>	<b>52</b>	
HA Wide Site Improvements	HA Wide Landscaping - Site Beautification	1450		42,426	123,593	81,167	Additional work desired
MI 1-07 Jeffries West Homes	Bldg 502 Parking Lot Re-Paving	1450		-	262,000	262,000	Allocation for completed work @ actual cost
MI 1-07 Jeffries East Homes	Security Fencing	1450		-	131,000	131,000	New work item necessitated by closure and demo plans
MI 1-07 Jeffries East Homes	Replace damaged concrete	1450	24,442	-	-	0	No change
MI 1-08 Douglas Homes	Site Upgrade/Improvement	1450	250,000	200,000	-	-200,000	Deleted work per site closure plan
MI 1-19 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	24,066	-		0	No change
MI 1-20 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	24,066	-		0	No change
MI 1-21 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	24,066	-		0	No change
MI 1-26 State Fair Apts	Installation of dumpster enclosure	1450	10,720	10,720	10,720	0	No change
MI 1-27 Warren West Apts	Cut & Patch asphalt	1450		6,201	6,201	0	No change
MI 1-27 Warren West Apts	Seal Coat asphalt	1450		2,412	2,412	0	No change
MI 1-29 Harriet Tubman Apts	Install chain link fence	1450	14,794	14,794	14,794	0	No change
MI 1-37 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	24,066	-	-	0	No change
MI 1-38 Scattered Sites	Repair sidewalks and driveways to code as necessary	1450	24,066	-	-	0	No change

Development	Element	BLI	Original	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
MI 1-45 Sheridan PI II Apts	Seal Coat asphalt	1450		3,497	3,497	0	No change
MI 1-45 Sheridan PI II Apts	Site Signage	1450		8,743	-	-8,743	Moved to CFP 04 contract 1902
		<b>1450 Total</b>		<b>288,793</b>	<b>554,217</b>	<b>265,424</b>	
HA-Wide Dwelling Structures	504 compliance Physical Improvements @ DHC properties	1460	250,000	250,000	-	-250,000	Converted from HA Wide activity to site based
HA Wide Dwelling Structures	M&E - Installation of Fire E-Call System at Senior Sites	1460	761,364	-		0	No change
MI 1-05 Charles Terrace	504/ADA Compliance+Unit Turn Items	1460		-	9,588	9,588	Site budget replacing HA Wide activity + occupancy prep
MI 1-06 Smith Homes	504/ADA Compliance+Unit Turn Items	1460		-	532,118	532,118	Site budget replacing HA Wide activity + occupancy prep
MI 1-06 Smith Homes	Replacement of freezing pipes	1460	220,000	-	-	0	No change
MI 1-07 Jeffries West	Fire system Repair Bldg 502	1460		-	18,570	18,570	New need-based work item
MI 1-07 Jeffries West	Elevator repair Bldg 502	1460		-	7,650	7,650	New need-based work item
MI 1-07 Jeffries West	Repair 3 Boilers Bldg 502	1460		-	6,200	6,200	New need-based work item
MI 1-07 Jeffries East Homes	Down Unit Renovation	1460	290,000	-	-	0	No change
MI 1-07 Jeffries East Homes	Replacement of asphalt shingles	1460	61,640	-	-	0	No change
MI 1-08 Douglas Homes	Total Unit Rehabilitation	1460	60,000	839,623	-	-839,623	Deleted work per site closure plan
MI 1-08 Douglas Homes	Replace cab finishes	1460	32,160	32,160	-	-32,160	Deleted work per site closure plan
MI 1-08 Douglas Homes	Replace traction elevator machinery & controls	1460	1,363,584	230,345	-	-230,345	Deleted work per site closure plan
MI 1-08 Douglas Homes	Emergency Elevator Repair	1460		109,292	-	-109,292	Deleted work per site closure plan
MI 1-11 Forest Park Place	504/ADA Compliance+Unit Turn Items	1460		-	87,714	87,714	Site budget replacing HA Wide activity + occupancy prep
MI 1-17 Charles Diggs Homes	504/ADA Compliance+Unit Turn Items	1460		-	470,419	470,419	Site budget replacing HA Wide activity + occupancy prep
MI 1-18 Sheridan PI II Apts	504/ADA Compliance+Unit Turn Items	1460		-	76,700	76,700	Site budget replacing HA Wide activity + occupancy prep
MI 1-18 Sheridan PI II Apts	Carpet Replacement	1460		48,153	48,153	0	No change
MI 1-18 Sheridan PI II Apts	Paint Walls	1460		34,617	34,617	0	No change
MI 1-18 Sheridan PI II Apts	Replace Acoustical Tile Ceiling (common areas)	1460		-	10,657	10,657	New work item from PNA
MI 1-18 Sheridan PI II Apts	Paint Ceilings	1460		9,123	9,123	0	No change
MI 1-19 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	33,939	-		0	No change
MI 1-19 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	41,939	-		0	No change

Development	Element	BLI	Original	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
MI 1-19 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	29,939	-		0	No change
MI 1-19 Scattered Sites	Vacant Unit Reduction	1460	50,000	-		0	No change
MI 1-20 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	33,939	-		0	No change
MI 1-20 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	41,939	-		0	No change
MI 1-20 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	29,939	-		0	No change
MI 1-20 Scattered Sites	Vacant Unit Reduction	1460	50,000	-		0	No change
MI 1-21 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	33,939	-		0	No change
MI 1-21 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	41,939	-		0	No change
MI 1-21 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	29,939	-		0	No change
MI 1-21 Scattered Sites	Vacant Unit Reduction	1460	50,000	-		0	No change
MI 1-26 State Fair Apts	504/ADA Compliance+Unit Turn Items	1460		-	156,039	156,039	Site budget replacing HA Wide activity + occupancy prep
MI 1-27 Warren West Apts	504/ADA Compliance+Unit Turn Items	1460		-	199,183	199,183	Site budget replacing HA Wide activity + occupancy prep
MI 1-27 Warren West Apts	Energy Audit - Installation of High Efficiency lighting	1460		17,568	-	-17,568	Delayed pending outcome of energy performance study
MI 1-29 Harriet Tubman Apts	Waste Lines Repair/Replacement	1460		-	400,000	400,000	New need-based work item
MI 1-29 Harriet Tubman Apts	504/ADA Compliance+Unit Turn Items	1460		-	134,997	134,997	Site budget replacing HA Wide activity + occupancy prep
MI 1-29 Harriet Tubman Apts	Paint Walls	1460		63,686	63,686	0	No change
MI 1-29 Harriet Tubman Apts	Paint Ceilings	1460		60,580	13,520	-47,060	Reduced to PNA estimate
MI 1-29 Harriet Tubman Apts	Renovate units for visually impaired	1460	53,600	53,600	-	-53,600	Included in 504/ADA activity above
MI 1-29 Harriet Tubman Apts	Renovate units for audio impaired	1460		53,600	-	-53,600	Included in 504/ADA activity above
MI 1-29 Harriet Tubman Apts	Energy Audit - Install weather stripping doors	1460		14,054	-	-14,054	Delayed pending outcome of energy performance study
MI 1-29 Harriet Tubman Apts	Energy Audit - Install high efficiency lighting	1460		18,714	-	-18,714	Delayed pending outcome of energy performance study
MI 1-29 Harriet Tubman Apts	Energy Audit - Install low flow shower heads	1460		1,731	-	-1,731	Delayed pending outcome of energy performance study
MI 1-29 Harriet Tubman Apts	Energy Audit - Replace hot water motors	1460		1,288	-	-1,288	Delayed pending outcome of energy performance study

Development	Element	BLI	Original	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
MI 1-37 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	33,939	-	-	0	No change
MI 1-37 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	41,939	-	-	0	No change
MI 1-37 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	29,939	-	-	0	No change
MI 1-37 Scattered Sites	Vacant Unit Reduction	1460	50,000	-	-	0	No change
MI 1-38 Scattered Sites	Repair and replace all systems (mechanical, electrical) to codes as necessary	1460	33,939	-	-	0	No change
MI 1-38 Scattered Sites	Repair and replace all facets (roofing, siding, windows & trim, Masonry etc..) of building to code as necessary including garages	1460	41,939	-	-	0	No change
MI 1-38 Scattered Sites	Repair and replace all in-unit fixtures, systems and entry doors to code	1460	29,938	-	-	0	No change
MI 1-38 Scattered Sites	Vacant Unit Reduction	1460	50,000	-	-	0	No change
MI 1-42 Sojourner Truth Add	Comp Renovation - Mold Abatement Change Order	1460		1,009,787	1,009,787	0	No change
MI 1-45 Sheridan PI II Apts	504/ADA Compliance+Unit Turn Items	1460		-	78,171	78,171	Site budget replacing HA Wide activity + occupancy prep
MI 1-45 Sheridan PI II Apts	Carpet Replacement	1460		43,493	43,493	0	No change
MI 1-45 Sheridan PI II Apts	Paint walls	1460		34,617	34,617	0	No change
MI 1-50 Brewster Homes	504/ADA Compliance+Unit Turn Items	1460		-	53,015	53,015	Site budget replacing HA Wide activity + occupancy prep
MI 1-50 Brewster Homes	Replace interior doors	1460		2,774	17,500	14,726	Site budget replacing HA Wide activity + occupancy prep
MI 1-50 Brewster Homes	Replace aluminum windows	1460	6,218	6,218	6,218	0	No change
MI 1-50 Brewster Homes	Repair wall finishes	1460		5,548	5,548	0	No change
MI 1-50 Brewster Homes	Replace storm doors	1460		-	-	0	No change
MI 1-50 Brewster Homes	Install screen doors	1460	3,002	-		0	No change
		<b>1460 Total</b>		<b>2,940,571</b>	<b>3,527,283</b>	<b>586,712</b>	
MI 1-08 Douglas Homes	Replace washer	1465.1	7,890	-	-	0	No change
MI 1-29 Harriet Tubman Apts	Replace refrigerators	1465.1	100,000	-	-	0	No change
MI 1-29 Harriet Tubman Apts	Replace washers	1465.1	3,452	-	-	0	No change
		<b>1465.1 Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	
HA Wide Non Dwelling Structures	Replacement of HVAC@ 1301 East Jefferson	1470		128,817	275,368	146,551	Re-budgeted at actual cost
HA Wide Non Dwelling Structures	504/ADA Compliance	1470		-	82,833	82,833	Site budget for 1301 Jefferson E.

Development	Element	BLI	Original	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
HA Wide Non Dwelling Structures	Paint Walls @ 1301 E. Jefferson	1470		34,669	34,669	0	No change
HA Wide Non Dwelling Structures	Paint Ceilings @ 1301 E. Jefferson	1470		-	3,732	3,732	New work item from PNA
HA Wide Non Dwelling Structures	Carpet Replacement @ 1301 E Jefferson	1470		-	-	0	No change
HA Wide Non Dwelling Structures	Reconfiguration @ 1301 E Jefferson	1470		172,938	-	-172,938	Deleted work item
MI 1-08 Douglas Homes	Replace trash compactor	1470	21,440	21,440	-	-21,440	Deleted work per site closure plan
MI 1-27 Warren West Apts	Replace hot water converter tube bundle	1470		10,822	7,800	-3,022	Reduced to actual purchase order amount
MI 1-27 Warren West Apts	Energy Audit - Installation of retro fit exit signs	1470		466	-	-466	Delayed pending outcome of energy performance study
MI 1-29 Harriet Tubman Apts	Energy Audit - Install retro fit exit signs	1470		644	-	-644	Delayed pending outcome of energy performance study
		<b>1470 Total</b>		<b>369,796</b>	<b>404,402</b>	<b>34,606</b>	
HA-Wide Non-Dwelling Equip.	Security System Upgrade	1475		882,439	-	-882,439	Re-budgeted in CFP 2006
HA-Wide Non-Dwelling Equip.	Computer Replacement	1475	25,000	-	-	0	No change
MI 1-08 Douglas Homes	Securing Towers	1475		69,036	69,036	0	No change
MI 1-18 Sheridan PI I Apts	Replacement of fire alarm panel	1475		23,771	23,771	0	No change
MI 1-18 Sheridan PI I Apts	Replacement of fire hose	1475		4,327	4,327	0	No change
MI 1-18 Sheridan PI I Apts	Commercial Kitchen Upgrade	1475	10,309	-	-	0	No change
MI 1-27 Warren West Apts	Fire Alarm Panel Replace	1475		-	23,771	23,771	New work item from PNA
MI 1-27 Warren West Apts	Replacement of fire hose	1475		2,996	2,996	0	No change
MI 1-27 Warren West Apts	Install commercial kitchen equipment	1475	5,360	-	-	0	No change
MI 1-29 Harriet Tubman Apts	Fire Alarm Panel Replace	1475		-	23,771	23,771	New work item from PNA
MI 1-29 Harriet Tubman Apts	Replacement of fire hose	1475		12,621	3,994	-8,627	Reduced to PNA estimate
MI 1-45 Sheridan PI II Apts	Replacement of fire alarm panel	1475		23,771	23,771	0	No change
MI 1-45 Sheridan PI II Apts	Replace trash compactor	1475		10,540	10,540	0	No change
MI 1-45 Sheridan PI II Apts	Replace Fire Hose	1475		-	4,327	4,327	New work item from PNA
MI 1-45 Sheridan PI II Apts	Commercial Kitchen Upgrade	1475	8,443	-	-	0	No change
		<b>1475 Total</b>		<b>1,029,501</b>	<b>190,304</b>	<b>-839,197</b>	
HA-Wide Relocation Costs	Relocation Costs	1495.1	55,000	55,000	-	-55,000	Deleted work item
		<b>1495.1 Total</b>		<b>55,000</b>	<b>0</b>	<b>-55,000</b>	
HA-Wide	Contingency @ 8% of annual grant	1502	-	52,147	59,550	7,403	Small increase to balance bottom line
		<b>1502 Total</b>		<b>52,147</b>	<b>59,550</b>	<b>7,403</b>	
	<b>Grand Total</b>			<b>9,663,792</b>	<b>9,663,792</b>	<b>0</b>	

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b style="text-align: center;">Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: MI28P00150106	<b>Federal FY of Grant:</b> <b style="text-align: center;">2006</b>
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- Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,649,353	1,649,353	601,270	644,040
3	1408 Management Improvements Soft Costs	1,649,353	1,071,336	1,022,788	864,574
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	824,677	500,000	67,347	67,448
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	315,993	706,256	2,175	-
8	1440 Site Acquisition	-	300,000	260,000	-
9	1450 Site Improvement	338,048	274,344	-	-
10	1460 Dwelling Structures	2,707,509	3,371,789	58,600	14,808
11	1465.1 Dwelling Equipment—Nonexpendable	13,690	185,923	-	-
12	1470 Nondwelling Structures	559,066	235,134	82,553	64,593
13	1475 Nondwelling Equipment	36,077	123,495	-	-
14	1485 Demolition	153,000	42,500	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	243,643	54,463	9,350	9,350
	Amount of Annual Grant: (sum of lines 2 to 19.)	8,490,408	8,514,593	2,104,083	1,664,813

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150106		Federal FY of Grant: <b>2006</b>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	1,599,353	821,336	952,096	833,011
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: M128P00150106			2006			
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original	Revised	Obligated	Expended		
HA-Wide	Operations-20% of annual grant	1406	20%	1,649,353	1,649,353	601,270	644,040	MERS payment for \$500,000 Disbursement: Voucher #092-374722; subsidy payment to Riverbend Tower for Oct. 2007 \$12,350
HA-Wide Mgt. Imp.	140602006045 Private Security Services	1408		1,599,353	821,336	952,096	833,011	Moved \$170,490 of expenditures from CFP03. Moved \$19,415 of expenditures from CFP05. -work item being deleted from cfp budget/\$200,000 to MIS Upgrades/\$200,000 to Security System Upgrade/\$1,199,353 to Occupancy Improvement Initiative, \$821,336 refunded for task. -Obligation: PO #6699 \$100,838.40 - Douglas 1302/1306; \$151,257.60 - Douglas Row Disbursement: Voucher #092-378612; 11/19/2007 \$30,027.36
HA-Wide Mgt. Imp.	140802006001 Mod Staff training-continuation of ongoing program to educate & train personnel	1408		50,000	50,000	2,360	-	-Moved \$2,360 of expenditures to CFP03.
HA-Wide Mgt. Imp.	140802006002 MIS Upgrades	1408			200,000	68,332	31,563	-Moved 20,414 of expenditures to CFP03. -Forwarded \$16,335 of budget and expenditures to CFP03.
HA-Wide Admin.	141002006003 Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	10%	824,677	500,000	67,347	67,448	Reduced budget amount by \$300,000.00 to accommodate DHC Appraisal activity. \$24,677 to contingency.
HA-Wide Admin.	144002006003 HA Wide Appraisals of DHC Properties Contract #1920 \$260,000	1440			300,000	260,000		New activity. \$300,000.00 from Staff Salaries line item above PO#6755, dated 11/28/07; \$260,000; Contract #1920; Allen & Assoc.; for real and personal property appraisals
HA-Wide Fees & Costs	144050100 A&E services based on anticipated design and construction mgt. Costs	1430		315,993	706,256	2,175		-Obligate \$,2175 from CFP04
HA Wide Site Improvements	143002006004 HA Wide Landscaping - Site Beautification	1450				123,026		-Transferred activity from cfp05 -\$567 utilized to balance budget with cfp05 funds
HA Wide Dwelling Structures	146002006005 Occupied Unit Painting	1460		169,043	9,572			Moved \$159,471 to CFP04
HA Wide Dwelling Structures	146002006005 Scattered Site Renovations	1460						\$100,000 of funds re-funded to Sheridan I & II elevator repair activity, \$50,000 equally. \$136,867 of funds to cfp07.
HA Wide Non Dwelling Structures	147002006006 Seal coat asphalt @ Central Office	1450	11100 sf					
HA Wide Non Dwelling Structures	147002006006 Seal coat asphalt @ Administrative Bldg	1450	23000 sf	2,245				
HA Wide Non Dwelling Structures	147002006006 Paint Walls @ 1301 E. Jefferson	1470	30000 sf	ddd	34,669	17,960		Transferred activity from cfp05.
HA Wide Non Dwelling Structures	147002006007 Paint exterior walls @ Central Maintenance	1470	9000 sf	8,488				
HA Wide Non Dwelling Structures	147002006007 Replace sliding gate controls @ Central Maintenance	1470	2	6,036				
HA Wide Non Dwelling Structures	147002006008 Masonry repair @ Central Maintenance	1470	500 sf					
HA Wide Non Dwelling Structures	147002006008 1-1/2" Dia metal handrail @ Central Maintenance	1470	30 lf					
HA Wide Non Dwelling Structures	147002006008 Replace solid entry door @ Central Maintenance	1470	3 ea					
HA Wide Non Dwelling Structures	147002006008 Paint walls @ Central Maintenance	1470	2500 sf					



Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106				2006			
Development Number	Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
HA Wide Non Dwelling Structures	504/ADA Compliance	1470		199,935	42,425			Transferred activity from cfp05.	
HA Wide Non Dwelling Structures	Reconfig @ 2211 Orleans, Phase II	1470			64,593	64,593	64,593	\$40,408 of funds from 504/ADA Compliance above. \$40,408 of obligations and expenditures from CFP 03Bonus.	
HA Wide Non Dwelling Structures	Seal coat asphalt @ Central Maintenance	1450	15000 sf	-	-				
HA Wide Non Dwelling Structures	Masonry repair @ Central Garage	1470	1200 sf	6,225	-				
	147002006010								
HA Wide Non Dwelling Structures	Paint exterior walls @ Central Garage	1470	4000 sf	3,772	-				
	147002006009								
HA Wide Non Dwelling Structures	Replace roof flashing	1470	100 lf	944	-				
	147002006011								
HA Wide Non Dwelling Structures	Replace built up roof	1470	11200 sf	42,636	-				
	147002006011								
HA Wide Non Dwelling Structures	Replace carpet	1470	1800 sy	81,770	-				
	147002006011								
HA Wide Non Dwelling Structures	Paint walls	1470	30000 sf	19,034	-				
	147002006011								
HA Wide Non Dwelling Structures	Paint ceilings	1470	5000 sf	3,172	-				
	147002006011								
HA Wide Non Dwelling Structures	Replace acoustical tile ceiling	1470	2000 sf	3,026	-				
	147002006011								
HA Wide Non Dwelling Structures	Replace roof top units	1470	50 ton	58,566	-				
	147002006011								
HA Wide Non Dwelling Equipment	Security System Upgrade	1475			-				
HA-Wide	Contingency	1502		243,643	54,463	9,350	9,350	\$23,690 of funds moved to fund CO#1 for ranges at Smith Homes. \$24,677 of funds from Staff Salaries-1410 BLL. \$32,986 of funds to fund Sheridan I & II elevator activity, each \$115,133 defunded to balance budget. <u>Obligation:</u> -PO #6707 \$9,350-Redline Contracting-fence repair at Jeffries East <u>Disbursement:</u> Voucher #002-378612-11/10/2007 \$0.350	
MI 1-05 Charles Terrace	Installation of property identification sign	1450	2	36,479	-				
	145002006012								
MI 1-05 Charles Terrace	Lead Abatement	1460	49 units	416,500	-			\$77,250 of defunded activity funds re-funded to Sheridan I & II elevator repair activity equally. Due to Lead Inspection/Ris Assessment @ Charles Terrace report in 2005, the report concludes that since less than 2.5 % of the total development tested negative for lead, therefore activity is defunded and funds are re-funded to cfp06 to fund Sheridan I & II elevator activity.	
	146002006014								
MI 1-05 Charles Terrace	Energy audit - Installation of weather stripping windows	1460	1 ls	5,545	-				
	146002006015								
MI 1-05 Charles Terrace	Energy audit - Installation high efficiency lighting	1460	1 ls	2,971	-				
	146002006013								
MI 1-05 Charles Terrace	504/ADA Compliance+Unit Turn Items	1460	1 ls		262,000				
MI 1-06 Smith Homes	Signage/play equipment	1450	1 ls	21,250	-				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106				2006		
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original	Revised	Obligated	Expended		
	145002006016							
MI 1-06 Smith Homes	Down Unit Renovation	1460	3	56,585	-			
	146002006017							
MI 1-06 Smith Homes	Energy audit - Installation of high efficiency lighting	1460	1 ls	6,491	-			
	146002006013							
MI 1-06 Smith Homes	Replace storm doors	1460	312	22,840	-		to cfp04	
	146002006018							
MI 1-05 Charles Terrace	504/ADA Compliance+Unit Turn Items	1460			9,588		Transferred activity from cfp05.	
MI 1-06 Smith Homes	504/ADA Compliance+Unit Turn Items	1460	3 Units		532,118		Transferred activity from cfp05.	
MI 1-06 Smith Homes	Range	1465.1	8 ea	-	28,128		\$23,690 to fund CO#1, funds from contingency	
MI 1-06 Smith Homes	Refrigerator	1465.1	8 ea	-	4,438			
MI 1-06 Smith Homes	Paint exterior walls (Office & Comm Bldg)	1470	3300 sf	-	3,661			
MI 1-07 Jeffries West	Elevator repair Bldg 502	1460	1 ea		66,020		*Transferred activity from cfp05 \$58,370 of funds from contingency to fully fund activity from cfp05.	
MI 1-07 Jeffries West	Fire system Repair Bldg 502	1460	1 ea		56,186	14,808	*Transferred activity from cfp05 -\$37,616 of funds from contingency to fully fund activity from cfp05.	
MI 1-07 Jeffries West	Repair 3 Boilers Bldg 502	1460	3 ea		42,600		*Transferred activity from cfp05 -\$36,400 of funds from contingency to fully fund activity from cfp05.	
MI 1-07 Jeffries Homes West	Paint Walls (common areas)	1470	28000 sf	-	20,193			
MI 1-08 Douglass Homes	Site Upgrade/Improvement	1450			-			
MI 1-08 Douglass Homes	Replace wrought iron fence & entry gates	1450	10000 lf	46,750	-	-		
	145002006019							
MI 1-08 Douglass Homes	Total unit rehabilitation	1460	220 units	1,363,851	-			
	146002006020							
MI 1-08 Douglass Homes	Replace water supply boiler, gas	1460	3000 mbh	70,732	-			
	146002006021							
MI 1-08 Douglass Homes	Replace heating boiler, gas/oil->1000 MBH	1460	10000 mbh	113,171	-			
	146002006021							
MI 1-08 Douglass Homes	Replace trash chutes	1460	1 ls	7,072	-			
	146002006022							
MI 1-08 Douglass Homes	Replace trash compactor	1470	4 ls	25,126	-			
	146002006023							
MI 1-11 Forest Park	Seal coat asphalt	1450	20650 sf		2,291			
MI 1-11 Forest Park	Paint walls	1460	41520 sf	25,452	29,944			
	146002006024							
MI 1-11 Forest Park	Energy audit - installation of low flow shower heads	1460	1 ls	7,062	-			
	146002006025							

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106				2006		
Development Number Name/HA-Wide Activities		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
MI 1-11 Forest Park	Energy audit - Installation of high efficiency lighting	1460	1 ls	13,234	-			
	146002006013							
MI 1-11 Forest Park Place	504/ADA Compliance+Unit Turn Items	1460	2 Units		87,714			Transferred activity from cfp05.
MI 1-11 Forest Park	Replace wall furnace	1465.1	297	13,690	-			to cfp04
	146002006026							
MI 1-11 Forest Park	Energy audit - Installation of retro fit exit signs	1470	1 ls	310	-			
	146002006027							
MI 1-11 Forest Park	Installation of security access system (unit buzzer)	1475	97 ea	10,497	12,350			
	146002006028							
MI 1-11 Forest Park	Replace fire hose	1475	14	1,980	2,330			
	146002006029							
MI 1-11 Forest Park	Fire alarm panel, replace	1475	1 ea		23,771			
MI 1-17 Diggs Homes	Install wrought iron fence	1450		121,550	-			
	145002006030							
MI 1-17 Diggs Homes	Energy audit - Replace photocells	1460	1 ls	302	-			
	146002006031							
MI 1-17 Diggs Homes	Energy audit - Installation of weather stripping windows	1460	1 ls	17,491	-			
	146002006015							
MI 1-17 Diggs Homes	Energy audit - Installation of weather stripping doors	1460	1 ls	14,713	-			
	146002006015							
MI 1-17 Diggs Homes	Energy audit - Installation of high efficiency lighting	1460	1 ls	20,403	-			
	146002006013							
MI 1-17 Charles Diggs Homes	504/ADA Compliance+Unit Turn Items	1460			470,419			Transferred activity from cfp05.
MI 1-17 Diggs Homes	Range	1465.1	50 ea		27,738			
MI 1-18 Sheridan 1 Pt Apts	Energy audit - Installation of high efficiency site lighting	1450	1 ls	22,996	-			
	145002006032							
MI 1-18 Sheridan 1 Pt Apts	Replace built up roof	1460	11900 sf	43,769	51,493			
	146002006033							
MI 1-18 Sheridan Pt Apts	Carpet Replacement	1460	1550 sf		48,153	36,100		Transferred activity from cfp05.
MI 1-18 Sheridan Pt Apts	Paint Walls	1460	48000 sf		34,617	22,500		Transferred activity from cfp05.
MI 1-18 Sheridan Pt Apts	Paint Ceilings	1460	12650 sf		9,123			Transferred activity from cfp05.
MI 1-18 Sheridan Pt Apts	Replace Acoustical Tile Ceiling (common areas)	1460	5400 sf		1,754			Transferred activity from cfp05.
MI 1-18 Sheridan 1 Pt Apts	Energy audit - installation of low flow shower heads	1460	1 ls	15,374	-			
	146002006025							
MI 1-18 Sheridan 1 Pt Apts	Energy audit - Replace hot water motors	1460	1 ls	1,433	-			
	146002006034							
MI 1-18 Sheridan Pt Apts	504/ADA Compliance+Unit Turn Items	1460	3 Units		76,700			Transferred activity from cfp05.
MI 1-18 Sheridan 1 Pt Apts	PA and Emergency call system (in unit)	1460	1 ls	-	166,428			

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106				2006		
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original	Revised	Obligated	Expended		
MI 1-18 Sheridan I Pl Apts	Replace trash compactor	1475	1 ls	-	10,540			
MI 1-18 Sheridan I Pl Apts	Installation of Security Access System (unit buzzer)	1475	200	20,205	23,771			
MI 1-18 Sheridan I Pl Apts	Energy audit - Installation of retro fit exit signs	1470		528	-			
MI 1-19 Scattered Sites	Demolition	1485	1 unit	8,500	-			
MI 1-20 Scattered Sites	Demolition	1485	1 unit	8,500	-			
MI 1-21 Scattered Sites	Demolition	1485	11 units	93,500	-			
MI 1-26 State Fair Apts	Cut & Patch asphalt	1450	400 sf	-	1,331			
MI 1-26 State Fair Apts	Energy audit - Installation of high efficiency lighting	1460		24,143	-			
MI 1-26 State Fair Apts	Energy audit - installation of low flow shower heads	1460		14,713	-			
MI 1-26 State Fair Apts	Installation of Security Access System (unit buzzer)	1460	200	19,522	22,967			
MI 1-26 State Fair Apts	Installation of door, aluminium sliding with screen	1460	200	63,447	-			
MI 1-26 State Fair Apts	504/ADA Compliance+Unit Turn Items	1460	2 Units		156,039		Transferred activity from cfp05.	
MI 1-26 State Fair Apts	Replace boiler, gas/oil>1000mbh	1470	7140 mbh	86,560	-			
MI 1-26 State Fair Apts	Repair automatic entry door	1460	1 ea	-	555			
MI 1-26 State Fair Apts	Blinds	1460	1 ls	-	-		\$73,545.50 of defunded funds re-funded to Sheridan I & II elevator repair activity equally.	
MI 1-26 State Fair Apts	Energy audit - Installation of retro fit exit signs	1470	1 ls	2,083	-			
MI 1-26 State Fair Apts	Installation of tank, domestic hot water storage, 1000 gallon	1470	1 ls	9,761	11,484			
MI 1-26 State Fair Apts	Replace fire hose	1475	24	3,395	3,995			
MI 1-26 State Fair Apts	Fire alarm panel, replace	1475	1 ea	-	22,967			
MI 1-27 Warren West Apts	Installation of security access system (unit buzzer)	1460	143	12,155	15,945			
MI 1-27 Warren West Apts	504/ADA Compliance+Unit Turn Items	1460			199,183		Transferred activity from cfp05.	
MI 1-27 Warren West Apts	Replace carpet (common areas)	1470	1067 sy		55,097			
MI 1-27 Warren West Apts	Fire alarm panel, replace	1475	1 ea		23,771			

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PHA Name:		Grant Type and Number				Federal FY of Grant:		
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106				2006		
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
			Original	Revised	Obligated	Expended		
MI 1-29 Harriet Tubman Apts	Seal Coat asphalt	1450	15400 sf		1,709			
MI 1-29 Harriet Tubman Apts	Installation of security access system (unit buzzer)	1460	200	19,522	22,967			
	146002006028							
MI 1-29 Harriet Tubman Apts	Replace built up roof	1460	14500 sf		67,212			
MI 1-29 Harriet Tubman Apts	Refrigerator	1465.1	200 ea		110,952			
MI 1-29 Harriet Tubman Apts	Washer	1465.1	7 ea		3,573			
MI 1-29 Harriet Tubman Apts	Waste Lines Repair/Replacement	1460	1 ea		400,000		from CFP05.	
MI 1-29 Harriet Tubman Apts	504/ADA Compliance+Unit Turn Items	1460	3 Units		134,997		Transferred activity from cfp05.	
MI 1-37 Scattered Sites	Demolition	1485	3 units	25,500	25,500			
	148502006035							
MI 1-38 Scattered Sites	Demolition	1485	2 units	17,000	17,000			
	148502006035							
MI 1-42 Sojourner Truth Add	Replace damaged concrete	1450	600 sf	2,150	25,000			
	145002006036							
MI 1-42 Sojourner Truth Add	Install site signage	1450	1 lot	72,250	-			
	14502006037							
MI 1-42 Sojourner Truth Add	Overlay asphalt	1450	130200 sf		86,676			
MI 1-42 Sojourner Truth Add	Energy audit - Installation of high efficiency lighting	1460	1 ls	28,381	-			
	146002006013							
MI 1-42 Sojourner Truth Add	Energy audit - Installation of retro fit exit signs	1470	1 ls	57	-			
	146002006027							
MI 1-45 Sheridan PI II Apts	Sliding gate controls	1450	1 ea		3,550			
MI 1-45 Sheridan PI II Apts	Replace gate	1450	1 ea		3,550			
MI 1-45 Sheridan PI II Apts	Replace built up roof	1460	11300 sf	43,908	56,110			
	146002006041							
MI 1-45 Sheridan PI II Apts	Energy audit - Installation of high efficiency lighting	1460		23,524	-			
	146002006013							
MI 1-45 Sheridan PI II Apts	Energy audit - Replace hot water motors	1460		931	-			
	146002006042							
MI 1-45 Sheridan PI II Apts	Energy audit - installation of low flow shower heads	1460		14,713	-			
	146002006025							
MI 1-45 Sheridan PI II Apts	Installation of security access system (unit buzzer)	1460	200	20,205	23,771			
	146002006028							
MI 1-45 Sheridan PI II Apts	PA and Emergency call system (in unit)	1460	1 ls		166,428			
MI 1-45 Sheridan PI II Apts	504/ADA Compliance+Unit Turn Items	1460	48 Units		78,171		Transferred activity from cfp05.	

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**Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:			
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106				2006			
Development Number Name/HA-Wide Activities	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
			Original	Revised	Obligated	Expended			
MI 1-45 Sheridan Pl II Apts	1470	1500 sf		3,012					
Replace vinyl flooring (laundry room)									
MI 1-45 Sheridan Pl II Apts	1470	1 ls	1,000	-					
Energy audit - Installation of retro fit exit signs									
146002006027									
MI 1-50 Brewster Homes	1450	131250 sf	12,378	14,562					
Seal coat asphalt									
145002006044									
MI 1-50 Brewster Homes	1450	3000 sf		12,649					
Replace damaged concrete									
MI 1-50 Brewster Homes	1460	200 ea		10,000					
1-1/2" Dia metal handrail									
MI 1-50 Brewster Homes	1460	50 ea		10,000					
Replace interior doors									
MI 1-50 Brewster Homes	1460		18,013	-					
Energy audit - Installation of high efficiency lighting									
146002006013									
MI 1-50 Brewster Homes	1460		10,299	-					
Energy audit - installation of low flow shower heads									
146002006025									
MI 1-50 Brewster Homes	1460			53,015			Transferred activity from cfp05		
504/ADA Compliance+Unit Turn Items	Check AN								
MI 1-50 Brewster Homes	1465.1	12 ea		6,657					
Range									
MI 1-50 Brewster Homes	1465.1	8 ea		4,437					
Refrigerator									
MI 1-50 Brewster Homes	1470		37	-					
Energy audit - Installation of retro fit exit signs									
146002006027									
		<b>Total</b>	<b>8,490,408</b>	<b>8,514,593</b>	<b>2,104,083</b>	<b>1,664,813</b>			
		<b>Difference</b>		<b>24,185</b>					

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 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150106			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Operations-20% of annual grant	09/30/08			09/30/10			
HA-Wide Mgt. Imp.	DHC Security	09/30/08			09/30/10			
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	09/30/08			09/30/10			
HA-Wide Mgt. Imp.	MIS Upgrades	09/30/08			09/30/10			
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	09/30/08			09/30/10			
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	09/30/08			09/30/10			
HA Wide Dwelling Structures	Occupied Unit Painting	09/30/08			09/30/10			
HA Wide Dwelling Structures	Occupancy Improvement Initiative	09/30/08			09/30/10			
HA Wide Dwelling Structures	Scattered Site Renovations	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Seal coat asphalt @ Central Office	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Seal coat asphalt @ Administrative Bldg	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Paint exterior walls @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Replace sliding gate controls @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Masonry repair @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	1-1/2" Dia metal handrail @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Replace solid entry door @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Paint walls @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Seal coat asphalt @ Central Maintenance	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Masonry repair @ Central Garage	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Paint exterior walls @ Central Garage	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Replace roof flashing	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Replace built up roof	09/30/08			09/30/10			
HA Wide Non Dwelling Structures	Replace carpet	09/30/08			09/30/10			

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PHA Name:		Grant Type and Number						Federal FY of Grant:	
Detroit Housing Commission		Capital Fund Program Grant No: MI28P00150106						2006	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
		Original	Revised	Actual	Original	Revised	Actual		
HA Wide Non Dwelling Structures	Paint walls	09/30/08			09/30/10				
HA Wide Non Dwelling Structures	Paint ceilings	09/30/08			09/30/10				
HA Wide Non Dwelling Structures	Replace acoustical tile ceiling	09/30/08			09/30/10				
HA Wide Non Dwelling Structures	Replace roof top units	09/30/08			09/30/10				
HA Wide Non Dwelling Equipment	Security System Upgrade	09/30/08			09/30/10				
HA-Wide	Contingency	09/30/08			09/30/10				
MI 1-05 Charles Terrace	Installation of property identification sign	09/30/08			09/30/10				
MI 1-05 Charles Terrace	Lead Abatement	09/30/08			09/30/10				
MI 1-05 Charles Terrace	Energy audit - Installation of weather stripping windows	09/30/08			09/30/10				
MI 1-05 Charles Terrace	Energy audit - Installation high efficiency lighting	09/30/08			09/30/10				
MI 1-05 Charles Terrace	504/ADA Compliance+Unit Turn Items	09/30/08			09/30/10				
MI 1-06 Smith Homes	Signage/play equipment	09/30/08			09/30/10				
MI 1-06 Smith Homes	Down Unit Renovation	09/30/08			09/30/10				
MI 1-06 Smith Homes	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10				
MI 1-06 Smith Homes	Replace storm doors	09/30/08			09/30/10				
MI 1-06 Smith Homes	Range	09/30/08			09/30/10				
MI 1-06 Smith Homes	Refrigerator	09/30/08			09/30/10				
MI 1-06 Smith Homes	Paint exterior walls (Office & Comm)	09/30/08			09/30/10				
MI 1-07 Jeffries Homes West	Paint Walls (common areas)	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Site Upgrade/Improvement	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Replace wrought iron fence & entry gates	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Total unit rehabilitator	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Replace water supply boiler, gas	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Replace heating boiler, gas/oil>1000 MBH	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Replace trash chutes	09/30/08			09/30/10				
MI 1-08 Douglass Homes	Replace trash compactor	09/30/08			09/30/10				
MI 1-11 Forest Park	Seal coat asphalt	09/30/08			09/30/10				
MI 1-11 Forest Park	Paint walls	09/30/08			09/30/10				
MI 1-11 Forest Park	Energy audit - installation of low flow shower heads	09/30/08			09/30/10				
MI 1-11 Forest Park	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10				
MI 1-11 Forest Park	Replace wall furnace	09/30/08			09/30/10				
MI 1-11 Forest Park	Energy audit - Installation of retro fit exit signs	09/30/08			09/30/10				
MI 1-11 Forest Park	Installation of security access system (unit buzzer)	09/30/08			09/30/10				



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PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150106			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-11 Forest Park	Replace fire hose	09/30/08			09/30/10			
MI 1-11 Forest Park	Fire alarm panel, replace	09/30/08			09/30/10			
MI 1-17 Diggs Homes	Install wrought iron fence	09/30/08			09/30/10			
MI 1-17 Diggs Homes	Energy audit - Replace photocells	09/30/08			09/30/10			
MI 1-17 Diggs Homes	Energy audit - Installation of weather stripping windows	09/30/08			09/30/10			
MI 1-17 Diggs Homes	Energy audit - Installation of weather stripping doors	09/30/08			09/30/10			
MI 1-17 Diggs Homes	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10			
MI 1-17 Diggs Homes	Range	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Energy audit - Installation of high efficiency site lighting	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Replace built up roof	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Energy audit - installation of low flow shower heads	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Energy audit - Replace hot water motors	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Replace traction elevator machinery and controls	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	PA and Emergency call system (in unit)	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Replace trash compactor	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Installation of Security Access System (unit buzzer)	09/30/08			09/30/10			
MI 1-18 Sheridan I Pl Apts	Energy audit - Installation of retro fit exit signs	09/30/08			09/30/10			
MI 1-19 Scattered Sites	Demolition	09/30/08			09/30/10			
MI 1-20 Scattered Sites	Demolition	09/30/08			09/30/10			
MI 1-21 Scattered Sites	Demolition	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Cut & Patch asphalt	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Energy audit - installation of low flow shower heads	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Installation of Security Access System (unit buzzer)	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Installation of door, aluminium sliding with screen	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Replace boiler, gas/oil>1000mbh	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Repair automatic entry door	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Blinds	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Energy audit - Installation of retro fit exit signs	09/30/08			09/30/10			

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PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150106			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-26 State Fair Apts	Installation of tank, domestic hot water storage, 1000 gallon	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Replace fire hose	09/30/08			09/30/10			
MI 1-26 State Fair Apts	Fire alarm panel, replace	09/30/08			09/30/10			
MI 1-27 Warren West Apts	Installation of security access system (unit buzzer)	09/30/08			09/30/10			
MI 1-27 Warren West Apts	Replace carpet (common areas)	09/30/08			09/30/10			
MI 1-27 Warren West Apts	Fire alarm panel, replace	09/30/08			09/30/10			
MI 1-29 Harriet Tubman Apts	Seal Coat asphalt	09/30/08			09/30/10			
MI 1-29 Harriet Tubman Apts	Installation of security access system (unit buzzer)	09/30/08			09/30/10			
MI 1-29 Harriet Tubman Apts	Replace built up roof	09/30/08			09/30/10			
MI 1-29 Harriet Tubman Apts	Refrigerator	09/30/08			09/30/10			
MI 1-29 Harriet Tubman Apts	Washer	09/30/08			09/30/10			
MI 1-29 Harriet Tubman Apts	Waste Lines Repair/Replacement	09/30/08			09/30/10			
MI 1-37 Scattered Sites	Demolition	09/30/08			09/30/10			
MI 1-38 Scattered Sites	Demolition	09/30/08			09/30/10			
MI 1-42 Sojourner Truth Add	Replace damaged concrete	09/30/08			09/30/10			
MI 1-42 Sojourner Truth Add	Install site signage	09/30/08			09/30/10			
MI 1-42 Sojourner Truth Add	Overlay asphalt	09/30/08			09/30/10			
MI 1-42 Sojourner Truth Add	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10			
MI 1-42 Sojourner Truth Add	Energy audit - Installation of retro fit exit signs	09/30/08			09/30/10			
MI 1-42 Sojourner Truth Add	Comp Renovation - Mold Abatement Change Order	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Sliding gate controls	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Replace gate	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Replace built up roof	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Energy audit - Replace hot water motors	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Energy audit - installation of low flow shower heads	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Replace traction elevator machinery & controls	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Installation of security access system (unit buzzer)	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	PA and Emergency call system (in unit)	09/30/08			09/30/10			
MI 1-45 Sheridan Pl II Apts	Replace vinyl flooring (laundry room)	09/30/08			09/30/10			

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150106				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-45 Sheridan Pl II Apts	Energy audit - Installation of retro fit exit signs	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Seal coat asphalt	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Replace damaged concrete	09/30/08			09/30/10			
MI 1-50 Brewster Homes	1-1/2" Dia metal handrail	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Replace interior doors	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Energy audit - Installation of high efficiency lighting	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Energy audit - installation of low flow shower heads	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Range	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Refrigerator	09/30/08			09/30/10			
MI 1-50 Brewster Homes	Energy audit - Installation of retro fit exit signs	09/30/08			09/30/10			

Detroit Housing Commission  
 CFP2006 Budget Revision Narrative  
 A/O 5/31/07

BUDGET LINE ITEM	BLI NO	BUDGET AMOUNT	CURRENT EXPENSE AMOUNT	CHANGE	COMMENTS
<b>BUDGET REVISION #3 TRANSACTION</b>					
DHC Police Security	1408	\$ 821,336.00	\$ 25,189.00	\$ 796,147.00	Incurring expenditures of \$181,711 from CFP2003.
		<b>\$ 821,336.00</b>	<b>\$ 25,189.00</b>	<b>\$ 796,147.00</b>	



**DETROIT HOUSING COMMISSION**  
**CFP2006 BUDGET NARRATIVE (REVISION 1)**  
 Grouped by Development

**BUDGET REVISION TRANSACTION**

Development	Element Description	Account	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
HA Wide	Scattered Site Renovations	1460	0	236,867	236,867	New activity
<b>HA Wide Total</b>			<b>0</b>	<b>236,867</b>	<b>236,867</b>	
HA Wide Administration	Administration	1410	824,677	824,677	0	No change
<b>HA Wide Administration Total</b>			<b>824,677</b>	<b>824,677</b>	<b>0</b>	
HA Wide Contingency	Contingency	1502	145,384	0	(145,384)	Activity Deleted
<b>HA Wide Contingency Total</b>			<b>145,384</b>	<b>0</b>	<b>(145,384)</b>	
HA Wide Dwelling Strct.	Occupied unit painting	1460	9,572	9,572	0	No change
HA Wide Dwelling Strct.	Occupancy improvement initiative	1460	1,199,353	1,096,925	(102,428)	\$103,075 funded for Sojourner Truth Phase III
<b>HA Wide Dwelling Strct. Total</b>			<b>1,208,925</b>	<b>1,106,497</b>	<b>(102,428)</b>	
HA Wide Fees and Costs	Fees and Costs	1430	201,993	706,256	504,263	Estimated need based on 10%-15% of hard costs
<b>HA Wide Fees and Costs Total</b>			<b>201,993</b>	<b>706,256</b>	<b>504,263</b>	
HA Wide Management Improvements	Management Improvements	1408	250,000	250,000	0	No change
HA Wide Management Improvements	Security	1408	0	821,336	821,336	New activity
<b>HA Wide Management Improvements Total</b>			<b>250,000</b>	<b>250,000</b>	<b>0</b>	
HA Wide Non Dwell Equip.	Security system upgrade (pass key system)	1475	482,561	0	(482,561)	Activity Deleted
<b>HA Wide Non Dwell Equip. Total</b>			<b>482,561</b>	<b>0</b>	<b>(482,561)</b>	
HA Wide Non-Dwelling Strct.	Paint ceilings	1470	3,172	0	(3,172)	Activity Deleted
HA Wide Non-Dwelling Strct.	Replace acoustical tile ceiling (common areas)	1470	3,026	0	(3,026)	Activity Deleted
HA Wide Non-Dwelling Strct.	Paint Walls (Admin)	1470	19,034	0	(19,034)	Activity Deleted
HA Wide Non-Dwelling Strct.	Replace roof top units (Admin)	1470	58,566	0	(58,566)	Activity Deleted
HA Wide Non-Dwelling Strct.	Replace carpet (Admin)	1470	81,770	0	(81,770)	Activity Deleted
<b>HA Wide Non-Dwelling Strct. Total</b>			<b>165,568</b>	<b>0</b>	<b>(165,568)</b>	
HA Wide Operations	Operations	1406	1,649,353	1,649,353	0	No change
<b>HA Wide Operations Total</b>			<b>1,649,353</b>	<b>1,649,353</b>	<b>0</b>	
MI 1-01 Central Office	Seal Coat asphalt	1450	1,232	0	(1,232)	Activity Deleted
<b>MI 1-01 Central Office Total</b>			<b>1,232</b>	<b>0</b>	<b>(1,232)</b>	
MI 1-02 Central Maint Bldg	Sliding gate controls	1450	7,101	0	(7,101)	Activity Deleted
MI 1-02 Central Maint Bldg	Seal Coat asphalt	1450	1,783	0	(1,783)	Activity Deleted
MI 1-02 Central Maint Bldg	Paint exterior walls	1470	9,986	0	(9,986)	Activity Deleted
MI 1-02 Central Maint Bldg	Masonry repair	1470	3,051	0	(3,051)	Activity Deleted
MI 1-02 Central Maint Bldg	1-1/2" Dia metal handrail	1470	539	0	(539)	Activity Deleted
MI 1-02 Central Maint Bldg	Replace solid entry door	1470	1,248	0	(1,248)	Activity Deleted
MI 1-02 Central Maint Bldg	Paint walls	1470	1,931	0	(1,931)	Activity Deleted
<b>MI 1-02 Central Maint Bldg Total</b>			<b>25,639</b>	<b>0</b>	<b>(25,639)</b>	
MI 1-03 Central Garage	Paint exterior walls	1470	4,438	0	(4,438)	Activity Deleted
MI 1-03 Central Garage	Masonry repair	1470	7,323	0	(7,323)	Activity Deleted
<b>MI 1-03 Central Garage Total</b>			<b>11,761</b>	<b>0</b>	<b>(11,761)</b>	
MI 1-04 Administrative Office	Seal Coat asphalt	1450	2,641	0	(2,641)	Activity Deleted
MI 1-04 Administrative Office	Roof flashing. Replace.	1470	1,110	0	(1,110)	Activity Deleted
MI 1-04 Administrative Office	Replace built up roof	1470	50,160	0	(50,160)	Activity Deleted
<b>MI 1-04 Administrative Office Total</b>			<b>53,911</b>	<b>0</b>	<b>(53,911)</b>	
MI 1-05 Charles Terrace	Property Identification Sign	1450	36,479	0	(36,479)	Funded with CFP 04
MI 1-05 Charles Terrace	Lead Abatement (49 units)	1460	416,500	154,500	(262,000)	Funding split between 06 and 07
MI 1-05 Charles Terrace	504/ADA Compliance+Unit Turn Items	1460	0	262,000	262,000	Funding split between 05 and 06
MI 1-05 Charles Terrace	Energy Audit-weather stripping windows	1460	5,545	0	(5,545)	Pending Energy Performance Contract outcome
MI 1-05 Charles Terrace	Energy Audit-high efficiency lighting	1460	2,971	0	(2,971)	Pending Energy Performance Contract outcome
<b>MI 1-05 Charles Terrace Total</b>			<b>461,495</b>	<b>416,500</b>	<b>(44,995)</b>	
MI 1-06 Smith Homes	Play Equipment	1450	21,250	0	(21,250)	Moved to CFP 07
MI 1-06 Smith Homes	Down Unit Renovation	1460	56,585	0	(56,585)	Moved to CFP 05 combined with ADA corrections
MI 1-06 Smith Homes	Energy Audit-high efficiency lighting	1460	6,491	0	(6,491)	Pending Energy Performance Contract outcome

MI 1-06 Smith Homes	Range	1465.1	0	4,438	4,438	New activity
MI 1-06 Smith Homes	Refrigerator	1465.1	0	4,438	4,438	New activity
MI 1-06 Smith Homes	Paint exterior walls (Office & Comm Bldg)	1470	0	3,661	3,661	New activity
<b>MI 1-06 Smith Homes Total</b>			<b>84,326</b>	<b>12,537</b>	<b>(71,789)</b>	
MI 1-07 Jeffries Homes West	Paint walls (common areas)	1470	0	20,193	20,193	New activity
<b>MI 1-07 Jeffries Homes West Total</b>			<b>0</b>	<b>20,193</b>	<b>20,193</b>	
MI 1-08 Frederick Douglas Apts.	Replace wrought iron fence and entry gates	1450	46,750	0	(46,750)	Deleted work per site closure plan
MI 1-08 Frederick Douglas Apts.	Site Upgrade/Improvement	1450	114,000	0	(114,000)	Deleted work per site closure plan
MI 1-08 Frederick Douglas Apts.	Total Unit Rehabilitation	1460	354,064	0	(354,064)	Deleted work per site closure plan
MI 1-08 Frederick Douglas Apts.	Replace water supply boiler, gas (B1105/1106)	1460	70,732	0	(70,732)	Deleted work per site closure plan
MI 1-08 Frederick Douglas Apts.	Replace heating boiler, gas/oil >1,000 MBH (B1105/1106/1302/1305)	1460	113,171	0	(113,171)	Deleted work per site closure plan
MI 1-08 Frederick Douglas Apts.	Trash chutes	1460	7,072	0	(7,072)	Deleted work per site closure plan
MI 1-08 Frederick Douglas Apts.	Replace trash compactor	1475	25,126	0	(25,126)	Deleted work per site closure plan
<b>MI 1-08 Frederick Douglas Apts. Total</b>			<b>730,915</b>	<b>0</b>	<b>(730,915)</b>	
MI 1-11 Forest Park Place 1331	Security access system (unit buzzer)	1460	10,497	12,350	1,853	Increased to actual PNA estimate
MI 1-11 Forest Park Place 1331	Energy Audit-low flow shower heads	1460	7,062	0	(7,062)	
MI 1-11 Forest Park Place 1331	Energy Audit-high efficiency lighting	1460	13,234	0	(13,234)	
MI 1-11 Forest Park Place 1331	Energy Audit-retro fit exit signs	1470	310	0	(310)	
MI 1-11 Forest Park Place 1331	Paint walls (common areas)	1470	25,452	29,944	4,492	Increased to actual PNA estimate
MI 1-11 Forest Park Place 1331	Fire alarm panel, replace	1475	0	23,771	23,771	New activity
MI 1-11 Forest Park Place 1331	Replace fire hose	1475	1,980	2,330	350	Increased to actual PNA estimate
MI 1-11 Forest Park Place 1331	Seal Coat asphalt	1450	0	2,291	2,291	New activity
<b>MI 1-11 Forest Park Place 1331 Total</b>			<b>58,535</b>	<b>70,686</b>	<b>12,151</b>	
MI 1-17 Diggs Homes	Wrought Iron Fencing	1450	121,550	0	(121,550)	Activity Deleted
MI 1-17 Diggs Homes	Energy Audit-repair photocells	1460	302	0	(302)	Pending Energy Performance Contract outcome
MI 1-17 Diggs Homes	Energy Audit-high efficiency lighting	1460	20,403	0	(20,403)	Pending Energy Performance Contract outcome
MI 1-17 Diggs Homes	Energy Audit-weather stripping windows	1460	17,491	0	(17,491)	Pending Energy Performance Contract outcome
MI 1-17 Diggs Homes	Energy Audit-weather stripping doors	1460	14,713	0	(14,713)	Pending Energy Performance Contract outcome
MI 1-17 Diggs Homes	Range	1465.1	0	27,738	27,738	New activity
<b>MI 1-17 Diggs Homes Total</b>			<b>174,459</b>	<b>27,738</b>	<b>(146,721)</b>	
MI 1-18 Sheridan Place I	Energy Audit-high efficiency site lighting	1450	22,996	0	(22,996)	Pending Energy Performance Contract outcome
MI 1-18 Sheridan Place I	Replace built up roof	1460	43,769	51,493	7,724	Increased to actual PNA estimate
MI 1-18 Sheridan Place I	Replace traction elevator machinery and controls	1460	0	235,218	235,218	New activity
MI 1-18 Sheridan Place I	Security access system (unit buzzer)	1460	20,205	23,771	3,566	Increased to actual PNA estimate
MI 1-18 Sheridan Place I	PA and Emergency call system (in unit)	1460	0	166,428	166,428	New activity
MI 1-18 Sheridan Place I	Energy Audit-low flow shower heads	1460	15,374	0	(15,374)	Pending Energy Performance Contract outcome
MI 1-18 Sheridan Place I	Energy Audit-replace hot water motors	1460	1,433	0	(1,433)	Pending Energy Performance Contract outcome
MI 1-18 Sheridan Place I	Energy Audit-retro fit exit signs	1470	528	0	(528)	Pending Energy Performance Contract outcome
MI 1-18 Sheridan Place I	Replace trash compactor	1475	0	10,540	10,540	New activity
<b>MI 1-18 Sheridan Place I Total</b>			<b>104,305</b>	<b>487,450</b>	<b>383,145</b>	
MI 1-19 Eight Mile/ Wyoming	Demolition	1485	8,500	0	(8,500)	Activity Deleted
<b>MI 1-19 Eight Mile/ Wyoming Total</b>			<b>8,500</b>	<b>0</b>	<b>(8,500)</b>	
MI 1-20 #2 (FHA Acquisitions)	Demolition	1485	8,500	0	(8,500)	Activity Deleted
<b>MI 1-20 #2 (FHA Acquisitions) Total</b>			<b>8,500</b>	<b>0</b>	<b>(8,500)</b>	
MI 1-21 #3 (FHA Acquisitions)	Demolition	1485	93,500	0	(93,500)	Activity Deleted
<b>MI 1-21 #3 (FHA Acquisitions) Total</b>			<b>93,500</b>	<b>0</b>	<b>(93,500)</b>	
MI 1-26 State Fair	Security access system (unit buzzer)	1460	19,522	22,967	3,445	Increased to actual PNA estimate
MI 1-26 State Fair	Tank, Domestic hot water storage. 1,000 Gallon	1460	9,761	11,484	1,723	Increased to actual PNA estimate
MI 1-26 State Fair	Door, aluminum sliding with screen	1460	63,447	0	(63,447)	Moved to CFP 07
MI 1-26 State Fair	Replace boiler, gas/oil >1,000 MBH	1460	0	0	0	No change
MI 1-26 State Fair	Energy Audit-high efficiency lighting	1460	24,143	0	(24,143)	Pending Energy Performance Contract outcome
MI 1-26 State Fair	Energy Audit-low flow shower heads	1460	14,713	0	(14,713)	Pending Energy Performance Contract outcome
MI 1-26 State Fair	Energy Audit-retro fit exit lighting	1470	2,083	0	(2,083)	Pending Energy Performance Contract outcome
MI 1-26 State Fair	Replace fire hose	1475	3,395	3,995	600	Increased to actual PNA estimate

MI 1-26 State Fair	Fire alarm panel, replace	1475	0	22,967	22,967	New activity
MI 1-26 State Fair	Cut & Patch asphalt	1450	0	1,331	1,331	New activity
MI 1-26 State Fair	Repair automatic entry door	1460	0	555	555	New activity
MI 1-26 State Fair	Blinds needed	1460	0	147,091	147,091	New activity
<b>MI 1-26 State Fair Total</b>			<b>137,064</b>	<b>210,390</b>	<b>73,326</b>	
MI 1-27 Warren West Apartments	Security access system (unit buzzer)	1460	12,155	15,945	3,790	Increased to actual PNA estimate
MI 1-27 Warren West Apartments	Replace carpet (common areas)	1470	0	55,097	55,097	New activity
MI 1-27 Warren West Apartments	Fire alarm panel, replace	1475	0	23,771	23,771	New activity
<b>MI 1-27 Warren West Apartments Total</b>			<b>12,155</b>	<b>94,813</b>	<b>82,658</b>	
MI 1-29 Harriet Tubman	Replace built up roof	1460	0	67,212	67,212	New activity
MI 1-29 Harriet Tubman	Security access system (unit buzzer)	1460	19,522	22,967	3,445	Increased to actual PNA estimate
MI 1-29 Harriet Tubman	Refrigerator	1465.1	0	110,952	110,952	New activity
MI 1-29 Harriet Tubman	Seal Coat asphalt	1450	0	1,709	1,709	New activity
MI 1-29 Harriet Tubman	Washer	1465.1	0	3,573	3,573	New activity
	Water Line repair/replacement	1460	0	400,000	400,000	New activity
<b>MI 1-29 Harriet Tubman Total</b>			<b>19,522</b>	<b>606,413</b>	<b>586,891</b>	
MI 1-37 #1 (FHA Acquisitions)	Demolition	1485	25,500	25,500	0	No change
<b>MI 1-37 #1 (FHA Acquisitions) Total</b>			<b>25,500</b>	<b>25,500</b>	<b>0</b>	
MI 1-38 #4 (FHA Acquisitions)	Demolition	1485	17,000	17,000	0	No change
<b>MI 1-38 #4 (FHA Acquisitions) Total</b>			<b>17,000</b>	<b>17,000</b>	<b>0</b>	
MI 1-42 Sojourner Truth	Overlay asphalt	1450	0	86,676	86,676	New activity
MI 1-42 Sojourner Truth	Replace damaged concrete	1450	2,150	25,000	22,850	New need-based estimate
MI 1-42 Sojourner Truth	Install Site Signage	1450	72,250	0	(72,250)	Funded with CFP 04
MI 1-42 Sojourner Truth	Energy Audit-high efficiency lighting	1460	28,381	0	(28,381)	Pending Energy Performance Contract outcome
MI 1-42 Sojourner Truth	Comp renovation - mold abate C.O.	1460	1,009,787	0	(1,009,787)	Moved to CFP 05
MI 1-42 Sojourner Truth	Energy Audit-retro fit exit signs	1470	57	0	(57)	Pending Energy Performance Contract outcome
<b>MI 1-42 Sojourner Truth Total</b>			<b>1,112,625</b>	<b>111,676</b>	<b>(1,000,949)</b>	
MI 1-45 Sheridan Place I	Replace gate	1450	0	3,550	3,550	New activity
<b>MI 1-45 Sheridan Place I Total</b>			<b>0</b>	<b>3,550</b>	<b>3,550</b>	
MI 1-45 Sheridan Place II	Replace built up roof	1460	43,908	56,110	12,202	Increased to actual PNA estimate
MI 1-45 Sheridan Place II	Replace traction elevator machinery and controls	1460	199,935	235,218	35,283	Increased to actual PNA estimate
MI 1-45 Sheridan Place II	Security access system (unit buzzer)	1460	20,205	23,771	3,566	Increased to actual PNA estimate
MI 1-45 Sheridan Place II	PA and Emergency call system (in unit)	1460	0	166,428	166,428	New activity
MI 1-45 Sheridan Place II	Energy Audit-high efficiency lighting	1460	23,524	0	(23,524)	Pending Energy Performance Contract outcome
MI 1-45 Sheridan Place II	Energy Audit-replace hot water motors	1460	931	0	(931)	Pending Energy Performance Contract outcome
MI 1-45 Sheridan Place II	Energy Audit-low flow shower heads	1460	14,713	0	(14,713)	Pending Energy Performance Contract outcome
MI 1-45 Sheridan Place II	Energy Audit-retro fit exit signs	1470	1,000	0	(1,000)	Pending Energy Performance Contract outcome
MI 1-45 Sheridan Place II	Sliding gate controls	1450	0	3,550	3,550	New activity
MI 1-45 Sheridan Place II	Replace vinyl flooring (laundry room)	1470	0	3,012	3,012	New activity
<b>MI 1-45 Sheridan Place II Total</b>			<b>304,216</b>	<b>488,089</b>	<b>183,873</b>	
MI 1-50 Brewster Homes	Seal Coat asphalt	1450	12,378	14,562	2,184	Increased to actual PNA estimate
MI 1-50 Brewster Homes	Replace damaged concrete	1450	0	12,649	12,649	New activity
MI 1-50 Brewster Homes	1-1/2" Dia metal handrail	1460	0	10,000	10,000	New activity
MI 1-50 Brewster Homes	Replace interior doors	1460	0	10,000	10,000	New activity
MI 1-50 Brewster Homes	Energy Audit-low flow shower heads	1460	10,299	0	(10,299)	Pending Energy Performance Contract outcome
MI 1-50 Brewster Homes	Energy Audit-high efficiency lighting	1460	18,013	0	(18,013)	Pending Energy Performance Contract outcome
MI 1-50 Brewster Homes	Energy Audit-retro fit exit signs	1470	37	0	(37)	Pending Energy Performance Contract outcome
MI 1-50 Brewster Homes	Range	1465.1	0	6,657	6,657	New activity
MI 1-50 Brewster Homes	Refrigerator	1465.1	0	4,438	4,438	New activity
<b>MI 1-50 Brewster Homes Total</b>			<b>40,727</b>	<b>58,306</b>	<b>17,579</b>	
<b>Grand Total</b>			<b>8,414,348</b>	<b>8,245,826</b>	<b>(168,522)</b>	

**FUNGIBILITY TRANSACTIONS**

Development	Element Description	Account	Revision 1	Revision 2	Change	Explanation for Revision 1 to Revision 2 Changes
Mgt. Improvements	DHC Police Security	1408				-Funged \$181,711 of expenditures from CFP 2003.




## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:  <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: MI28P00150107	Federal FY of Grant:  <b>2007</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,649,353	1,649,353	-	-
3	1408 Management Improvements Soft Costs	500,000	824,677	-	-
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	824,677	500,000	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	572,747	572,747	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	35,797	35,797	-	-
10	1460 Dwelling Structures	3,932,986	3,932,986	20,099	-
11	1465.1 Dwelling Equipment—Nonexpendable	41,830	41,830	-	-
12	1470 Nondwelling Structures	313,928	313,928	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	250,000	250,000	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	125,447	125,447	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	8,246,765	8,246,765	20,099	-

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150107		Federal FY of Grant: <b>2007</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	500,000	500,000	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
HA-Wide	Operations-20% of annual grant	1406	20%	1,649,353	1,649,353			
HA-Wide Mgt. Imp.	Management Improvements	1408		500,000	500,000			
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	1408						
HA-Wide Mgt. Imp.	MIS Upgrade- VOIP Project	1408			324,677			<b>New Activity: \$324,677 of funds from Staff Salaries line item below</b>
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	10%	824,677	500,000			<b>\$324,677 of funds to fund MIS Upgrade activity.</b>
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	1430		572,747	572,747			
HA-Wide	Scattered Site Renovations	1460	15 units	300,000	562,000	20,099		\$262,000 of funds cfp06 activity. -PO #6704 \$20,099-roof replacement-scattered sites: 19354 Kentucky; 15312 Vaughn; 19309 Snowden; 14658 Greenlawn; 18287 Pinehurst
HA Wide Contingency	Contingency	1502		125,447	125,447			
HA Wide Non Dwelling Structures	Replace built up roof @ Central Office	1470	11200 sf	34,037	34,037			
HA Wide Non Dwelling Structures	Replace membrane @ Central Manintenance Bldg	1470	19500 sf	89,379	89,379			
HA Wide Non Dwelling Structures	Paint ceilings @ Administrative Office	1470		3,732	3,732			
HA Wide Non Dwelling Structures	Replace acoustical tile ceiling (common areas) @ Administrative Office	1470	2000 sf	3,560	3,560			
HA Wide Relocation	Relocation Costs	1495.1		250,000	250,000			
MI 1-05 Charles Terrace	Seal Coat asphalt	1450	35000 sf	3,752	3,752			

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-05 Charles Terrace	Lead Abatement (49 units)	1460	49 units	262,000	-			<b>Due to Lead Inspection/Ris Assessment @ Charles Terrace report concludes that since less than 2.5 % of the total development tested negative for lead, therefore activity is defunded and funds are re-funded to cfp06 to fund Sheridan I &amp; II elevator activity.</b>
MI 1-06 Smith Homes	Play equipment	1450	1 ls	21,250	21,250			
MI 1-06 Smith Homes	Replace vinyl flooring (common areas)	1470	3000 sf	6,236	6,236			
MI 1-11 Forest Park Place	Replace building caulk	1460	1 ea	4,019	4,019			
MI 1-11 Forest Park Place	Replace solid entry door	1460	6 ea	2,496	2,496			
MI 1-11 Forest Park Place	Replace hydraulic elevator machinery and controls	1460	2 ea	186,602	186,602			
MI 1-11 Forest Park Place	Replace carpet in apartment	1460	97 ea	58,200	58,200			
MI 1-11 Forest Park Place	PA and Emergency call system (in unit)	1460	1 ls	150,008	150,008			
MI 1-15 Sojourner Truth Homes	Trim overgrown bushes and plant new landscaping	1450	1 ls	2,297	2,297			
MI 1-17 Diggs Homes	Paint walls (common areas)	1470	5000 sf	3,606	3,606			
MI 1-18 Sheridan I Pl Apts	Replace vinyl flooring (apartments)	1460	10000 sf	207,852	207,852			
MI 1-18 Sheridan I Pl Apts	Refrigerator	1460	200 ea	59,428	59,428			
MI 1-26 State Fair Apts	Door, aluminum sliding with screen	1460	200 ea	298,572	298,572			
MI 1-26 State Fair Apts	Replace traction elevator machinery and controls	1460	2 ea	243,451	243,451			

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>		
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	Obligated	Expended	
MI 1-26 State Fair Apts	Replace vinyl flooring (apartments)	1460	93000 sf	193,302	193,302			
MI 1-26 State Fair Apts	Cabinetry	1460	200 ea	555,000	555,000			
MI 1-26 State Fair Apts	Replace carpet (common areas)	1470	2050 sy	109,561	109,561			
MI 1-26 State Fair Apts	Paint walls (common areas)	1470	17500 sf	13,063	13,063			
MI 1-26 State Fair Apts	Paint ceilings (common areas)	1470	19250 sf	14,369	14,369			
MI 1-27 Warren West Apts	Cut & Patch Asphalt	1450	1800 sf	6,201	6,201			
MI 1-27 Warren West Apts	PA and Emergency call system (in unit)	1460	1 ls	156,173	156,173			
MI 1-29 Harriet Tubman Apts	PA & Emergency call system (in unit)	1460	1 ls	155,183	155,183			
MI 1-29 Harriet Tubman Apts	Cabinetry	1460	100 ea	555,000	555,000			
MI 1-29 Harriet Tubman Apts	Replace acoustical tile ceiling (common areas)	1470	11100 sf	19,757	19,757			
MI 1-29 Harriet Tubman Apts	Installation of tank, domestic hot water storage, 1000 gallon	1460	1 ea	11,484	11,484			
MI 1-29 Harriet Tubman Apts	Replace traction elevator machinery and controls	1460	2 ea	243,451	243,451			
MI 1-29 Harriet Tubman Apts	Replace vinyl flooring (apartments)	1460	93000 sf	193,302	193,302			
MI 1-42Sojourner Truth Addition	Trim overgrown bushes and plant new landscaping	1450	1 ls	2,297	2,297			
MI 1-42Sojourner Truth Addition	Repoint masonry	1460	10000 sf	42,342	42,342			

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>		
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	Obligated	Expended	
MI 1-42Sojourner Truth Addition	HVAC for mgmt office	1465.1	1 ea	10,000	10,000			
MI 1-45 Sheridan Pl II Apts	Replace air cooled chillers	1460	80 ton	55,121	55,121			
MI 1-45 Sheridan Pl II Apts	Range	1465.1	200 ea	31,830	31,830			
MI 1-45 Sheridan Pl II Apts	Replace vinyl flooring (common areas)	1470	8000 sf	16,628	16,628			
				8,246,765	8,246,765	20,099	-	
				<b>Difference</b>	1			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Operations-20% of annual grant	09/30/09			09/30/11			
HA-Wide Mgt. Imp.	Management Improvements	09/30/09			09/30/11			
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	09/30/09			09/30/11			
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	09/30/09			09/30/11			
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	09/30/09			09/30/11			
HA-Wide	Scattered Site Renovations	09/30/09			09/30/11			
HA Wide Contingency	Contingency	09/30/09			09/30/11			
HA Wide Non Dwelling Structures	Replace built up roof @ Central Office	09/30/09			09/30/11			
HA Wide Non Dwelling Structures	Replace membrane @ Central Maintenance	09/30/09			09/30/11			
HA Wide Non Dwelling Structures	Paint ceilings @ Administrative Office	09/30/09			09/30/11			



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA Wide Non Dwelling Structures	Replace acoustical tile ceiling (common areas) @ Administrative Office	09/30/09			09/30/11			
HA Wide Relocation	Relocation Costs	09/30/09			09/30/11			
MI 1-05 Charles Terrace	Seal Coat asphalt	09/30/09			09/30/11			
MI 1-05 Charles Terrace	Lead Abatement (49 units)	09/30/09			09/30/11			
MI 1-06 Smith Homes	Play equipment	09/30/09			09/30/11			
MI 1-06 Smith Homes	Replace vinyl flooring (common areas)	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace building caulk	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace solid entry door	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace hydraulic elevator machinery and controls	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace carpet in apartment	09/30/09			09/30/11			
MI 1-11 Forest Park Place	PA and Emergency call system (in unit)	09/30/09			09/30/11			
MI 1-15 Sojourner Truth Homes	Trim overgrown bushes and plant new landscaping	09/30/09			09/30/11			
MI 1-17 Diggs Homes	Paint walls (common areas)	09/30/09			09/30/11			
MI 1-18 Sheridan I Pl Apts	Replace vinyl flooring (apartments)	09/30/09			09/30/11			
MI 1-18 Sheridan I Pl Apts	Refrigerator	09/30/09			09/30/11			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-26 State Fair Apts	Replace vinyl flooring (apartments)	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Cabinetry	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Replace carpet (common areas)	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Paint walls (common areas)	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Paint ceilings (common areas)	09/30/09			09/30/11			
MI 1-27 Warren West Apts	Cut & Patch Asphalt	09/30/09			09/30/11			
MI 1-27 Warren West Apts	PA and Emergency call system (in unit)	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	PA & Emergency call system (in unit)	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Cabinetry	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Replace acoustical tile ceiling (common areas)	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Installation of tank, domestic hot water storage, 1000 gallon	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Replace traction elevator machinery and controls	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Replace vinyl flooring (apartments)	09/30/09			09/30/11			
MI 1-42Sojourner Truth Addition	Trim overgrown bushes and plant new landscaping	09/30/09			09/30/11			
MI 1-42Sojourner Truth Addition	Repoint masonry	09/30/09			09/30/11			
MI 1-42Sojourner Truth Addition	HVAC for mgmt office	09/30/09			09/30/11			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150107				Federal FY of Grant: <b>2007</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-45 Sheridan Pl II Apts	Replace air cooled chillers	09/30/09			09/30/11			
MI 1-45 Sheridan Pl II Apts	Range	09/30/09			09/30/11			
MI 1-45 Sheridan Pl II Apts	Replace vinyl flooring (common areas)	09/30/09			09/30/11			

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:  <b style="text-align: center;">Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: MI28P00150108	Federal FY of Grant:  <b style="text-align: center;">2008</b>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/07	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,741,861	-	-	-
3	1408 Management Improvements Soft Costs	500,000	-	-	-
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	946,380	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	400,000	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	2,766,350	-	-	-
11	1465.1 Dwelling Equipment—Nonexpendable	155,178	-	-	-
12	1470 Nondwelling Structures	2,156,564	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	200,000	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	597,465	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	9,463,798	-	-	-

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150108		Federal FY of Grant: <b>2008</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	500,000	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150108				Federal FY of Grant: <b>2008</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
HA-Wide	Operations-20% of annual grant	1406	20%	1,741,861				
HA-Wide Mgt. Imp.	Management Improvements	1408		500,000				
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	1408						
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	1410	10%	946,380				
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	1430		400,000				
HA-Wide	Scattered Site Renovations	1460		400,000				
HA Wide Contingency	Contingency	1502		597,465				
HA Wide Non Dwelling Structures	Replace Aluminum Windows @ Central Office	1470						
HA Wide Non Dwelling Structures	Replace membrane @ Central Manintenance Bldg	1470	19500 sf					
HA Wide Non Dwelling Structures	Paint ceilings @ Administrative Office	1470						
HA Wide Non Dwelling Structures	Replace acoustical tile ceiling (common areas) @ Administrative Office	1470	2000 sf					
HA Wide Relocation	Relocation Costs	1495.1		200,000				
MI 1-06 Smith Homes	New Community Bldg/Management Office	1470	16000	1,800,000				
MI 1-11 Forest Park Place	Forest Park Place 1331 Replace PTAC unit	1460	1 ea	175,000				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150108			Federal FY of Grant: <b>2008</b>			
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Obligated	Expended	
MI 1-14 Parkside Homes (Village II & IV)	504 upgrades and Bldg renovations	1460	5000 sf	308,115				
MI 1-17 Diggs Homes	Diggs Homes Replace vinyl flooring (apartments)	1460	5000 sf	202,921				
MI 1-18 Sheridan I Pl Apts	Sheridan Place I Range	1465.1	10000 sf	63,660				
MI 1-18 Sheridan Pl II Apts	Sheridan Place I Replace built up roof	1460		56,110				
MI 1-26 State Fair Apts	State Fair Replace central panel	1460	200 ea	23,771				
MI 1-26 State Fair Apts	State Fair Replace trash compactor	1460	1 ls	21,834				
MI 1-27 Warren West Apts	Warren West Apartments Replace aluminum windows	1460		407,619				
MI 1-27 Warren West Apts	Warren West Apartments Replace traction elevator machinery and controls	1460	1 ls	500,000				
MI 1-27 Warren West Apts	Warren West Apartments Replace trash compactor	1460	1 ls	11,201				
MI 1-29 Harriet Tubman Apts	Harriet Tubman Door, aluminum sliding with screen	1460	400	480,000				
MI 1-29 Harriet Tubman Apts	Harriet Tubman Replace boiler, gas/oil >1,000 MBH	1460		101,835				
MI 1-29 Harriet Tubman Apts	Harriet Tubman Replace trash compactor	1460		21,834				
MI 1-45 Sheridan Pl II Apts	Sheridan Place II Replace roof top units	1465.1		85,575				
MI 1-45 Sheridan Pl II Apts	Sheridan Place II Replace built up roof	1460		56,110				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: MI28P00150108			Federal FY of Grant: <b>2008</b>			
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	Obligated	Expended	
MI 1-45 Sheridan Pl II Apts	Sheridan Place II Pump, Domestic water pressure booster assembly	1465.1		5,943				
MI 1-45 Sheridan Pl II Apts	Sheridan Place II Replace fan coil unit	1470		356,564				
				9,463,798	-	-	-	
				<b>Difference</b>	(9,463,798)			
				9,463,798				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150108				Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Operations-20% of annual grant	09/30/09			09/30/11			
HA-Wide Mgt. Imp.	Management Improvements	09/30/09			09/30/11			
HA-Wide Mgt. Imp.	Mod Staff training-continuation of ongoing program to educate & train personnel	09/30/09			09/30/11			
HA-Wide Admin.	Allocation of staff salaries necessary to administer grant & Sundry (mileage, petty cash reimbursements for MOD Staff)	09/30/09			09/30/11			
HA-Wide Fees & Costs	A&E services based on anticipated design and construction mgt. Costs	09/30/09			09/30/11			
HA-Wide	Scattered Site Renovations	09/30/09			09/30/11			
HA Wide Contingency	Contingency	09/30/09			09/30/11			
HA Wide Non Dwelling Structures	Replace built up roof @ Central Office	09/30/09			09/30/11			
HA Wide Non Dwelling Structures	Replace membrane @ Central Maintenance	09/30/09			09/30/11			
HA Wide Non Dwelling Structures	Paint ceilings @ Administrative Office	09/30/09			09/30/11			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150108				Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA Wide Non Dwelling Structures	Replace acoustical tile ceiling (common areas) @ Administrative Office	09/30/09			09/30/11			
HA Wide Relocation	Relocation Costs	09/30/09			09/30/11			
MI 1-05 Charles Terrace	Seal Coat asphalt	09/30/09			09/30/11			
MI 1-05 Charles Terrace	Lead Abatement (49 units)	09/30/09			09/30/11			
MI 1-06 Smith Homes	Play equipment	09/30/09			09/30/11			
MI 1-06 Smith Homes	Replace vinyl flooring (common areas)	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace building caulk	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace solid entry door	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace hydraulic elevator machinery and controls	09/30/09			09/30/11			
MI 1-11 Forest Park Place	Replace carpet in apartment	09/30/09			09/30/11			
MI 1-11 Forest Park Place	PA and Emergency call system (in unit)	09/30/09			09/30/11			
MI 1-15 Sojourner Truth Homes	Trim overgrown bushes and plant new landscaping	09/30/09			09/30/11			
MI 1-17 Diggs Homes	Paint walls (common areas)	09/30/09			09/30/11			
MI 1-18 Sheridan I Pl Apts	Replace vinyl flooring (apartments)	09/30/09			09/30/11			
MI 1-18 Sheridan I Pl Apts	Refrigerator	09/30/09			09/30/11			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150108				Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-26 State Fair Apts	Replace vinyl flooring (apartments)	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Cabinetry	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Replace carpet (common areas)	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Paint walls (common areas)	09/30/09			09/30/11			
MI 1-26 State Fair Apts	Paint ceilings (common areas)	09/30/09			09/30/11			
MI 1-27 Warren West Apts	Cut & Patch Asphalt	09/30/09			09/30/11			
MI 1-27 Warren West Apts	PA and Emergency call system (in unit)	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	PA & Emergency call system (in unit)	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Cabinetry	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Replace acoustical tile ceiling (common areas)	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Installation of tank, domestic hot water storage, 1000 gallon	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Replace traction elevator machinery and controls	09/30/09			09/30/11			
MI 1-29 Harriet Tubman Apts	Replace vinyl flooring (apartments)	09/30/09			09/30/11			
MI 1-42Sojourner Truth Addition	Trim overgrown bushes and plant new landscaping	09/30/09			09/30/11			
MI 1-42Sojourner Truth Addition	Repoint masonry	09/30/09			09/30/11			
MI 1-42Sojourner Truth Addition	HVAC for mgmt office	09/30/09			09/30/11			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>			Grant Type and Number Capital Fund Program Grant No: MI28P00150108				Federal FY of Grant: <b>2008</b>	
Development Number Name/HA-Wide Activities	Work Item	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
MI 1-45 Sheridan Pl II Apts	Replace air cooled chillers	09/30/09			09/30/11			
MI 1-45 Sheridan Pl II Apts	Range	09/30/09			09/30/11			
MI 1-45 Sheridan Pl II Apts	Replace vinyl flooring (common areas)	09/30/09			09/30/11			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150199	Federal FY of Grant: <b>1999</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	38,314	38,314	38,314
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	367,774	367,774	367,774
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	634,525	634,525	179,577
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 Development Activities	3,504,802	2,464,189	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	3,504,802	3,504,802	1,040,613	585,665
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				

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

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150199			Federal FY of Grant: <b>1999</b>			
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	Obligated	Expended	
HA-Wide	Mgmt Improvement - Computer purchases	1408			38,314	38,314	38,314	
							-	
HA-Wide	Administration - Staff Salaries	1410			366,667	366,667	366,667	
HA-Wide	Administration - Sundry	1410			1,106	1,106	1,106	
HA-Wide	Fees & Costs	1430			634,525	634,525	179,577	
HA Wide	Development Activities - Gardenview Estates	1498		3,504,802	1,122,839	-		
	Development Activities - Marwood	1498			1,011,350			
	Development Activities - Alexandrine	1498			330,000			



Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150100		Federal FY of Grant: <b>2000</b>	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies			Revised Annual Statement (revision no: ) <input type="checkbox"/>		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07			<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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	4,021,494	4,021,494	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	4,021,494	4,021,494	-	-
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
<b>Signature of Executive Director &amp; Date</b>					







**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150101	Federal FY of Grant: <b>2001</b>
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<input type="checkbox"/> Original Annual Statement	Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	6,771,429	6,771,429	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	6,771,429	6,771,429	-	-
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security --Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-

**Signature of Executive Director & Date**





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Replacement Housing Factor Grant No: MI28R00150102	Federal FY of Grant: <b>2002</b>
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Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	650,536	320,256	320,256	320,256
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	550,000	393,226	393,226	393,226
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	1499 Development Activities	5,304,819	5,791,873	411,066	411,066
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	6,505,355	6,505,355	1,124,548	1,124,548

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Replacement Housing Factor Grant No: MI28R00150102	Federal FY of Grant: <b>2002</b>
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Original Annual Statement      Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				







**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Replacement Housing Factor Grant No: MI28R00150102					Federal FY of Grant: <b>2002</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide - Administration		01/18/10			01/18/12		
HA Wide - Fees & Costs		01/18/10			01/18/12		
Gardenview Estates - Development Activities		01/18/10			01/18/12		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150103	<b>Federal FY of Grant:</b> <p style="text-align: center;">2003</p>
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- Original Annual Statement      Reserve for Disasters/ Emergencies     
  Revised Annual Statement (revision no: 2 )  
 Performance and Evaluation Report for Period Ending:12/31/07     
  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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	684,413	684,413	5,832	5,832
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	684,413	684,413	5,832	5,832

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150103		Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2 )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150103			Federal FY of Grant: <b>2003</b>		
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	
Gardenview Estates - Development Activities		01/18/10			01/18/12		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150203			Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement      Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<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	-	-	-	-	
3	1408 Management Improvements Soft Costs	-	-	-	-	
	Management Improvements Hard Costs	-	-	-	-	
4	1410 Administration	572,870	-	-	-	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	550,000	87,050	87,050	87,050	
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	1499 Development Activities	4,605,830	5,641,150	87,343	87,343	
19	1502 Contingency	-	-	-	-	
	Amount of Annual Grant: (sum of lines 2 to 19.)	5,728,700	5,728,200	174,393	174,393	



**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150203		Federal FY of Grant: <b>2003</b>	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				





**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150203			Federal FY of Grant: <b>2003</b>		
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	
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150104	<b>Federal FY of Grant:</b> <p style="text-align: center;">2004</p>
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Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	10,379	10,379	10,379
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	1499 Development Activities	1,264,863	1,254,484	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	1,264,863	1,264,863	10,379	10,379

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150104		Federal FY of Grant: <b>2004</b>	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				







**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150104					Federal FY of Grant: <b>2004</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Fees & Costs		09/13/10			09/13/12		
Gardenview Estates - Development Activities		09/13/10			09/13/12		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150204	<b>Federal FY of Grant:</b> <p style="text-align: center;">2004</p>
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Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	7,554,331	7,554,331	15,677	15,677
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	7,554,331	7,554,331	15,677	15,677

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150204	Federal FY of Grant: <b>2004</b>
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- Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150204				Federal FY of Grant: <b>2004</b>	
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	
Jeffries East - Development Activities		01/13/11			01/13/13		
Villages of Parkside - Development Activities		01/13/11			01/13/13		
Charles Terrace Homes - Development Activities		01/13/11			01/13/13		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150205			Federal FY of Grant: <b>2005</b>	
<input type="checkbox"/> Original Annual Statement      Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<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	-	-	-	-	
3	1408 Management Improvements Soft Costs	-	-	-	-	
	Management Improvements Hard Costs	-	-	-	-	
4	1410 Administration	-	-	-	-	
5	1411 Audit	-	-	-	-	
6	1415 Liquidated Damages	-	-	-	-	
7	1430 Fees and Costs	-	6,788	6,788	6,788	
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	1499 Development Activities	569,624	562,836	2,177	2,177	
19	1502 Contingency	-	-	-	-	
	Amount of Annual Grant: (sum of lines 2 to 19.)	569,624	569,624	8,966	8,965	

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150205	Federal FY of Grant: <b>2005</b>
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Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				







**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150205				Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide Fees & Costs		08/17/11			08/17/13		
Gardenview Estates Development Activities		08/17/11			08/17/13		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150205	<b>Federal FY of Grant:</b> <p style="text-align: center;">2005</p>
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- Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/06       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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	58	58	58
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	1499 Development Activities	8,697,612	8,697,554	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	8,697,612	8,697,612	58	58

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150205	Federal FY of Grant: <b>2005</b>
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- Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/06       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				





**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150205			Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide - Fees & Costs		08/17/07			08/17/09		
Charles Terrace Homes - Development Activities		08/17/07			08/17/09		
Jeffries East Homes - Development Activities		08/17/07			08/17/09		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150106		Federal FY of Grant: <b>2006</b>	
<input type="checkbox"/> Original Annual Statement      Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	2,114,988	2,114,988	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	2,114,988	2,114,988	-	-



**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150106	Federal FY of Grant: <b>2006</b>
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- Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				





**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150106	<b>Federal FY of Grant:</b>  <b>2006</b>
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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	
Gardenview Estates - Development Activities		07/17/08			07/17/10		
<b>Signature of Executive Director &amp; Date</b>							

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150206	<b>Federal FY of Grant:</b> <p style="text-align: center;">2006</p>
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- Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/07       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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	6,605,578	6,604,178	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	6,605,578	6,604,178	-	-

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150206		Federal FY of Grant: <b>2006</b>	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150206			Federal FY of Grant: <b>2006</b>		
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	
Jeffries East Homes - Development Activities		07/17/08			07/17/10		
Charles Terrace Development Activites		07/17/08			07/17/10		
<b>Signature of Executive Director &amp; Date</b>							



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name:  <b>Detroit Housing Commission</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150107	<b>Federal FY of Grant:</b>  <b>2007</b>
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<input type="checkbox"/> Original Annual Statement      Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07	<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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	6,605,578	6,604,178	-	-
19	1502 Contingency	-	-	-	-

	Amount of Annual Grant: (sum of lines 2 to 19.)	6,605,578	6,604,178	-	-
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security –Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	<b>Signature of Executive Director &amp; Date</b>				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Funding Grant No.: MI28R001501-07					Federal FY of Grant: <b>2007</b>
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	
Gardenview Estates - Development Activities	09/12/09			9/12/011			
<b>Signature of Executive Director &amp; Date</b>							

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Detroit Housing Commission</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: MI28R00150207	Federal FY of Grant: <b>2007</b>
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Original Annual Statement      Reserve for Disasters/ Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 1/31/08       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	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	Management Improvements Hard Costs	-	-	-	-
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	1499 Development Activities	6,605,578	6,604,178	-	-
19	1502 Contingency	-	-	-	-
	Amount of Annual Grant: (sum of lines 2 to 19.)	6,605,578	6,604,178	-	-
	Amount of line related to LBP Activities	-	-	-	-
	Amount of line related to Section 504 compliance	-	-	-	-
	Amount of line related to Security--Soft Costs	-	-	-	-
	Amount of line related to Security-- Hard Costs	-	-	-	-
	Amount of line related to Energy Conservation Measures	-	-	-	-
	Collateralization Expenses or Debt Service	-	-	-	-
	Signature of Executive Director & Date				



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Detroit Housing Commission</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Funding Grant No.: MI28R00150207				Federal FY of Grant: <b>2007</b>	
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	
Charles Terrace - Development Activities	01/17/10			01/17/12			
<b>Signature of Executive Director &amp; Date</b>							

# Attachment C



# **Attachment C**

## **COMMUNITY SERVICE REQUIREMENT**

Pursuant to the notice dated June 20, 2003 from the United States Department of Housing and Urban Development, Office of Public and Indian Housing, the Detroit Housing Commission has reinstated the Community Services and Self Sufficiency Requirement, effective October 31, 2003. This requirement was originally enacted on October 12, 1998, but was suspended in Fiscal Year 2002, except for residents of HOPE VI developments.

As required in the notice, DHC sent written notification to all residents of the reinstatement of the Community Service and Self Sufficiency Requirement. DHC began implementation on October 31, 2003 to ensure that all adult, non-exempt residents are performing their community service or self sufficiency requirement.

DHC's ACOP was amended on April 15, 2004 to reflect language for non-exempt residents of all DHC communities (HOPE VI and Non-HOPE VI) to comply with the Community Service requirement. This revision ensures that non compliance can be dealt with as a lease violation. The ACOP is included as an attachment to this PHA plan.

# Attachment D

**ATTACHMENT D: Capital Fund Program Five-Year Plan**

**Part I: Summary**

PHA Name: Detroit Housing Commission

5-Year Plan

Original

Development Number/Name	Year 1	Work Statement for Year 2 FFY Grant 2009 PHA FY: 6/30/09	Work Statement for Year 3 FFY Grant 2010 PHA FY: 6/30/10	Work Statement for Year 4 FFY Grant 2011 PHA FY: 6/30/11	Work Statement for Year 5 FFY Grant 2012 PHA FY: 6/30/12
HA-Wide Operations	Annual	\$ 1,649,353	\$ 1,649,353	\$ 1,649,353	\$ 1,649,353
HA-Wide Mgmt. Improvements	Statement	\$ 500,000			
HA-Wide Administration		\$ 824,677	\$ 824,677	\$ 824,677	\$ 824,677
HA-Wide Fees & Costs		\$ 636,692	\$ 687,748	\$ 687,748	\$ 752,965
HA-Wide Sitework/Paving/Roadwork			\$ 1,263,442	\$ 1,109,327	\$ 197,281
HA-Wide Dwelling Structures (Scattered Sites)		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
HA-Wide Common Area/Comm Bldg Upgrades			\$ 1,263,442	\$ 1,109,327	\$ 197,281
HA-Wide Non-Dwelling Structures					
HA-Wide Non-Dwelling Equipment					
HA-Wide Relocation		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
HA-Wide Contingency		\$ 625,040	\$ 620,406	\$ 5,506	
MI 1-05 Charles Terrace		\$ 450,794	\$ 102,912		\$ 1,137,933
MI 1-06 Smith Homes			\$ 195,598	\$ 34,217	\$ 170,806
MI 1-07 Jeffries West			\$ 46,473		\$ 30,082
MI 1-08 Frederick Douglass					
MI 1-11 Forest Park		\$ 175,000	\$ 31,742	\$ 61,750	\$ 302,297
MI 1-17 Diggs		\$ 202,921	\$ 154,901		\$ 69,035
MI 1-18 Sheridan I		\$ 63,660		\$ 1,127,960	\$ 194,456
MI 1-19 Scattered Sites (8/Wyo)					
MI 1-20 Scattered Sites (FHA 2)					
MI 1-21 Scattered Sites (FHA 3)			\$ 93,500		
MI 1-26 State Fair		\$ 45,605		\$ 301,000	\$ 220,094
MI-1-27 Warren West		\$ 662,361		\$ 71,999	\$ 190,586
MI-1-28 River Bend			\$ 219,570	\$ 53,793	
MI-1-29 Tubman		\$ 720,813		\$ 79,702	\$ 259,448
MI 1-37 Scattered Sites (FHA 1)		\$ 85,000			
MI 1-38 Scattered Sites (FHA 4)		\$ 85,000			
MI 1-42 Sojourner Truth Addition					\$ 28,438
MI 1-45 Sheridan II		\$ 533,906	\$ 496,570	\$ 130,407	\$ 201,153
MI 1-50 Brewster		\$ 485,943			\$ 1,320,880
<b>TOTAL</b>		<b>\$ 8,446,765</b>	<b>\$ 8,350,334</b>	<b>\$ 7,946,765</b>	<b>\$ 8,446,765</b>

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**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities  
Activities for Year 2 : 2008)  
FFY Grant: 2009  
PHA FY: 6/30/09**

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
HA Wide	HA Wide Operations	1406	1,649,353
HA Wide	HA Wide Management Improvements	1408	500,000
HA Wide	HA Wide Administration	1410	824,677
HA Wide	HA Wide Fees and Costs	1430	636,692
HA Wide	HA Wide Scattered Site Renovations	1460	500,000
HA Wide	HA Wide Contingency	1502	403,569
<b>HA Wide Total</b>			<b>4,514,291</b>
MI 1-01	Central Office Replace aluminum windows	1470	75,829
MI 1-01	Central Office Sliding glass entry door	1470	9,806
<b>MI 1-01 Total</b>			<b>85,635</b>
MI 1-02	Central Maint Bldg Replace overhead door, commercial	1470	9,549
<b>MI 1-02 Total</b>			<b>9,549</b>
MI 1-03	Central Garage Replace aluminum windows	1470	13,787
<b>MI 1-03 Total</b>			<b>13,787</b>
MI 1-04	Administrative Office Lighting	1470	62,500
MI 1-04	Administrative Office Duct clean/replace	1470	50,000
<b>MI 1-04 Total</b>			<b>112,500</b>
MI 1-05	Charles Terrace Replace wrought iron fence	1450	427,876
MI 1-05	Charles Terrace Replace solid entry door	1460	22,918
<b>MI 1-05 Total</b>			<b>450,794</b>
MI 1-11	Forest Park Place 1331 Replace PTAC unit	1465.1	175,000
<b>MI 1-11 Total</b>			<b>175,000</b>
MI 1-17	Diggs Homes Replace vinyl flooring (apartments)	1460	202,921
<b>MI 1-17 Total</b>			<b>202,921</b>
MI 1-18	Sheridan Place I Range	1465.1	63,660
<b>MI 1-18 Total</b>			<b>63,660</b>
MI 1-26	State Fair Replace central panel	1460	23,771
MI 1-26	State Fair Replace trash compactor	1475	21,834
<b>MI 1-26 Total</b>			<b>45,605</b>

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
MI 1-27	Warren West Apartments Replace aluminum windows	1460	407,619
MI 1-27	Warren West Apartments Replace traction elevator machinery and controls	1460	243,451
MI 1-27	Warren West Apartments Replace trash compactor	1475	11,291
<b>MI 1-27 Total</b>			<b>662,361</b>
MI 1-29	Harriet Tubman Door, aluminum sliding with screen	1460	597,144
MI 1-29	Harriet Tubman Replace boiler, gas/oil >1,000 MBH	1460	101,835
MI 1-29	Harriet Tubman Replace trash compactor	1475	21,834
<b>MI 1-29 Total</b>			<b>720,813</b>
MI 1-37	#1 (FHA Acquisitions) Down unit renovation/Lead remediation	1460	42,500
MI 1-37	#1 (FHA Acquisitions) Cyclical renovaton	1460	42,500
<b>MI 1-37 Total</b>			<b>85,000</b>
MI 1-38	#4 (FHA Acquisitions) Down unit renovation/Lead remediation	1460	42,500
MI 1-38	#4 (FHA Acquisitions) Cyclical renovaton	1460	42,500
<b>MI 1-38 Total</b>			<b>85,000</b>
MI 1-45	Sheridan Place II Replace built up roof	1460	56,110
MI 1-45	Sheridan Place II Replace roof top units	1460	85,575
MI 1-45	Sheridan Place II Pump, Domestic water pressure booster assembly	1460	5,943
MI 1-45	Sheridan Place II Replace fan coil unit	1460	356,564
MI 1-45	Sheridan Place II Refrigerator	1465.1	29,714
<b>MI 1-45 Total</b>			<b>533,906</b>
MI 1-50	Brewster Homes Replace kitchen cabinets and countertops	1460	344,506
MI 1-50	Brewster Homes Refrigerator	1465.1	141,437
<b>MI 1-50 Total</b>			<b>485,943</b>
<b>Grand Total</b>			<b>8,246,765</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**  
**Activities for Year 3: 2010**  
**FFY Grant: 2010**  
**PHA FY: 6/30/10**

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2009 MOD</b>
HA Wide	HA Wide Operations	1406	1,649,353
HA Wide	HA Wide Administration	1410	824,677
HA Wide	HA Wide Fees and Costs	1430	687,748

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
HA Wide	HA Wide Sitework Site/Paving/Roads Improvements	1450	1,263,442
HA Wide	HA Wide Scattered Site Renovations	1460	500,000
HA Wide	HA Wide Common Areas/Community Bldg Upgrades	1470	1,263,442
HA Wide	HA Wide Contingency	1502	500,000
<b>HA Wide Total</b>			<b>6,688,662</b>
MI 1-01	Central Office Replace damaged concrete	1470	422
MI 1-01	Central Office Paint walls	1470	6,345
MI 1-01	Central Office Replace aluminum windows	1470	146,457
<b>MI 1-01 Total</b>			<b>153,224</b>
MI 1-02	Central Maint Bldg Metal wall panel	1470	1,895
MI 1-02	Central Maint Bldg Metal wall panel	1470	1,895
MI 1-02	Central Maint Bldg Replace aluminum windows	1470	2,664
MI 1-02	Central Maint Bldg Replace vinyl flooring	1470	3,118
MI 1-02	Central Maint Bldg Repair masonry fence	1470	1,526
MI 1-02	Central Maint Bldg Replace unit heater	1470	9,549
<b>MI 1-02 Total</b>			<b>20,647</b>
MI 1-03	Central Garage Replace membrane	1470	25,668
MI 1-03	Central Garage Replace solid entry door	1470	1,248
MI 1-03	Central Garage Replace overhead door, commercial	1470	5,742
MI 1-03	Central Garage Paint walls	1470	1,082
<b>MI 1-03 Total</b>			<b>33,740</b>
MI 1-04	Administrative Office Replace vinyl flooring	1470	9,226
<b>MI 1-04 Total</b>			<b>9,226</b>
MI 1-05	Charles Terrace Cabinetry	1460	102,912
<b>MI 1-05 Total</b>			<b>102,912</b>
MI 1-06	Smith Homes Seal Coat asphalt	1450	11,417
MI 1-06	Smith Homes Range	1465.1	31,031
MI 1-06	Smith Homes Replace water heater, residential	1465.1	153,150
<b>MI 1-06 Total</b>			<b>195,598</b>
MI 1-07	Jeffries Homes West Replace carpet (common areas)	1470	46,473
<b>MI 1-07 Total</b>			<b>46,473</b>
MI 1-11	Forest Park Place 1331 Replace vinyl flooring (apartments)	1460	31,742
<b>MI 1-11 Total</b>			<b>31,742</b>
MI 1-17	Diggs Homes Seal Coat asphalt	1450	22,967
MI 1-17	Diggs Homes Trim overgrown bushes and plant new landscaping	1450	33,286
MI 1-17	Diggs Homes Replace water heater, residential	1465.1	98,648

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
<b>MI 1-17 Total</b>			<b>154,901</b>
MI 1-21	#3 (FHA Acquisitions) Demolition	1485	93,500
<b>MI 1-21 Total</b>			<b>93,500</b>
MI 1-28	Riverbend Plaza Seal Coat asphalt	1450	2,153
MI 1-28	Riverbend Plaza Replace carpet in apartment	1460	58,431
MI 1-28	Riverbend Plaza Replace carpet (common areas)	1470	158,986
<b>MI 1-28 Total</b>			<b>219,570</b>
MI 1-45	Sheridan Place II Replace vinyl flooring (apartments)	1460	21,152
MI 1-45	Sheridan Place II Cabinetry	1460	475,418
<b>MI 1-45 Total</b>			<b>496,570</b>
<b>Grand Total</b>			<b>8,246,765</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**  
**Activities for Year 4: 2011**  
**FFY Grant: 2011**  
**PHA FY: 6/30/11**

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2010 MOD</b>
HA Wide	HA Wide Operations	1406	1,649,353
HA Wide	HA Wide Administration	1410	824,677
HA Wide	HA Wide Fees and Costs	1430	687,748
HA Wide	HA Wide Sitework Site/Paving/Roads Improvements	1450	1,109,327
HA Wide	HA Wide Scattered Site Renovations	1460	500,000
HA Wide	HA Wide Common Areas Common Area/Community Bldg Upgrades	1470	1,109,327
HA Wide	HA Wide Contingency	1502	500,000
<b>HA Wide Total</b>			<b>6,380,432</b>
MI 1-02	Central Maint Bldg Replace acoustical tile ceiling (common areas)	1470	2,960
<b>MI 1-02 Total</b>			<b>2,960</b>
MI 1-04	Administrative Office Replace vinyl wall covering	1470	2,546
<b>MI 1-04 Total</b>			<b>2,546</b>
MI 1-06	Smith Homes Refrigerator	1465.1	34,217
<b>MI 1-06 Total</b>			<b>34,217</b>
MI 1-11	Forest Park Place 1331 Refrigerator	1465.1	61,750
<b>MI 1-11 Total</b>			<b>61,750</b>

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
MI 1-18	Sheridan Place I Paint exterior walls	1460	78,632
MI 1-18	Sheridan Place I Replace boiler, gas/oil >1,000 MBH	1460	44,675
MI 1-18	Sheridan Place I Replace air cooled chillers	1460	113,412
MI 1-18	Sheridan Place I Cabinetry	1460	509,280
MI 1-18	Sheridan Place I Replace fan coil unit	1460	381,960
<b>MI 1-18 Total</b>			<b>1,127,960</b>
MI 1-26	State Fair Doors, aluminum framed, fully glazed	1460	3,310
MI 1-26	State Fair Replace condensing unit/heat pumps	1460	21,084
MI 1-26	State Fair Washer	1465.1	3,514
MI 1-26	State Fair Range	1465.1	127,320
MI 1-26	State Fair Refrigerator	1465.1	127,320
MI 1-26	State Fair Replace acoustical tile ceiling (common areas)	1470	18,452
<b>MI 1-26 Total</b>			<b>301,000</b>
MI 1-27	Warren West Apartments Replace built up roof	1460	71,999
<b>MI 1-27 Total</b>			<b>71,999</b>
MI 1-28	Riverbend Plaza Paint walls (common areas)	1470	53,793
<b>MI 1-28 Total</b>			<b>53,793</b>
MI 1-29	Harriet Tubman Doors, aluminum framed, fully glazed	1460	3,310
MI 1-29	Harriet Tubman Replace gas furnace	1460	12,732
MI 1-29	Harriet Tubman Range	1465.1	63,660
<b>MI 1-29 Total</b>			<b>79,702</b>
MI 1-45	Sheridan Place II Range	1465.1	84,031
MI 1-45	Sheridan Place II Replace acoustical tile ceiling (common areas)	1470	46,376
<b>MI 1-45 Total</b>			<b>130,407</b>
<b>Grand Total</b>			<b>8,246,765</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**  
**Activities for Year 5: 2012**  
**FFY Grant: 2012**  
**PHA FY: 6/30/12**

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2011 MOD</b>
HA Wide	HA Wide Operations	1406	1,649,353
HA Wide	HA Wide Administration	1410	824,677



<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
HA Wide	HA Wide Fees and Costs	1430	752,965
HA Wide	HA Wide Sitework Site/Paving/Roads Improvements	1450	197,281
HA Wide	HA Wide Scattered Site Renovations	1460	500,000
HA Wide	HA Wide Common Areas Common Area/Community Bldg Upgrades	1470	197,281
<b>HA Wide Total</b>			<b>4,121,557</b>
MI 1-05	Charles Terrace Replace asphalt shingles	1460	61,640
MI 1-05	Charles Terrace Replace boiler, gas	1460	262,988
MI 1-05	Charles Terrace Replace boiler, gas/oil >1,000 MBH	1460	707,773
MI 1-05	Charles Terrace Energy Audit-weather stripping windows	1460	5,545
MI 1-05	Charles Terrace Energy Audit-high efficiency lighting	1460	2,971
MI 1-05	Charles Terrace Replace vinyl flooring (common areas)	1470	97,016
<b>MI 1-05 Total</b>			<b>1,137,933</b>
MI 1-06	Smith Homes Replace electric furnace	1460	160,755
MI 1-06	Smith Homes Energy Audit-high efficiency lighting	1460	6,491
MI 1-06	Smith Homes Replace acoustical tile ceiling (common areas)	1470	3,560
<b>MI 1-06 Total</b>			<b>170,806</b>
MI 1-07	Jeffries Homes West Reference Energy Audit 8/05	1460	30,082
<b>MI 1-07 Total</b>			<b>30,082</b>
MI 1-11	Forest Park Place 1331 Cabinetry	1460	194,000
MI 1-11	Forest Park Place 1331 Energy Audit-low flow shower heads	1460	8,308
MI 1-11	Forest Park Place 1331 Energy Audit-high efficiency lighting	1460	15,570
MI 1-11	Forest Park Place 1331 Range	1465.1	48,500
MI 1-11	Forest Park Place 1331 Paint walls (common areas)	1470	35,564
MI 1-11	Forest Park Place 1331 Energy Audit-retro fit exit signs	1470	355
<b>MI 1-11 Total</b>			<b>302,297</b>
MI 1-17	Diggs Homes Energy Audit-repair photocells	1460	355
MI 1-17	Diggs Homes Energy Audit-high efficiency lighting	1460	24,003
MI 1-17	Diggs Homes Energy Audit-weather stripping windows	1460	20,578
MI 1-17	Diggs Homes Energy Audit-weather stripping doors	1460	17,309
MI 1-17	Diggs Homes Replace vinyl flooring (common areas)	1470	6,791
<b>MI 1-17 Total</b>			<b>69,035</b>
MI 1-18	Sheridan Place I Energy Audit-high efficiency site lighting	1450	27,054
MI 1-18	Sheridan Place I Energy Audit-low flow shower heads	1460	18,087
MI 1-18	Sheridan Place I Energy Audit-replace hot water motors	1460	1,686
MI 1-18	Sheridan Place I Replace carpet (common areas)	1470	95,059
MI 1-18	Sheridan Place I Paint walls (common areas)	1470	41,114

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
MI 1-18	Sheridan Place I Paint ceilings (common areas)	1470	10,835
MI 1-18	Sheridan Place I Energy Audit-retro fit exit signs	1470	621
<b>MI 1-18 Total</b>			<b>194,456</b>
MI 1-26	State Fair Replace membrane	1460	73,687
MI 1-26	State Fair Door, exterior entry, metal clad	1460	92,243
MI 1-26	State Fair Energy Audit-high efficiency lighting	1460	28,404
MI 1-26	State Fair Energy Audit-low flow shower heads	1460	17,309
MI 1-26	State Fair Dryer	1465.1	6,001
MI 1-26	State Fair Energy Audit-retro fit exit lighting	1470	2,450
<b>MI 1-26 Total</b>			<b>220,094</b>
MI 1-27	Warren West Apartments Energy Audit-high efficiency lighting	1460	17,568
MI 1-27	Warren West Apartments PA and Emergency call system (in unit)	1460	156,753
MI 1-27	Warren West Apartments Replace vinyl flooring (common areas)	1470	15,799
MI 1-27	Warren West Apartments Energy Audit-retro fit exit signs	1470	466
<b>MI 1-27 Total</b>			<b>190,586</b>
MI 1-29	Harriet Tubman Door, exterior entry, metal clad	1460	92,243
MI 1-29	Harriet Tubman Replace condensing unit/heat pumps	1460	23,376
MI 1-29	Harriet Tubman Energy Audit-weather stripping doors	1460	14,054
MI 1-29	Harriet Tubman Energy Audit-high efficiency lighting	1460	18,714
MI 1-29	Harriet Tubman Energy Audit-low flow shower heads	1460	1,731
MI 1-29	Harriet Tubman Energy Audit-replace hot water motors	1460	1,288
MI 1-29	Harriet Tubman Paint walls (common areas)	1470	71,950
MI 1-29	Harriet Tubman Paint ceilings (common areas)	1470	14,990
MI 1-29	Harriet Tubman Energy Audit-retro fit exit signs	1470	644
MI 1-29	Harriet Tubman Commercial kitchen equipment	1475	20,458
<b>MI 1-29 Total</b>			<b>259,448</b>
MI 1-42	Sojourner Truth Energy Audit-high efficiency lighting	1460	28,381
MI 1-42	Sojourner Truth Energy Audit-retro fit exit signs	1470	57
<b>MI 1-42 Total</b>			<b>28,438</b>
MI 1-45	Sheridan Place II Seal Coat asphalt	1450	4,153
MI 1-45	Sheridan Place II Replace boiler, gas/oil >1,000 MBH	1460	22,771
MI 1-45	Sheridan Place II Energy Audit-high efficiency lighting	1460	27,675
MI 1-45	Sheridan Place II Energy Audit-replace hot water motors	1460	1,095
MI 1-45	Sheridan Place II Energy Audit-low flow shower heads	1460	17,309
MI 1-45	Sheridan Place II Replace carpet (common areas)	1470	85,860
MI 1-45	Sheridan Place II Paint walls (common areas)	1470	41,114

<b>Development</b>	<b>Description</b>	<b>Account</b>	<b>2008 MOD</b>
MI 1-45	Sheridan Place II Energy Audit-retro fit exit signs	1470	1,176
<b>MI 1-45 Total</b>			<b>201,153</b>
MI 1-50	Brewster Homes Replace gas furnace	1460	317,910
MI 1-50	Brewster Homes Energy Audit-low flow shower heads	1460	12,116
MI 1-50	Brewster Homes Energy Audit-high efficiency lighting	1460	21,192
MI 1-50	Brewster Homes Range	1465.1	159,449
MI 1-50	Brewster Homes Replace water heater, residential	1465.1	213,881
MI 1-50	Brewster Homes Replace vinyl flooring (common areas)	1470	596,287
MI 1-50	Brewster Homes Energy Audit-retro fit exit signs	1470	44
<b>MI 1-50 Total</b>			<b>1,320,880</b>
<b>Grand Total</b>			<b>8,246,765</b>

# Attachment E

**DETROIT HOUSING COMMISSION  
RASS FOLLOW PLAN 2008-2009**

<b>II. Communications</b>			
1. Representatives from Site Manager, Maintenance and Resident Services staff to attend all Resident Council meetings	Operations, Resident Services, OMB	7/1/03	6/30/2008
a. Implement standard report addressing issues, discussion, and proposed solutions to be submitted w/n 1 week of meeting	Operations, Resident Services, OMB	10/1/04	6/30/2008
b. Prominently post solutions, changes, etc in common areas at developments (NEWSFLASH) and as needed to each household	Operations, Communications	10/1/04	6/30/2008
2. Resident Services staff will assist RCs to address topic of improved resident/staff communication on a regular basis	Resident Services	11/1/04	6/30/2008
3. Coordinate schedules and reminders to Recovery Administrator and/or Exec. staff to attend RAB meetings on a quarterly basis	Executive Office, Resident Services	12/1/03	6/30/2008
4. Publish a quarterly newsletter that highlights maintenance & mod., lease rules & neighborliness, safety & security, resident services initiatives	Communications, Operations, Resident Services	10/1/04	6/30/2008
a. Utilize communications photographer to cover resident activities as needed	Communications	10/4/04	6/30/2008
b. Decide on scope of publication and printing method	Communications	10/4/04	6/30/2008
c. Decide on a distribution system and coordinate distribution	Operations	10/4/04	6/30/2008
d. Regularly seek newsletter input from RCs and RAB	Resident Services	10/4/04	6/30/2008
e. Develop a annual calendar	Communications	10/4/04	6/30/2008
5. Promote among residents the DHC ombudsman who will receive complaints. Compose item for newsletter that describes the ombudsman's role and how to contact him.	Communications, Operations, Resident Services, Ombudsman	10/4/04	6/30/2008
6. Conduct workshops and training for site and Resident Services staff emphasizing customer service skills	Operations	11/1/04	6/30/2008
a. Create a policy regarding customer service and professional etiquette towards DHC clients	Operations	11/1/04	6/30/2008
b. Develop objectives and content of customer service training, budget	Operations	11/1/04	6/30/2008
c. Identify a trainer	Operations	11/1/04	6/30/2008
d. Coordinate DHC employee attendance to training	Operations, Resident Services	11/1/04	6/30/2008
e. Continue to utilize the tracking system for resident complaints	OMB	12/31/04	6/30/2008
7. Conduct move-in orientation/training for new residents regarding housekeeping, lease rules and conduct	Operations, RSO	11/1/04	6/30/2008
a. Develop content of new resident orientation/training	Operations, RSO	11/1/04	6/30/2008
b. Identify staff to conduct orientation	Operations, RSO	11/1/04	6/30/2008
c. Coordinate orientations through Resident Selection staff	Operations, RSO	11/1/04	6/30/2008
8. Conduct training for current residents regarding housekeeping, lease rules and conduct	Operations	11/1/04	6/30/2008

**DETROIT HOUSING COMMISSION  
RASS FOLLOW PLAN 2008-2009**

a. Compose and edit articles, as well as, designs brochures relative to resident issues including but not limited too housekeeping, lease rules and conduct to be included in each quarterly newsletter	Communications, Resident Services	1/1/05	6/30/2008
b. Develop and implement criteria and policy for circumstances that would mandate housekeeping training	Operations	11/1/04	6/30/2008
c. Target households through unit inspections and observations during maintenance visits for mandatory housekeeping training	Operations	11/1/04	6/30/2008
9. Conduct resident training regarding various life skills (personal finance, parenting, leadership, conflict resolution, anger management, etc.)	Resident Services		6/30/2008
a. Develop and implement resident survey to determine interest, topics and best times	Resident Services	1/1/04	6/30/2008
b. Develop seminars consistent with residents expressed interests and needs	Resident Services	1/1/04	6/30/2008
c. Assign staff to coordinate seminar scheduling and conduct seminars	Resident Services, Operations	1/1/04	6/30/2008
III. Safety			6/30/2008
1. Implemented The Detroit Housing Commission “One Strike, You’re Out” Policy which states residents or their guest can be evicted if they engage in any criminal activity on or off the premises	Operations, General Counsel	2/25/04	6/30/2008
2. Identify and attend monthly Detroit Police Community Relations meetings.	Government Relations	2/25/04	6/30/2008
3. Coordinate joint task force with federal, and local agency’s to address drug and crime initiatives	Government Relations	3/16/04	6/30/2008
4. Coordinate increased patrols at each DHC site with the Detroit Police Department	Government Relations	3/16/04	6/30/2008
a. Coordinate meetings with Detroit Police Department Precinct Commanders to discuss safety initiatives	Government Relations	8/11/04	6/30/2008
b. Implement enforcements policy to remove abandoned and stolen vehicles from DHC properties.	Government Relations	8/11/04	6/30/2008
c. Develop Resident Participation program and training to assist the Detroit Police with identifying criminal activity.	Government Relations, Resident Services	11/1/04	6/30/2008
5. Initiate assessment of current security circuit television surveillance at each DHC site	Government Relations, MIS	7/27/04	6/30/2008
a. Identify Operating System Upgrades that allows access from various DHC locations	Government Relations, MIS	7/27/04	6/30/2008
b. Survey residents or resident leaders regarding CCT surveillance	Resident Services, Operations, MIS	11/1/04	6/30/2008
c. Implement yearly maintenance program for security system.	MIS	12/31/04	6/30/2008
6. Implement daily or regular routine security inspections at each site	Operations	5/4/04	6/30/2008

**DETROIT HOUSING COMMISSION  
RASS FOLLOW PLAN 2008-2009**

a. Target broken windows, lights, locks, trespassing in vacant units and other security breaches	Operations	5/4/04	6/30/2008
b. Develop a reporting system for identified problems and a tracking system for remedial action	MIS	10/31/05	6/30/2008
c. Implement yearly maintenance Program for security system	Operations	11/30/05	6/30/2008
7. Devote a section to each DHC newsletter to security issues and solutions	Communications, Administration, Government Relations	1/1/04	6/30/2008
IV. Neighborhood Appearance			6/30/2008
1. Incorporate curb appeal monitoring with daily or regular routine site inspections	Operations	5/4/04	6/30/2008
a. Target broken glass, graffiti, trash, litter, and abandoned vehicles	Operations	5/4/04	6/30/2008
b. Implement a reporting/tracking/response system for identified site upkeep problems that includes/invites resident input	Operations	5/4/04	6/30/2008
2. Implement site beautification activities and contests to involve residents	Resident Services	4/1/05	6/30/2008
a. Identify funding or donation sources for landscaping/beautification supplies	Resident Services	1/1/05	6/30/2008
3. Site Managers and Resident Services staff outreach to neighborhood city halls, community groups and CDCs for collaborations and funding	Resident Services, Operations, Government Relations		6/30/2008

# Attachment F



**2008-Resident Advisory Board**

Leonard Connor

Sheneen Jones

Velma Jackson

Mancy Johnson

Ethel Dixon

Johnnie Wright

Carolyn Goldsmith

Shelia Scot

Charles Dickens

Bessie Ardis

Lee Jones

Lynda Robinson

Roberta Johnson

Wille Etta James

Reginald Guthrie

Lucille Cambell

Herland Sanders

Allen Jackson

Edward Leonard

Dorothy Brown

Beatrice Sharkey

Essie Williams

Theresa Beals

Catherine Rowe

Rosemary Belkcrain

Jacqueline Snapp

Roseanna Johnson

Herbert Turner

# Attachment G

## **ATTACHMENT G HOUSING CHOICE VOUCHER PROJECT BASE PLAN**

Detroit Housing Commission (DHC) will commit up to 20% of the allocated vouchers through the Housing Choice Voucher Program in accordance with the statute and the federal regulations governing the program. The authorized jurisdiction is the City of Detroit, Lapeer, Macomb, Oakland, St. Clair, and Wayne Counties. The five counties are diverse in population and economics, including urban, suburban and rural areas, some areas such as the City of Detroit are predominately classified as minority and/or economically impacted. In accordance with the City of Detroit Consolidated Plan, DHC is committed to creating communities that incorporate homeownership, commercial, provides access to public transportation, and quality diverse affordable housing for various populations in which the City of Detroit will be included. DHC intends to make use of the Housing Choice Voucher Program on Hope VI property that qualifies or property that is secured by DHC. Due to the age and deteriorated condition of property in the City of Detroit and some of the surrounding areas that are within DHC's jurisdictions, DHC has choose to use the Housing Choice Voucher Project Base Program to secure higher quality units on a longer term basis. DHC does reserve the right to designate the Housing Choice Voucher Project Base Program contracts to qualified owners, developers with special encouragement to develop communities for special needs population, including homeless families that require an array of services to stabilize their lives, by using the competitive bidding process required through federal and state requirements and agency polices within DHC designated jurisdiction. This action is consistent with DHC's Annual and Five Year Plans.

# Attachment H

<p><b>DETROIT HOUSING COMMISSION</b>  <b>1301 E. Jefferson · Detroit, Michigan 48207 · (313) 877- 8807</b>  <b>D W E L L I N G   L E A S E</b>  <b>P A R T   I</b></p>
--

Development: \_\_\_\_\_

Account No: \_\_\_\_\_

**I. DESCRIPTION OF THE PARTIES AND PREMISES**

**A. Parties and Premises.**

Part I of this Dwelling Lease Agreement (“Lease”), which is a two-part document, is hereby executed between the Detroit Housing Commission (“DHC”), with its principal place of business noted above, and \_\_\_\_\_ (Head of Household), \_\_\_\_\_ (Co-Head of Household/Spouse) and all other adult members of the household as indicated below (“Resident”), whose complete address (“Premises”) is as follows:

Building Number: \_\_\_\_\_ Unit Number: \_\_\_\_\_

Address: \_\_\_\_\_  
 Detroit, Michigan 482 \_\_\_\_\_

Lease Effective Date: \_\_\_\_\_

Terms and Conditions stated in Part II of this Lease are incorporated by reference.

**B. Resident’s Household.**

DHC leases the Premises for the exclusive use and occupancy by authorized members of Resident’s household, as listed below, who are listed in Resident’s Application for Admission or added to Resident’s latest Application for Recertification, which application(s) is incorporated by reference. The following Resident and members of Resident’s household, all of whom agree to comply with the terms and conditions contained in this Lease, are the only persons authorized to reside in the unit:

NAME	RELATIONSHIP	SEX	DATE OF BIRTH

**NOTE: Use additional sheet if necessary to add more Family members.**

**II. TERM AND RENEWAL OF LEASE**

**A. Term.**

The initial term, beginning \_\_\_\_\_ and ending at midnight, shall be for one (1) year.

**B. Renewal.**

After the initial one (1) year term, the Lease term will be automatically renewed for one (1) year unless terminated by either party in accordance with the Terms and Conditions set forth in Part II, Section VI of this Lease. Resident may not renew this Lease if Resident fails or refuses DHC’s request to recertify his/her rent, as described in Part II, Section IV of this Lease, or fails to comply with the Community Service and Economic Self-Sufficiency requirements in Part III, Section VB2. The monthly rent stated in Part I, Section III. A of this Lease will remain in effect until DHC provides Resident with written notification of a change.

**III. PAYMENTS DUE UNDER THE LEASE**

**A. Rent and Due Date.**

Initial rent is: \$ \_\_\_\_\_. The amount is determined by the following procedure:

Minimum Rent \_\_\_ Flat Rent \_\_\_\_\_ 30% of adjusted Income \_\_\_\_\_

**1. Rent.** Monthly rent of \$\_\_\_\_\_ is due and payable in advance on the first day of each month and is considered late (delinquent) after the fifth (5th) calendar day of the month.

**2. Rent Adjustments.** The above monthly rent will remain in effect unless it is adjusted by DHC for a utility allowance, as explained in Part I, Section III. A. 3.d of this Lease, or adjusted in accordance with the Terms and Conditions governing Applications for Continued Occupancy as explained in Part II, Section IV. A of this Lease. Documentation of any adjustment will be provided to Resident.

**3. Utilities and Equipment.** DHC will pay all costs associated with providing the following utilities, services, and equipment listed in this Lease:

a. Water, garbage collection and sewer service.

b. Check those to be provided by DHC:

Gas: Yes \_\_\_ No \_\_\_ Electricity: Yes \_\_\_ No \_\_\_ Heat: Yes \_\_\_ No \_\_\_

c. DHC will provide the following appliances:

Range/Stove: Yes \_\_\_ No \_\_\_ Refrigerator: Yes \_\_\_ No \_\_\_

d. DHC agrees to adjust the rent by the applicable utility allowance of \$\_\_\_\_\_ (which makes Resident's adjusted rent \$ \_\_\_\_\_ per month) for the following utilities where the Resident has the responsibility to make direct payments to utility companies:

( ) Electricity ( ) Gas ( ) Water ( ) Sewerage ( ) Trash Removal ( ) Other \_\_\_\_\_

Resident's failure to obtain and maintain utility services not provided by DHC is considered a material violation of Resident's obligations under the Lease.

**4. Payment Location(s).** Resident shall pay rent via check or money order by first-class mail addressed to DHC at its principal business address, 1301 E. Jefferson, Detroit, Michigan 48207, or either one of the following locations:

a. Comerica Bank (any branch).

b. Such other location as may be designated, in writing, by DHC.

**5. Late Rent.** Rent is considered delinquent if not paid by the 5th calendar day of the month. A late fee of Twenty-five (**\$25.00**) Dollars will be added to Resident's account for failure to pay the full amount due by the 5<sup>th</sup> calendar day of the month and DHC will begin the eviction process.

**B. Charges in Addition to Rent/Other Fees.**

See Part II, Section I. B of this Lease for Terms and Conditions governing Other Charges and Fees.

**C. Security Deposit.**

Resident: \_\_\_\_\_ Agrees to pay \_\_\_\_\_ Has previously paid the sum of \$ \_\_\_\_\_ not to exceed the equivalent of one (1) month's rent (not adjusted rent) as a Security Deposit.

See Part II, Section I. A of this Lease for Terms and Conditions governing Security Deposits.

***NOTICE: Michigan Law establishes rights and obligations for parties to Leases. This Lease is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this Lease, you may want to seek assistance from a lawyer or other qualified person.***

**SIGNED AND DATED BY ALL ADULT MEMBERS OF RESIDENT'S HOUSEHOLD**

I HAVE REVIEWED THIS LEASE AND UNDERSTAND AND ACKNOWLEDGE THAT THE HEAD OF HOUSEHOLD, CO-HEAD OF HOUSEHOLD, IF ANY, AND SPOUSE WHO SIGN BELOW ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE TIMELY PAYMENT OF RENT AND COMPLIANCE WITH ALL OTHER PROVISIONS OF THE LEASE.

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS LEASE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN DETROIT, MICHIGAN.

\_\_\_\_\_  
WITNESS Head of Household

\_\_\_\_\_  
WITNESS Co-Head of Household

\_\_\_\_\_  
WITNESS Spouse

\_\_\_\_\_  
WITNESS Adult Resident

\_\_\_\_\_  
WITNESS Adult Resident

\_\_\_\_\_  
WITNESS Adult Resident

**DETROIT HOUSING COMMISSION**

BY: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature  
Site Manager/Assistant Site Manager



**HEAD OF HOUSEHOLD'S CERTIFICATION**

I, \_\_\_\_\_, Head of Household, and \_\_\_\_\_, Co-Head of Household, hereby certify that I(we), and other members of my(our) household, have not participated and are not participating in any criminal or drug-related criminal activity on or off DHC property or any pattern of alcohol abuse or pattern of illegal use of drugs which is interfering with the health, safety, or right of peaceful enjoyment of DHC property by other Residents or DHC employees. Nor have I(we) or any other members of my(our) household committed fraud in connection with any Federal housing assistance program unless such fraud was fully disclosed to DHC before execution of the Lease or before DHC approval of my(our) occupancy of the Premises.

I(we) further certify that all information or documentation submitted to DHC before and during the Lease term is true and complete to the best of my(our) knowledge and belief. If fraudulent information is provided, I(we) understand and agree that the Lease may be terminated and the rent may be retroactively increased.

\_\_\_\_\_  
Head of Household

Date: \_\_\_\_\_

\_\_\_\_\_  
Co-Head of Household

Date: \_\_\_\_\_

\*\*\*\*\*

**ATTACHMENTS:**

I hereby acknowledge receipt of the following documents and attachments:

- ( ) Lease Agreement - Part I
- ( ) Lease Agreement - Part II
- ( ) Grievance Policy
- ( ) Schedule of Resident Charges
- ( ) Housekeeping Standards
- ( ) Pet Policy
- ( ) Watch Out for Lead Paint Poisoning Notice
- ( ) Rent Payment Locations Letter
- ( ) Community Service and Self-Sufficiency Requirements
- ( ) One Strike Policy

**NOTE: These attachments are subject to updating by DHC.**

**DETROIT HOUSING COMMISSION**  
**1301 E. Jefferson - Detroit, Michigan 48207 - (313) 877-8639**  
**D W E L L I N G   L E A S E**  
**P A R T   I I**

**TERMS AND CONDITIONS**

Part I and Part II, Terms and Conditions of the Detroit Housing Commission's Dwelling Lease, constitute the entire Lease between the Detroit Housing Commission ("DHC") and the Resident(s) identified in Part I of the Lease.

**I. PAYMENTS DUE UNDER THE LEASE**

**A. Security Deposit.** Resident shall pay a security deposit at the time of leasing. The amount of the security deposit shall be equal to one (1) month's rent (not adjusted rent).

**1. Use of Security Deposit.** DHC may retain the Security Deposit at the termination of the tenancy to offset any money owed to DHC by the Resident, which may include back rent, reimbursement for the cost of repairing actual damages, other than ordinary wear and tear, to the Premises, buildings, facilities, or common areas caused by Resident, members of Resident's household or guests.

**2. Bank Deposit.** DHC shall hold Resident's Security Deposit in a DHC general account at COMERICA BANK, located at 500 Woodward Avenue, Detroit, Michigan 48226. DHC will return the Security Deposit to Resident within thirty (30) days after Resident vacates the Premises, less deductions for any of the costs indicated above. Resident will be liable for payments due under the Lease that total more than the amount of the Security Deposit. The Security Deposit may not be used to pay rent or other charges while Resident occupies the unit.

**3. Forwarding Address.** If within four (4) days of moving, Resident does not give DHC written notification of a forwarding address where Resident can be reached and where Resident can receive mail, DHC does not have to send an itemized list of damages and notice of the penalties associated with the failure to provide a forwarding address.

**B. Charges in Addition to Rent/Other Fees.**

Resident will be charged for maintenance and repair, beyond normal wear and tear, for noncompliance with Resident's obligations under this Lease. Resident will be charged rates listed in the Schedule of Resident Charges ("Schedule") adopted by DHC. The Schedule may be modified by DHC after notice is given to Resident pursuant to Part II, Section VII. C of this Lease. All maintenance and repair charges will be reviewed by the Site Manager. Resident shall also be charged for all allowable court costs and attorney fees associated with DHC's enforcement of this Lease. A \$25.00 charge will be assessed for checks returned for insufficient funds or checks written on a closed account.

**C. Due Date and Application of Charges.**

Charges and fees are due and payable and will automatically appear on Resident's account two (2) weeks after DHC gives written notice and advises Resident of the specific ground(s) for the charges and/or fees. The notice will advise Resident of the right to request a grievance hearing if the charges and/or fees are in dispute.

All moneys paid by Resident to DHC will be credited to the oldest charge(s) whether they are rent or non-rent charges.

**D. Exemptions from Minimum Rent Charge.**

DHC has established \$50.00 as minimum rent. An exemption may be granted if a Family believes the imposition of minimum rent would create a financial hardship, which may include the following:

1. The Family has lost eligibility for or is awaiting an eligibility determination for a Federal, state, or local assistance program, including legal aliens entitled to receive assistance under the Immigration and Nationality Act;
2. The Family would be evicted because it is unable to pay the minimum rent;
3. The Family income is decreased because of changed circumstances, including loss of employment;
4. A death has occurred in the Family; or
5. Other situations as may be determined by DHC.

If a Family requests a hardship exemption and DHC reasonably determines the hardship is temporary, an exemption will not be granted. The Family may not be

**DETROIT HOUSING COMMISSION DWELLING LEASE  
PART II**

evicted during the ninety (90) day period beginning the month following the Family's request. If DHC determines the financial hardship is long term, DHC will exempt the Family from the minimum rent so long as the hardship continues. DHC will conduct a recertification every ninety (90) days during the period the financial hardship exists.

If DHC determines either a temporary qualifying hardship exists or that no qualifying financial hardship exists, DHC will offer Resident a repayment agreement for any back rent owed from the beginning of the suspension of payment of the minimum rent. The repayment agreement, which must be signed by the head of household and co-head of household, shall require that the back rent be paid in six (6) equal installments and that failure to make timely payment is grounds for eviction.

**II. SERVICES AND EQUIPMENT INCLUDED IN RENT**

The monthly rent set forth in Part I, Section III. A of this Lease includes maintenance services for normal wear and tear, equipment and utilities furnished by DHC. As long as the Premises are habitable and DHC makes necessary repairs or improvements within a reasonable period of time, any interruption of services or utilities, inconvenience, or discomfort from repairs or improvements to the Premises do not affect this Lease, reduce the rent, or constitute an eviction.

**III. OCCUPANCY OF UNIT**

Resident and Resident's household shall have the exclusive right to occupy the Leased Premises. Resident's guests or visitors may not stay overnight for more than fourteen (14) cumulative calendar days in a twelve (12) month period and visitors may not stay overnight more than seven (7) consecutive days in a twelve (12) month period. DHC consent is required to have a foster child or live-in aide residing on the Premises in order to assure that the dwelling size is adequate and/or live-in care is appropriate. Residents shall not permit anyone who is not on the Lease to use the address of the Leased Premises. Receipt of mail at the Premises shall be indication of the existence of a boarder or a lodger. Resident's permitting such usage is a material violation of the Lease.

If the sole member of a household is permanently absent from the Premises, as defined in the ACOP, the Lease will be terminated.

**IV. RECERTIFICATION OF RENT ELIGIBILITY FOR CONTINUED OCCUPANCY AND UNIT SIZE**

**A. Application for Continued Occupancy**

At least once each year, and at other times as described in Interim Recertification below, Resident must complete an application for continued occupancy ("Recertification"). Upon completion, DHC will determine whether the Resident's rental rate should be changed, whether the unit size remains appropriate for the size and/or composition of Resident's household, and whether Resident is eligible for continued occupancy in accordance with DHC's Admissions and Continued Occupancy Policy and Federal law. Resident must provide accurate and current information concerning:

1. The number of people in Resident's household and information regarding their ages, gender, social security number and any other information required by DHC;
2. The source and amount of income received by or on behalf of everyone in Resident's household;
3. Any allowable deductions;
4. The names of individuals to be contacted in the event of an emergency;
5. Assets held in any Family member's name; and
6. Proof, as required by Federal law and DHC's Community Service and Self-Sufficiency Policy, that every adult member of the household has contributed eight (8) hours of community service per month within the community unless the adult member is exempt pursuant to DHC policy or has participated in an economic self-sufficiency program for eight (8) hours per month. Residents must also give semi-annual reports on compliance with the policy.

The annual Recertification will include a review of Resident's payment history, housekeeping inspection results, record of cooperation with DHC's pest control program, Community Service and Family Self-Sufficiency Policy compliance and all other Lease compliant behavior.

Failure by a Resident to accurately report required information or failure to appear for a scheduled Recertification or Interim Recertification within the time designated by DHC is a material violation of the Lease that may result in a retroactive rent increase, dating back to the time the increase would have been made, and/or eviction.

**B. Interim Recertification.**

The rental rate indicated in Part I, Section III. A of this Lease remains in effect for the period between Recertifications for continued occupancy unless any of the following occurs in which event DHC will perform an Interim Recertification:

1. There is any change in household composition, whether by birth, death, marriage, dissolution of marriage or other changed circumstances.
2. Resident begins receiving public assistance funds.
3. Resident stops receiving public assistance funds, unless a Family's income decreases because of the failure of any Family member to comply with a condition under an assistance program that requires participation in a self-sufficiency program or a work activities requirement or because of fraud. In those cases, the amount of rent paid by the Family may not be decreased during the period of income reduction. For purposes of this exception, a reduction in benefits as a result of the expiration of a lifetime limit for a Family receiving welfare or public assistance benefits is not considered failure to comply with conditions under the assistance program requiring participation in a self-sufficiency program or a work activities requirement.
4. If, after any interim rent decrease, there is an increase in total household income.
5. There is a decrease in income that would lower the rent in accordance with applicable Federal rules and regulations.
6. Resident transfers from one DHC development to another.
7. The current rental rate was temporary because of the inability to accurately predict income for an annual period.
8. Resident switches from a flat rent to an income-based rent because of hardship. Hardship includes:
  - a. Decreased income due to loss or reduction in employment, death of a member of the household, or loss or reduction in income from other sources;
  - b. An increase in the amount the Family pays for medical costs, child care, transportation, education or similar items; or
  - c. Other situations determined by DHC.

9. Under specific circumstances, DHC is permitted to disregard certain income when calculating Resident's rental rate.

- a. The rent of a Family, as the word "Family" is described in Section 508(d)(3) of the Quality Housing Work Responsibility Act of 1998, may not increase for twelve (12) months if the income is a result of:
  - i. Employment of a Family member who was previously unemployed for one (1) or more years;
  - ii. Participation of a Family member in any Family self-sufficiency or other job training program; or
  - iii. Increased earned income for persons who received assistance under a state program for temporary assistance for needy families funded under part A of Title IV of the Social Security Act within the prior six (6) months.
- b. After twelve (12) months, if the above income continues, the rent may be increased by no more than half (50%) of what the increase would be if this section did not apply.
- c. A Family whose earned income increases due to the participation of a Family member in any Family self-sufficiency or other job training program, where the Family member began participation prior to October 1, 1999, shall be subject to 24 CFR Sec 5.609(c)(13) as it existed in the Code of Federal Regulations prior to March 29, 2000. Under this regulation, the increased income will be disregarded for the period of training and for the first 18 months of the job procured after completion of the training if the program:
  - i. Is authorized by a Federal, state or local law;
  - ii. Is funded by Federal, state, or local law;
  - iii. Is operated or administered by a public agency; and
  - iv. Has as its objective to assist participants in acquiring employment skills.

Any change in income or Family composition must be reported, in writing, to DHC within fourteen (14) calendar days of the change. Failure to timely report a change is a material violation of this Lease and DHC may take legal action to terminate this Lease.

**C. Cooperation with Verification Process**

Resident shall comply with DHC in verifying the information required for Recertification. Resident's failure or refusal to cooperate with DHC's verification of information may result in termination of the Lease.

If Resident receives an "income discrepancy" letter from HUD, Resident shall disclose the original of the letter to DHC within fourteen (14) calendar days of receipt. Once the letter is disclosed to DHC, the Resident will have thirty (30) calendar days to provide any information required by DHC to investigate the alleged income discrepancy. Failure to timely disclose the letter to DHC or to provide the requested follow up information may result in a termination of the Lease.

Failure of the Resident to timely provide the social security number of a Family member to DHC may result in a termination of the Lease.

If Resident fails to appear for a second recertification appointment and has not rescheduled or made prior arrangements, DHC may terminate the Lease.

**D. Transfer.**

DHC shall give notice prior to requiring that Resident relocate to another unit that is decent, safe and sanitary and is an appropriate size to permit compliance with DHC's Occupancy Standards and Admissions and Continued Occupancy Policy. Notice will be given under the following circumstances:

- a. If there is a required change in the size of unit needed;
- b. If DHC determines that the Premises is otherwise inappropriate for the household size or composition, e.g., a unit modified to accommodate disabled persons is currently occupied by a household without disabled persons; or
- c. If DHC, in its sole discretion, determines that the Premises requires substantial repairs or is scheduled for modernization or is not in a decent, safe and sanitary condition.

The Resident will pay for moving costs related to a transfer except when the transfer is due to inhabitability which is not caused by the Resident or is based on DHC modernization needs.

In the event that DHC determines that Resident must transfer, DHC shall notify Resident of the new unit's availability. Upon receipt of the notification, DHC shall give Resident thirty (30) days from the date of notification to transfer. If Resident



fails to move as required by DHC, it is a material violation of this Lease and DHC may take legal action to terminate this Lease.

**E. Grievance Policy**

Resident may request an explanation of DHC's decisions. If Resident does not agree, except for those grievances concerning non-payment of rent or violation of the One Strike Policy, Resident has the right to request a hearing under the Grievance Policy in effect at the time the grievance arises.

**V. OBLIGATIONS AND RIGHTS OF PARTIES**

**A. DHC**

DHC has the following obligations and rights under this Lease:

**1. General.**

- a. Repair and maintain the unit, equipment and appliances, common areas and facilities in decent, safe and sanitary condition.
- b. Comply with applicable building codes, housing codes and HUD regulations materially affecting health or safety.
- c. Keep development buildings, facilities and common areas, not otherwise assigned to Resident for maintenance and upkeep, in a clean and safe condition.
- d. Maintain electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances, including elevators, supplied or required to be supplied by DHC, in good, safe working order and condition.
- e. Provide and maintain appropriate receptacles and facilities, except containers for the exclusive use of the Resident's Family, for the deposit of ashes, garbage, rubbish and other waste removed from the Resident's Premises.
- f. Supply running water and reasonable amounts of hot water and heat at appropriate times of the year, according to local custom and usage, in compliance with applicable Federal regulations, state law and local ordinances.
- g. Thoroughly clean the Premises, as necessary, before the transfer of Resident from one unit to another and before a new Resident moves in.
- h. Offer Resident a replacement unit, if available, if the condition of Resident's Premises is hazardous to the life, health or safety of the occupants and the condition is not corrected within a reasonable time. Rent will be abated in proportion to the seriousness of the damage and loss in value of the Premises if repairs are not made within a reasonable time or standard alternative accommodations are not provided in accordance with this paragraph, except that no

abatement of rent will occur if Resident rejects the standard alternate accommodation or if the damage was caused by Resident, Resident's household members or guests.

i. Give Resident reasonable notice of what certification, release, information or documentation is required, including the date by which it must be given to DHC.

j. Notify Resident of the specific grounds for any proposed adverse action by DHC and, if applicable, the procedure for a grievance concerning a proposed adverse action.

k. Respond to and satisfy Resident's damage claims, pursuant to DHC's Damage Claim Policy.

## 2. Inspections

**a. Initial.** DHC and Resident will inspect the Premises prior to occupancy by Resident. DHC will give Resident a written statement of the condition of the Premises and the equipment provided within the Premises. The statement will be signed by DHC and Resident and a copy placed in Resident's file.

**b. Routine.** DHC will inspect the Premises ninety (90) days after Resident moves in to conduct an interim housekeeping inspection to ensure the Resident Family has acclimated itself to DHC's housekeeping standards. Annual housekeeping inspections will be conducted by DHC staff in accordance with HUD and DHC inspection procedures.

**c. Termination.** When Resident moves out, DHC will inspect the Premises. Resident and/or a designated representative may participate in the final inspection unless Resident vacated the Premises without notice.

## 3. Right to Entry.

**a. Reasonable Notice.** Resident agrees that, upon reasonable notification, an authorized agent, employee, or representative of DHC is permitted to enter Resident's Premises to perform routine inspections and maintenance, make improvements or repairs or show the Premises for releasing. A written notice stating the reason for the entry delivered to the Premises at least 48 hours before entry is considered reasonable advance notification.

**b. Without Notice. 1) Emergency.** DHC has the right to enter Resident's Premises at any time without advance notification if DHC reasonably believes an emergency exists. If Resident or any adult member of the household is not home at the time of entry,

DHC will leave a written notice giving the date, time and purpose of entry before leaving the Premises. **2) Work Order Repair.** Resident understands and agrees that DHC may enter the Resident's unit without prior notice to complete work orders reported by the Resident.

**4. Establish and Implement Policies**

**a. General Requirement.** DHC shall establish necessary and reasonable policies in order to provide decent, safe and sanitary housing for its Residents. Policies may be established from time to time, including but not limited to, a Schedule of Resident Charges, an Admissions and Continued Occupancy Policy, a Grievance Policy, a One Strike Policy, a Pet Policy and other policies promulgated by DHC. All existing and future policies are incorporated into this Lease by reference and will be conspicuously posted in the development's Management Office with copies provided upon request. Violation of DHC policies may result in termination of the Lease or failure of DHC to renew a Resident's Lease. Policies may be modified at DHC's discretion. Changes in policies which affect Resident's obligations under this Lease can only be implemented after notice is given as stated in Section VII. C of this Lease.

**b. One Strike Public Housing Statement.** DHC shall implement a One Strike Policy designed to create and maintain a safe and drug-free community and keep Residents and employees free from threats to their personal and Family safety. DHC enforces "zero tolerance" for illegal drug use and criminal activity by Residents, household members and guests. Failure of a Resident, household member or guest to meet these obligations constitutes a material violation of the Lease and is grounds for eviction of the entire household. DHC will seek expeditious eviction of those persons and families involved in criminal and drug activities on the first occurrence.

**5. Right to Remove Resident's Property**

Resident agrees to remove all furniture and other personal property pursuant to the state law ("Property") from the Premises immediately upon termination of the Lease. Property left on the Premises will be deemed abandoned. DHC may enter the Premises and remove Resident's possessions, without liability, in the case of voluntary termination. A bailiff may enter the Premises and remove Resident's property in the case of judicial termination of the Lease. Resident is responsible for all costs

incurred by DHC for removal of property either as a result of voluntary or judicial Lease termination.

**B. Resident, Household Members and Guests**

The Resident has the following obligations and rights under this Lease:

**1. General**

Resident, household members and guests or others whom the Resident controls, must comply with DHC rules. Resident is responsible for all acts committed by household members, guests or others whom the Resident controls and for requiring compliance with the following:

- a. Not to provide housing accommodations for boarders or lodgers, i.e., those who are not members of Resident's household.
- b. Not to assign the Lease, sublease or abandon the Premises.
- c. To use the Premises solely as a private dwelling for the Resident and the Resident's household, as identified in this Lease, and not to permit its use for any other purpose.
- d. To ask for consent of DHC before engaging in any profit making activities on the Premises and to comply with DHC's Incidental Profit Making Activities Policy.
- e. To comply with all obligations imposed upon Resident by applicable provisions of building and housing codes.
- f. To keep the Premises and other areas as may be assigned to the Resident for the Resident's exclusive use in a clean and safe condition.
- g. Not to alter, repair or redecorate the interior of the Premises or install additional equipment or major appliances without the prior, written consent of DHC.
- h. Not to change locks, install new locks or anti-theft devices without DHC's prior, written consent. If permission is granted to change the locks, install new locks or anti-theft devices, Resident must provide DHC with a key within ten (10) days otherwise DHC will re-key the lock and charge the Resident. Also, if DHC does not timely receive a key from the Resident and DHC must enter the Premises on an emergency basis, DHC will charge the Resident for damages or expenses incurred.
- i. To dispose of all ashes, garbage, rubbish and other waste from the Premises in a sanitary and safe manner.
- j. To obtain and maintain utility service to the Premises, if utilities are not provided by DHC, and to use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appurtenances including elevators.

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- k. To refrain from and to cause household members and guests to refrain from destroying, defacing, damaging or removing any part of the Premises or the development.
- l. To comply with DHC's Pet Policy if Resident desires to keep, maintain, harbor, or board a pet of any nature on the Premises. Resident must obtain written permission from DHC prior to having a pet and must maintain each pet responsibly and in accordance with applicable state and local public health, animal control and anti-cruelty laws and regulations.
- m. To notify DHC promptly of unsafe conditions and/or the need for repairs of the Premises, common areas or grounds;
- n. To pay reasonable charges, other than for normal wear and tear, for the repair of damages to the Premises or to the development, including damages to buildings, facilities or common areas, caused by Resident, a member of Resident's household or guest.
- o. To act, and cause household members or guests to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and which will be conducive to maintaining the development in a decent, safe and sanitary condition. A disturbance includes, without limitation, playing loud music.
- p. Not to allow banned persons to visit the Premises.
- q. Not to willfully fail or refuse to have a photograph taken for the purposes of the issuance of a Photo ID or to produce the Photo ID upon the request of DHC management or staff or an authorized DHC agent..
- r. Not to allow litter to remain outside the Resident's Premises in violation of the outdoor Trash and Litter Policy.
- s. To comply with DHC's Pest Control Policy.
- t. To accept DHC's offer of a Lease revision after a thirty (30) day notice to the Resident of the offer of the revised Lease.
- u. (1) To assure that no Resident, household member or guest engages in:
  - (i) Any criminal activity that threatens the health or safety of DHC employees or the right to peaceful enjoyment of the premises by other Residents or threatens the health, safety or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the development; or
  - (ii) Any drug-related criminal activity on or off the premises;
- (2) To assure that no other person under the Resident's control engages in:
  - (i) Any criminal activity that threatens the health,

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safety or right to peaceful enjoyment of the premises by other Residents; or

- (ii) Any drug-related criminal activity on the premises.
- (3) To assure that no member of the Resident's household:
  - (i) Engages in an abuse of or pattern of illegal use of drugs or a pattern of alcohol abuse that affects the health, safety, or right to peaceful enjoyment of the premises by other Residents or DHC employees;
  - (ii) Furnishes false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers; or
  - (iii) Is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor, or violating a condition of probation or parole Imposed under Federal and state law.

Any violation of this subsection u. is a material violation of the Lease and shall be cause for termination of the Lease and eviction from the Premises.

- v. Not to have repeated chronic late payment of rent defined as late payment three (3) times within a twelve (12) month period.
- w. To comply with the Non-Citizen Rule requirements.
- x. To abide by necessary and reasonable rules made by DHC.
- y. To pay all allowable court costs and attorney fees associated with DHC's enforcement of this Lease.
- z. Not to engage in the following:
  - 1) Littering;
  - 2) Burning refuse;
  - 3) Setting bulk items out early;
  - 4) Mixing commercial refuse with domestic refuse;
  - 5) Using unapproved storage containers; or
  - 6) Failing to remove trash can from curbside.
- aa. To pay citations issued by DHC for failure to comply with DHC policies and/or issued by local law enforcement authorities for failure to comply with local code requirements.

- bb. To maintain the lawn, sidewalks and driveways in conformance with local requirements related to lawn care and snow removal at scattered site homes.
- cc. To advise DHC when Resident will be absent from the unit for fourteen (14) calendar days or more.
- dd. Not to fail housekeeping inspections more than three (3) times in a three (3) month period.
- ee. Not to purposely disengage the smoke detectors in the unit for convenience.

Resident's obligations under this Section B.1. are material provisions of this Lease.

**2. Community Service and Self-Sufficiency Requirement.**

Resident understand that every adult member of Resident's household must contribute eight (8) hours per month of:

- (1) community service (not including political activities);
- (2) participation in an economic self-sufficiency program; or
- (3) combined community service and economic self-sufficiency activities.

The following adults are exempt from the community service and economic self-sufficiency requirement:

- (1) 62 years of age or older;
- (2) blind or disabled and unable to comply with this section, or a primary caretaker of such individual;
- (3) engaged in work activity defined in Section 407(d) of the Social Security Act;
- (4) meets requirements for being exempt from work under the State of Michigan program under Title IV of the Social Security Act or other Michigan welfare or welfare-to-work program; or
- (5) is in a Family receiving state or Federal assistance and has not been found by the state or other administering agency to be in noncompliance with the program.

**3. Provide Notification to DHC Regarding Hazardous Defects.**

**a. Duty to Notify**

Resident shall immediately notify DHC of circumstances which create conditions that are hazardous to the life, health or safety of household members. DHC is responsible for repair of the Premises within a reasonable time, provided that if the damage was caused by Resident, household members or guests, the cost of the repairs will be charged to Resident. DHC will offer alternative accommodations, if available, where necessary repairs cannot be made within a reasonable time.

**b. Rent Abatement**

Provisions will be made for abatement of rent in proportion to the seriousness of the damage and loss in value as a dwelling if repairs are not made within a reasonable time or DHC is not able to offer alternative accommodations. An abatement must have DHC approval. Rent will not abate if Resident rejects alternative accommodations or if the damage was caused by the Resident, household members, or guests. If Resident files a grievance, Resident must continue to pay rent until the grievance is decided in favor of Resident.

**4. Provide Notification to DHC Regarding Change in Resident's Household.**

Resident shall notify DHC, in writing, within fourteen (14) calendar days after a change in income or Family composition. Failure to timely notify DHC in writing is a material violation of this Lease and may result in termination of the Lease and eviction from the Premises.

**5. Request for Reasonable Accommodations for Disability.**

Resident may, at any time during the term of the Lease, request a reasonable accommodation for any member of Resident's household with a disability, including a reasonable accommodation to enable Resident to perform his/her responsibilities under the Lease. Resident must provide DHC with verification of the need for a reasonable accommodation.

**6. Utilize Grievance Policy.**

In response to DHC's notice of proposed adverse action, other than nonpayment of rent or violation of the One Strike Policy, Resident may request a hearing in accordance with DHC's Grievance Policy. All grievances will be processed and resolved pursuant to the Grievance Policy in effect at the time the grievance arises.

**7. Utilize Damage Claim Policy.**

Resident may submit claim(s) for property losses pursuant to DHC's Damage Claim Policy. DHC, in its sole discretion after investigation, will determine whether or not the claim is valid and the amount to be paid.



8. If Resident has no remaining Family member in the household and Resident will be confined to a hospital, nursing home or rehabilitation facility for more than six (6) months, Resident must provide a prognosis from a knowledgeable professional of the Resident's ability to return to his/her unit within twelve (12) months. Failure to comply with this requirement may result in the termination of Resident's Lease.

## VI. TERMINATION OF LEASE

### A. General

#### 1. Resident.

This Lease may be terminated at any time by Resident by giving thirty (30) days written notice in the manner specified below. Resident agrees to surrender possession of and leave the Premises in clean and good condition, reasonable wear and tear excepted. Resident also agrees to return the keys to DHC and to provide DHC with a forwarding address.

#### 2. DHC.

DHC shall not terminate or refuse to renew the Lease other than for serious or repeated violations of material terms of the Lease, including, but not limited to Resident's, (1) failure to make payments under the Lease, (2) failure to fulfill household obligations, (3) being over the income limit for the program, (4) or other good cause, which includes but is not limited to, (a) criminal activity or drug or alcohol abuse, (b) discovery, after admission into the public housing program, of facts that make the Resident ineligible, (c) discovery of material false statements or fraud by the Resident in connection with an application for assistance or with Recertification of income, or (d) failure of a Family member to comply with community service and self-sufficiency requirements.

DHC shall immediately terminate the tenancy if it determines that any member of the household has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of Federally assisted housing.

DHC may evict a Family when it determines that a household member is illegally using a drug or determines that a pattern of illegal drug alcohol use interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.

DHC will give the following written notice of Lease termination:

- a. Fourteen (14) days in the case of failure to pay rent.
- b. Seven (7) days or a reasonable time up to thirty (30) days considering the seriousness of the situation:

- (i) If the health or safety of other residents, DHC employees, or persons residing in the immediate vicinity of the premises is threatened;
    - (ii) If any member of the household has engaged in any drug-related criminal activity or violent criminal activity); or
    - (iii) If any member of the household has been convicted of a felony.
  - c. 24 hours notice if DHC files a police report alleging drug-related criminal activity.
  - d. Thirty (30) days in all other cases, except that if Michigan law allows a shorter notice period, the shorter notice period will apply.
3. Violence Against Women Act

An incident or incidents of domestic violence, dating violence or stalking is not an appropriate basis for denial of program assistance or for denial of admission to a victim who is an otherwise qualified Applicant.

However, DHC may request certification from a victim that the incident or incidents in question are bona fide incidents of domestic violence, dating violence or stalking. The certification shall be either:

- (1) a statement, on a form prepared by DHC, signed, under penalty of perjury, by an employee, agent or volunteer of a victim services provider, an attorney or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of the abuse, that the incident or incidents in question are bona fide incidents of abuse. The victim of domestic violence, dating violence or stalking must also sign the statement and identify the alleged perpetrator of the domestic violence, dating violence or stalking;
- or
- (2) a federal, state, or local police or court record from which DHC can ascertain the facts and identify the alleged perpetrator.

If neither (1) or (2) is available to the victim within the time prescribed for submission of the certification, the victim shall submit HUD Form 50066, Certification of Domestic Violence, Dating, Violence or Stalking.

The victim shall provide the certification within 14 business days after DHC's written request for certification. DHC may extend the 14 day deadline for an additional 14 days at its discretion. Information provided by the victim pursuant to the certification shall be retained in confidence and not shared unless consent is obtained from the victim, in writing, required for use in eviction proceedings or otherwise required by law.

If a victim has a properly executed certification on file with DHC:

(a) an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the Lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of such violence. However, DHC may bifurcate the Lease, without regard to whether a Family Member is signatory to the Lease, to evict, remove or terminate assistance to a lawful occupant or Resident who engages in criminal acts of physical violence against Family Members or others without evicting, removing or terminating assistance to or otherwise penalizing victimized lawful Residents or occupants.

Such eviction shall be effected in accordance with the procedures prescribed by applicable law for the termination of leases.

(b) criminal activity directly related to domestic violence, dating violence or stalking engaged in by a member of a Resident's household or any guest or other person under the Resident's control shall not be cause for termination of the tenancy or occupancy rights if the Resident or an immediate Family Member is the victim or threatened victim of that domestic violence, dating violence or stalking. However, DHC may evict a victim of domestic violence, dating violence or stalking if it can demonstrate an actual and imminent threat to other Residents or DHC employees or service providers if the Resident's tenancy is not terminated.

(c) Nothing in this Section 3 may be construed to limit DHC's authority, when notified, to honor court orders addressing rights of access or control of the Premises, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the Family Members in cases where a Family breaks up.

(d) Nothing in this Section 3 limits DHC's authority to evict a Resident for other good cause unrelated to incident(s) of domestic violence, dating violence or stalking so long as the eviction is not based on a higher standard than that applied to persons who are not the victim of domestic violence, dating violence or stalking.

(e) Nothing in this Section 3 shall be construed to supersede any provision of any Federal, State or local law that provides greater protection than this Section for victims of domestic violence, dating violence or stalking.

#### **4. Termination Notice(s).**

A Notice to Quit/Termination of Tenancy to Resident will state specific grounds for termination, inform Resident of the right to make such reply as Resident may wish, and inform Resident of the right to examine documents relevant to the termination or eviction. The notice will also advise Resident of the right to a Grievance Hearing, where applicable, through the DHC Grievance Policy.

**B. Abandonment.**

If at any time during this Lease DHC believes, in good faith and after diligent inquiry, that Resident has abandoned the Premises because, among other things, Resident has been absent from the Premises for more than thirty (30) consecutive calendar days and has failed to notify DHC of his/her extended absence from the Premises, DHC may enter the Premises and remove Resident's possessions without liability. Resident shall be responsible for all costs incurred in connection with the removal.

**C. Death of Resident.**

In the event of a Resident's death, DHC shall secure the Premises and restrict access only to persons with authority from the Wayne County Probate Court giving them the legal right to enter the Premises and remove the decedent's personal property. After thirty (30) days, if the decedent's property is not removed from the Premises by a court appointed legal representative of the decedent's estate, DHC will inventory the decedent's personal property and store it at a storage facility for thirty (30) days. While the property is in storage, DHC shall continue to restrict access and prohibit removal of the property by anyone other than persons with authority as identified above. If after the thirty (30) day storage period, all or any of the decedent's personal property remains unclaimed, DHC will declare the property abandoned and may dispose of it.

**VII. MISCELLANEOUS**

**A. Cumulative Rights.**

Each and every one of the rights and remedies of DHC are cumulative and the exercise of any right or remedy does not waive DHC's other rights under the Lease or the law.

Delay or failure by DHC to exercise any right or remedy under this Lease, or the partial or single exercise of a right or remedy by DHC, does not constitute a waiver by DHC of any other right or remedy granted in this Lease.

**B. Insurance.**

DHC and Resident waive all rights of recovery against each other to the extent that payments for any loss or damage to the Premises, or for any loss of personal property, are made under any applicable insurance policy, whether the property is owned by DHC or Resident.

**C. Lease and Policy Modifications.**

DHC may, from time to time, modify this Lease, the Supplemental ACOP Policies, and the Schedule of Resident Charges provided that, as required by Federal law, DHC provides thirty (30) days written notice to Resident, and the notice states the proposed modification, the reason(s) and is:

1. Delivered directly or mailed to Resident; or
2. Posted in at least three (3) conspicuous places within each structure or building in which the affected units are located, as well as in a conspicuous place at the development's Management Office, if any, or if none, a similar central location within the development.

Resident shall have an opportunity to present written comments, which will be taken into consideration by DHC prior to the adoption of the proposed modification. This provision does not apply to changes made as a result of the Recertification process referenced in Section IV of this Lease.

**D. Entire Agreement.**

This Lease, which consists of Part I and Part II, Terms and Conditions, is the entire agreement between Resident and DHC. No other verbal or written modifications are binding on the parties to this Lease unless written and signed by Resident and DHC. If any provision is held to be invalid, unlawful, or unenforceable to any extent, the rest of the Lease and the application of the invalid, unlawful or unenforceable provision to persons or circumstances other than those for which it is held as such, will not be affected.

**E. Legal Notice(s).**

**1. DHC's Responsibility.**

Any notice to Resident required under this Lease, unless otherwise specified, may be delivered in writing to Resident personally or to an adult member of Resident's household residing on the Premises or may be sent by prepaid first-class mail properly addressed to Resident at the residence address contained in this Lease.

**2. Resident's Responsibility.**

Any notice to DHC must be in writing and must either be delivered in person to the Site Manager at the development's Management Office or be sent by prepaid first-class mail properly addressed to DHC at its principal business address as stated in this Lease.

**DETROIT HOUSING COMMISSION DWELLING LEASE  
PART II**

# Attachment I

## **APPENDIX B**

### **PET POLICY**

#### **Introduction**

DHC has established this Pet Policy for Residents of its Public Housing developments. This policy is in accordance with HUD regulations set forth in 24 CFR 5.300, et seq. (Section 227 of the Housing and Urban-Rural Recovery of 1983; 12 U.S.C. 1701r-1), which specifically govern Pet Ownership for the Elderly and Persons with Disabilities and 24 CFR 960.701 (Section 31 of the United States Housing Act of 1937; 42 U.S.C. 1437z-3, et seq.), which govern Pet Ownership in Public Housing generally and are applicable to DHC Family developments.

#### **Service Animals for Persons with Disability**

**This policy does not apply to service animals that assist persons with disabilities who reside in DHC premises.** Such animals are allowed in all public housing facilities. No restrictions shall be imposed on them or their owners other than those general obligations imposed on all Residents of DHC developments to maintain their units and associated facilities in a decent, safe and sanitary manner and refrain from disturbing their neighbors. In addition, all Resident pet owners, including persons with disabilities, shall be obligated to comply with local licensing and other animal control ordinances and regulations.

#### **Pet Ownership**

Any adult Resident who resides in a DHC property may own one (1) or more common household pets if he or she maintains each pet responsibly and in accordance with applicable State and local public health, animal control and anti-cruelty laws and regulations and local ordinance licensing requirements. DHC has established reasonable restrictions and prohibitions based on building structure or development or other relevant conditions regarding the number, size and type of pet(s). DHC will also require the Resident pet owner to pay certain refundable and non-refundable fees as set forth below. Any Resident desiring to house a pet on DHC property must inform DHC in writing prior to the animal entering the dwelling unit. All households that have pets are required to sign a DHC Pet Lease



Addendum. Any household with a dog or cat must provide DHC with proof that such pet had been spayed or neutered for pets six (6) months of age or older.

### **Size of Pets**

The maximum allowable pet size, based upon weight, is twenty-five (25) pounds adult weight, except for service animals that assist persons with disabilities. The maximum capacity for an aquarium is twenty (20) gallons.

### **Type of Pets**

DHC will allow common household pets. A common household pet is defined as a domesticated dog, cat, guinea pig, gerbil, hamster, rabbit, or birds in cages and fish in aquariums. Reptiles and birds of prey are not household pets. Exotic pets, such as iguanas, spiders, snakes or ferrets, shall not be permitted. Dogs of vicious or aggressive disposition will not be permitted. Due to age and behavioral activities of puppies and kittens, ownership requests for such animals shall be more closely scrutinized prior to approval in an attempt to ensure that the pet owner Resident has the ability to handle the ownership responsibilities involved with such pets. In addition, for purposes of this policy, the term "Passive Pets" shall be defined as one or two birds in one cage or one (1) or more fish, in number appropriate to the size of a single aquarium.

### **Number of Pets Per Household**

Building size and type of dwelling structure shall determine the number of pets permitted per household. All free standing high-rise and mid-rise buildings are limited to one (1) pet per household. Any Resident occupying a single attached or non-attached dwelling unit is limited to no more than two (2) pets per household, except that no household shall be permitted two (2) dogs or two (2) cats. Passive Pets shall not be counted against the aforementioned one (1) or two (2) pet maximums per household.

### **Non-Refundable Application Fee and Monthly Pet Fee and Refundable Pet Security Deposits**

All Resident pet owners are required to pay a Non-Refundable Pet Application Fee in the amount of Twenty Five Dollars (\$25.00) except that no such payment shall be required for pet owners who only have Passive Pets. In addition, all non-elderly Resident pet owners of dogs or cats in Family developments shall pay a Non-Refundable Monthly Pet Fee of Ten Dollars (\$10) per pet in addition to the Resident's regular monthly rent payment, except that no such monthly maintenance fee shall be charged for Passive Pets. This Pet Fee is to cover reasonable operating costs to DHC relating to the presence of pets. All Resident pet owners, including owners of Passive Pets, must pay a refundable Pet Deposit in the amount of one-half a month's rent or Three Hundred Dollars (\$300.00),

whichever is less, to cover additional costs attributable to the pet and not otherwise covered by the non-refundable Pet Fee. The Pet Deposit will be placed in an escrow account and is refundable, in whole, in part, or not at all as may be appropriate, upon move-out or removal of the pet from the dwelling unit. The unused portion of the Pet Deposit is refundable to the Resident provided that the dwelling unit and/or building facilities are left in an acceptable manner. The Pet Deposit will be used to cover any damages associated with the interior or exterior of the building structure and grounds. Resident pet owners will receive an itemized list of damages upon move-out or when they have removed the pet from the dwelling unit. Resident pet owners must provide a forwarding address within four (4) days from the date of move-out to receive the refundable unused portion of the Pet Deposit.

### **Proper Maintenance of Pets**

The Resident must maintain the pet in a reasonable manner in accordance with all state and local public health, animal control and anti-cruelty laws and regulations. "Reasonable manner" is defined as regular grooming, exercise, good nutrition, flea control, clean up of waste and litter, routine veterinary care and yearly inoculation. Pets must be spayed and neutered after six (6) months of age. The pet must be walked only in areas designated by DHC and must be on a hand leash held by a person aged 13 or older at all times. Each dog or cat must have its own collar, must be licensed and must be up to date on vaccinations. A review will be held by DHC management to confirm current registration, licensing and vaccinations at the time of annual lease renewal and the Resident pet owner shall provide DHC with a photograph of the pet, which shall be kept with the Pet Lease Addendum in the Resident's file. The Resident must also maintain standards referenced in the Pet Lease Addendum. The Pet Lease Addendum will serve as an addendum to the DHC Lease.

No pet, excluding fish, shall be left unattended in any unit for a period in excess of 24 hours.

Resident pet owners must recognize that other Residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners shall exercise courtesy with respect to other Residents.

### **Cleanliness Requirements**

All animal waste or the litter from litter boxes shall be picked up immediately by the Resident pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the Resident's dwelling unit.

**Removal of Waste from Other Locations.**

The Resident pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

Any unit occupied by a dog, cat or rodent will be fumigated at the time the unit is vacated.

The Resident pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

**Pets Temporarily on the Premises**

Pets which are not owned by a Resident will not be allowed. Residents are prohibited from feeding or harboring stray animals. This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the DHC.

**Alterations to Unit**

Resident pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

**Nuisance**

No pet shall be allowed to become a nuisance or create any unreasonable disturbance. An example of "any unreasonable disturbance" would be a pet that is not restrained in hallways, elevators, community rooms, or other common areas or which makes noise continuously and/or incessantly for a period of ten (10) minutes or intermittently for one-half (1/2) hour or more to the disturbance of any person at any time of the day or night.

**Inspections**

DHC may, after reasonable notice to the Resident pet owner during reasonable hours, enter and inspect the premises, in addition to other inspections allowed under the ACOP.

DHC may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable State or local law.

### **Pet Policy Violation Notice**

If a determination is made on objective facts supported by written statements that a Resident pet owner has violated the Pet Policy, written notice will be serviced.

The notice will contain a brief statement of the factual basis for the determination and the pet policy(s) which were violated. The notice will also state:

- That the Resident pet owner has five (5) calendar days from the effective date of the service of the notice to correct the violation or make written request for a meeting to discuss the violation;
- That the Resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
- That the Resident pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the Resident pet owner's Lease.

If the Resident pet owner timely requests a meeting, the meeting will be scheduled no later than five (5) calendar days after receipt of the request for the meeting, unless the Resident pet owner agrees to a later date in writing.

### **Notice for Pet Removal**

If the Resident pet owner and DHC are unable to resolve the violation at the meeting or the Resident pet owner fails to correct the violation in the time period allotted by DHC, DHC may serve notice to remove the pet.

The notice shall contain:

- A brief statement of the factual basis for DHC's determination that the Pet Policy has been violated;
- The requirement that the Resident pet owner must remove the pet within five (5) calendar days of the notice; and
- A statement that failure to remove the pet may result in termination of the Resident pet owner's Lease.

### **Termination of Lease**

DHC may initiate procedures for termination of the Resident pet owner's Lease based on a Pet Policy violation if:

- The Resident pet owner has failed to remove the pet or correct a Pet Policy violation within the time period specified; and
- The Pet Policy violation is sufficient to begin procedures to terminate the Lease.

### **Indemnity**

The Resident agrees to indemnify, hold harmless and defend DHC against claims by third parties for damage or injury caused by the pet.

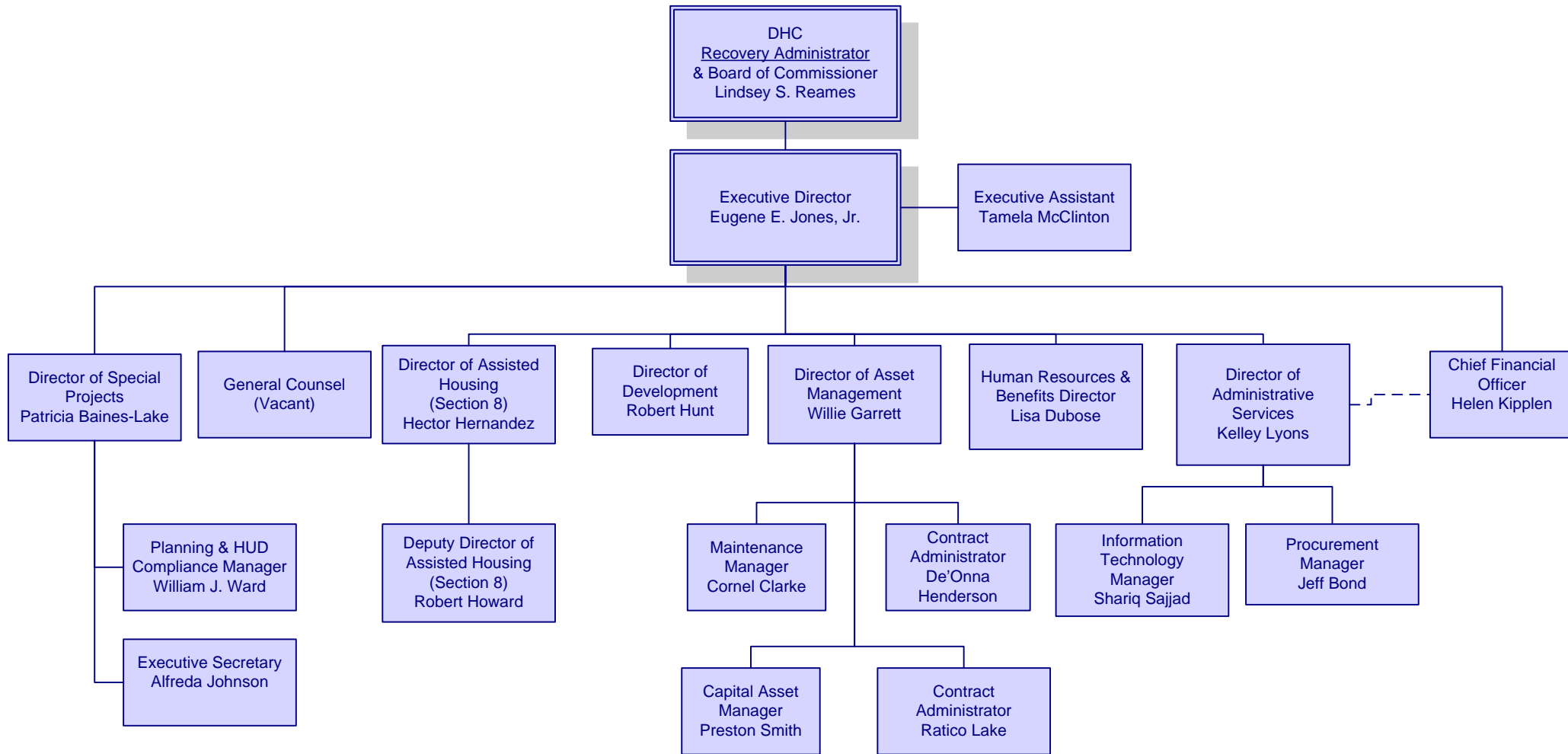
### **Removal of Pets**

DHC shall require the removal of any pet from a DHC dwelling unit if the pet's conduct or condition is determined to be a nuisance or threat to DHC employees or to the health or safety of other DHC Residents or other persons in the community.

**IN THE EVENT OF THE ILLNESS OR DEATH OF THE RESIDENT PET OWNER OR OTHER EMERGENCY WHICH PREVENTS THE RESIDENT PET OWNER FROM PROPERLY CARING FOR THE PET, DHC SHALL CALL THE EMERGENCY CAREGIVER DESIGNATED BY THE RESIDENT IN THE PET LEASE ADDENDUM OR THE CITY'S PET ENFORCEMENT AGENCY TO TAKE THE PET AND CARE FOR IT UNTIL THE RESIDENT PET OWNER OR FAMILY MEMBERS OR FRIENDS CLAIM THE PET AND ASSUME RESPONSIBILITY FOR ITS CARE. ANY AND ALL EXPENSE INCURRED WILL BE THE RESIDENT PET OWNER'S RESPONSIBILITY.**

# Attachment J

# Detroit Housing Commission Organizational Chart



# Attachment K



Detroit Housing Commission, Asset Management Division  
**ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING**

AME Site Name	Brewster Homes	Brewster Homes	Brewster Homes	Charles Terrace	Charles Terrace	Charles Terrace	Harriet Tubman	Harriet Tubman	Harriet Tubman
	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007	Analysis
	<b># of families</b>			<b># of families</b>			<b># of families</b>		
Waiting list total	1159	N/A	N/A	989	N/A	N/A	371	23	1513%
Families with children	985	N/A	N/A	949	N/A	N/A	111	0	0%
Elderly families	57	N/A	N/A	3	N/A	N/A	4	4	0%
Families with disabilities	420	N/A	N/A	99	N/A	N/A	10	15	-33%
<b>Race</b>									
White	0	N/A	N/A	17	N/A	N/A	6	1	500%
Black/African American	1132	N/A	N/A	972	N/A	N/A	365	22	1559%
American Indian/Alaskan Native	13	N/A	N/A	0	N/A	N/A	0	0	0%
Asian/Native Hawaiian/Other Pacific Islander	0	N/A	N/A	0	N/A	N/A	0	0	0%
<b>Ethnicity</b>									
Hispanic	0	N/A	N/A	0	N/A	N/A	0	0	0%
Non-Hispanic	0	N/A	N/A	989	N/A	N/A	371	23	1513%
<b>Characteristics by Bedroom Size (Public Housing Only)</b>									
1 BR	0	N/A	N/A	0	N/A	N/A	371	23	1513%
2 BR	654	N/A	N/A	599	N/A	N/A	0	0	0%
3 BR	505	N/A	N/A	376	N/A	N/A	0	0	0%
4 BR	0	N/A	N/A	14	N/A	N/A	0	0	0%
5 BR	0	N/A	N/A	0	N/A	N/A	0	0	0%
5+ BR	0	N/A	N/A	0	N/A	N/A	0	0	0%

Detroit Housing Commission, Asset Management Division  
**ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING**

AME Site Name	Riverbend Towers	Riverbend Towers	Riverbend Towers	Sojourner Truth	Sojourner Truth	Sojourner Truth
	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007	Analysis
	<b># of families</b>			<b># of families</b>		
Waiting list total	186	113	65%	1093	N/A	N/A
Families with children	0	2	-100%	1052	N/A	N/A
Elderly families	43	32	34%	4	N/A	N/A
Families with disabilities	143	66	117%	113	N/A	N/A
<b>Race</b>						
White	1	4	-75%	19	N/A	N/A
Black/African American	185	106	75%	1074	N/A	N/A
American Indian/Alaskan Native	0	0	0%	0	N/A	N/A
Asian/Native Hawaiian/Other Pacific Islander	0	0	0%	0	N/A	N/A
<b>Ethnicity</b>						
Hispanic	0	2	-100%	0	N/A	N/A
Non-Hispanic	186	109	71%	1093	N/A	N/A
<b>Characteristics by Bedroom Size (Public Housing Only)</b>						
1 BR	171	110	55%	0	N/A	N/A
2 BR	15	3	400%	592	N/A	N/A
3 BR	0	0	0%	414	N/A	N/A
4 BR	0	0	0%	87	N/A	N/A
5 BR	0	0	0%	0	N/A	N/A
5+ BR	0	0	0%	0	N/A	N/A

Detroit Housing Commission, Asset Management Division  
**ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING**

AME Site Name	State Fair	State Fair	State Fair	The Villages at Parkside	The Villages at Parkside	The Villages at Parkside	Village of Woodbridge Manor	Village of Woodbridge Manor
	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007
	# of families			# of families			# of families	
Waiting list total	485	N/A	N/A	457	N/A	N/A	423	N/A
Families with children	51	N/A	N/A	291	N/A	N/A	0	N/A
Elderly families	12	N/A	N/A	13	N/A	N/A	423	N/A
Families with disabilities	81	N/A	N/A	53	N/A	N/A	0	N/A
<b>Race</b>								
White	4	N/A	N/A	0	N/A	N/A	0	N/A
Black/African American	481	N/A	N/A	457	N/A	N/A	420	N/A
American Indian/Alaskan Native	0	N/A	N/A	0	N/A	N/A	0	N/A
Asian/Native Hawaiian/Other Pacific Islander	0	N/A	N/A	0	N/A	N/A	0	N/A
<b>Ethnicity</b>								
Hispanic	1	N/A	N/A	0	N/A	N/A	1	N/A
Non-Hispanic	484	N/A	N/A	457	N/A	N/A	83	N/A
<b>Characteristics by Bedroom Size (Public Housing Only)</b>								
1 BR	485	N/A	N/A	127	N/A	N/A	416	N/A
2 BR	0	N/A	N/A	176	N/A	N/A	7	N/A
3 BR	0	N/A	N/A	98	N/A	N/A	0	N/A
4 BR	0	N/A	N/A	38	N/A	N/A	0	N/A
5 BR	0	N/A	N/A	18	N/A	N/A	0	N/A
5+ BR	0	N/A	N/A	0	N/A	N/A	0	N/A

Detroit Housing Commission, Asset Management Division  
**ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING**

AME Site Name	Village of Woodbridge Manor Analysis
Waiting list total	N/A
Families with children	N/A
Elderly families	N/A
Families with disabilities	N/A
<b>Race</b>	
White	N/A
Black/African American	N/A
American Indian/Alaskan Native	N/A
Asian/Native Hawaiian/Other Pacific Islander	N/A
<b>Ethnicity</b>	
Hispanic	N/A
Non-Hispanic	N/A
Characteristics by Bedroom Size (Public Housing Only)	
1 BR	N/A
2 BR	N/A
3 BR	N/A
4 BR	N/A
5 BR	N/A
5+ BR	N/A

Detroit Housing Commission, Asset Management Division  
**ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING**

AME Site Name	Woodbridge Estates	Woodbridge Estates	Woodbridge Estates	Woodbridge Senior Village	Woodbridge Senior Village	Woodbridge Senior Village	Forrest Park	Forrest Park	Forrest Park
	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007	Analysis	6/30/2008	6/30/2007	% Change
	<b># of families</b>			<b># of families</b>			83	76	9%
Waiting list total	178	N/A	N/A	39	N/A	N/A	0	0	0%
Families with children	102	N/A	N/A	0	N/A	N/A	9	21	-57%
Elderly families	19	N/A	N/A	3	N/A	N/A	36	42	-14%
Families with disabilities	57	N/A	N/A	11	N/A	N/A			
<b>Race</b>							0	2	-100%
White	0	N/A	N/A	0	N/A	N/A	58	71	-18%
Black/African American	178	N/A	N/A	14	N/A	N/A	0	0	0%
American Indian/Alaskan Native	0	N/A	N/A	0	N/A	N/A	0	0	0%
Asian/Native Hawaiian/Other Pacific Islander	0	N/A	N/A	0	N/A	N/A			
<b>Ethnicity</b>			N/A			N/A	2	2	0%
Hispanic	0	N/A	N/A	0	N/A	N/A	32	1	3100%
Non-Hispanic	178	N/A	N/A	14	N/A	N/A			
<b>Characteristics by Bedroom Size (Public Housing Only)</b>									
							83	74	12%
1 BR	75	N/A	N/A	36	N/A	N/A	0	0	0%
2 BR	60	N/A	N/A	3	N/A	N/A	0	0	0%
3 BR	43	N/A	N/A	0	N/A	N/A	0	0	0%
4 BR	0	N/A	N/A	0	N/A	N/A	0	0	0%
5 BR	0	N/A	N/A	0	N/A	N/A	0	0	0%
5+ BR	0	N/A	N/A	0	N/A	N/A			



# Attachment L

## Chapter 21

### Home Ownership Program

#### Section A-General Provisions

(1) Legal Background.

Although Section 8 is primarily a rental housing subsidy program, it also has limited provisions for assistance to homeowners.

Section 8(y), added to the U.S. Housing Act of 1937 by the Housing and Community Development Act of 1992, and revised by QHWRA, provides a broader family-based home ownership assistance program for first-time homebuyers.

A first-time homebuyer is generally defined as a family in which no member has had an ownership interest in a principal residence during the previous three years.

However, the definition also includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.

(2) Key Program Features.

HUD has establish the following key program features:

- (i). First-time homeowner or cooperative member.
- (ii). A family that has not owned or had ownership interest in the past three years.
- (iii). Minimum income requirement

Except in the case of disabled families, the qualified annual income of the adult family members who will own the home must not be less than the Federal minimum hourly wage multiplied by 2,000 hours (currently \$10,300). For disabled families, the qualified annual income of the adult family members who will own the home must not be less than the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone multiplied by 12 (currently \$7,236). DHC may also establish a higher minimum income requirement for either or both types of families. Except in the case of an elderly or disabled family, welfare assistance is not counted in determining whether the family meets the minimum income requirement.

(iv). Employment requirement

DHC will exempt the employment requirement for a family that includes a person with disabilities and DHC determines that an exemption is needed as a reasonable



accommodation, so that the program is readily accessible to, and usable by, persons with disabilities.

One or more adults in the family, who will own the home, must be currently employed on a full-time basis and has been continuously employed on a full-time basis for at least one year before commencement of homeownership assistance.

(v). Additional PHA eligibility requirements.

The family must meet any other initial eligibility requirements set by the PHA.

(vi). Homeownership counseling.

The family must attend and satisfactorily complete DHC's pre-assistance homeownership and housing counseling program. (Minimum of 8 Hours)

### (3) Local Home Ownership Policy, Goals and Objectives

The Section 8 Home Ownership Program of DHC permits eligible participants in the Section 8 housing choice voucher program, including participants with portable vouchers, the option of purchasing a home with their Section 8 assistance rather than renting.

Two options are available for this assistance: monthly homeownership assistance payment on behalf of a family, and to provide homeownership assistance for the family in the form of a single grant to be used toward the down-payment required in connection with the purchase of the home. Until HUD publishes the regulations for down payment assistance, only monthly homeownership assistance is available.

The home ownership option is limited to five percent (5%) of the total Section 8 voucher program administered by DHC in any fiscal year, provided that disabled families shall not be subject to the 5% limit.

If applications exceed such 5% limit, participants in the Family Self Sufficiency ("FSS") program shall receive a priority for participation in the home ownership program.

Eligible applicants for the Section 8 home ownership program must have completed an initial Section 8 lease term, may not owe DHC or any other Housing Authority an outstanding debt, and must meet the eligibility criteria set forth herein.

Section 8 home ownership assistance may be used to purchase the following type of homes within DHC's jurisdiction: new or existing single-family, condominium, planned use developments, cooperatives, lofts, or manufactured homes. DHC will permit portability of Section 8 home ownership assistance to another jurisdiction, provided the receiving jurisdiction operates a Section 8 home ownership program for which the Section 8 home ownership applicant qualifies or authorizes DHC to administer the home ownership assistance in their jurisdiction.

In order to effectively develop DHC's Homeownership Program, the agency has agreed upon a set policy for the administration and implementation of the program. This covers the applicant eligibility for the program, the application process, the financial and participatory requirements and the responsibilities of the housing agency and the counseling organizations in the administration of the program. Program participants will also be informed of their rights as homebuyers. Upon purchasing a home, families are required to sign a "Statement of Homeownership Obligations," agreeing to comply with the mortgage, maintain the property, pay the taxes, utilities, and insurance.

DHC will work with banking, financial institutions, or non-profit organizations that have indicated interest in working with the program, and offered loan products and other concessions that will further the affordability of mortgages for participants. Many Section 8 participants will be eligible for subsidy funds providing down payment and closing cost assistance complemented with funds from the HOME Program, the Affordable Housing Program from the Federal Home Loan Bank of New York and any private corporation and foundation which pursue affordable housing. DHC will assist and coordinate the post purchase counseling and educational support and any proactive efforts on behalf of the homeowners so as to provide a safety net against defaults.

## Section B—Family Eligibility and Participation Requirements

### (1) Selection and Admission of Applicants to the Program

#### (i) Section 8 Tenants

Participation in the Section 8 home ownership program is voluntary. Each Section 8 home ownership participant must meet the general requirements for admission to the Section 8 housing choice voucher program as set forth in this Chapter of DHC's Administrative Plan. Such Section 8 family must also be "eligible" to participate in the home ownership program.

#### (ii) Preference for Participation in FSS Program.

Applicants for the home ownership program are not required to participate in DHC's Family Self Sufficiency ("FSS") program in order to participate in the home ownership program. However, in the event the applications for home ownership assistance exceed five percent (5%) of DHC's total voucher program in any fiscal year, FSS participants shall have a preference for participation in the home ownership program. Participants in an Individual Development Account ("IDA") program administered by an agency other than DHC will also receive a preference for home ownership assistance in the event applicants for home ownership assistance exceed the 5% limitation.

(2) Portability

Participants with portable vouchers may purchase a home in a jurisdiction other than the one in which DHC operates, provided the Housing Authority in the receiving jurisdiction operates a Section 8 home ownership program for which the Section 8 home ownership applicant qualifies or authorizes DHC to administer the home ownership assistance in their jurisdiction. In the former case, a family's participation in the Section 8 home ownership program will be subject to the Section 8 home ownership program and policies of the receiving jurisdiction.

(3) Affordability Standards

No affordability standards are issued other than this one: the mortgage payment of the homebuyer should not exceed the payment standard authorized to the family at the time of recertification.

(4) Employment and Credit Requirements

(i) Amount of Income

At the time the family begins receiving homeownership assistance, the head of household, spouse, or other adult household members who will own the home, must have a gross annual income at least equal to the Federal minimum hourly wage multiplied by 2000 hours.

(ii) Employment History.

With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of home ownership assistance is employed full-time (an average of 30 hours per week) and has been so continuously employed for one year prior to execution of the sales agreement. In order to reasonably accommodate a family's participation in the program, DHC will exempt families that include a person with disabilities from this requirement. DHC may also consider whether and to what extent an employment interruption is considered permissible in satisfying the employment requirement. It may also consider successive employment during the one-year period and self-employment in a business.

(iii) Exclusion of Welfare Assistance Income.

With the exception of elderly and disabled families, DHC will disregard any "welfare assistance" income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families ("TANF"); Supplemental Security Income ("SSI") that is subject to an income eligibility test; food stamps; general

assistance; or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the home ownership program. It does not affect the determination of income-eligibility for admission to the Section 8 housing choice voucher program, calculation of the family's total tenant payment, or calculation of the amount of home ownership assistance payments.

(5) First-Time Homeowner.

Each Section 8 family, except families with a disabled member, must be a first-time homeowner. A "first-time homeowner" means that no member of the household has had an ownership interest in any residence during the three years preceding commencement of home ownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a "first-time homeowner" for purposes of the Section 8 homeownership option; and the right to purchase title to a residence under a lease-purchase agreement is not considered an "ownership interest." A member of a cooperative (as defined in § 982.4) also qualifies as a "first time homeowner".

(7) Minimum downpayment

For the downpayment option the family must:

- (i) The family has a sufficient resource to pay a down payment equal to 3% of the purchase price of a typical home that meets their family household size and closing costs. No less than 1% will come from the participant's equity or the standard generally accepted by the industry.
- (ii) The family has demonstrated to DHC that its gross income is sufficient to meet homeownership and other family expenses. DHC reserves the right to determine whether a family can or cannot afford the proposed financing before making the recommendation for assistance participation.
- (iii) The family has accrued at least \$500.00 in an escrow account.

(8) Credit Requirements

In compliance with the Fair Credit Act, the lending institution will determine the participant's credit worthiness. In case the participant is unable to meet this initial criterion he or she will be referred to credit counseling and then the person will be reconsidered for program participation.

(9) Application Process and Review Criteria

Once a family is determined to be eligible to participate in the program, it must comply with the following additional requirements: (i) complete a home ownership counseling program approved by DHC prior to commencement of home ownership assistance; (ii) within a specified time, locate the home it proposes to purchase; (iii) submit a sales agreement containing specific components to DHC for approval; (iv) allow DHC to inspect the proposed home ownership dwelling to assure that the dwelling meets appropriate housing quality standards; (v) obtain an independent inspection covering major building systems; (vi) obtain DHC's approval of the proposed mortgage (which must comply with generally accepted mortgage underwriting requirements); and (vii) enter into a written agreement with DHC to comply with all of its obligations under the Section 8 program.

(10) Other Eligibility Restrictions

(i) Repayment of Any Housing Authority Debts.

Participants in the Section 8 housing choice voucher program shall be ineligible for participation in the Section 8 home ownership program in the event any debt or portion of a debt remains owed to DHC or any other Housing Authority. Nothing in this provision will preclude Section 8 participants that have fully repaid such debt(s) from participating in the Section 8 home ownership program.

(ii) Completion of Initial Lease Term.

Applicants for and new participants in the Section 8 housing choice voucher program shall be ineligible for participation in the Section 8 home ownership program until completion of an initial Section 8 lease term and the participant's first annual recertification in the Section 8 housing choice voucher program. Nothing in this provision will preclude Section 8 participants that have completed an initial lease term in another jurisdiction from participating in the Section 8 home program.

(iii) Elderly and Disabled Households.

Elderly and disabled families are exempt from the employment requirements set forth in Paragraph 5 (ii) above. In the case of an elderly or disabled family, DHC will consider income from all sources, including welfare assistance in evaluating whether the household meets the minimum income required to purchase a home through the Section 8 home ownership program. Additionally, DHC will approve a live-in aide if needed as a reasonable accommodation so the program is readily accessible to and useable by persons with disabilities. The disability must be documented by a licensed health care provider.

(iv) Prior Mortgage Defaults.

If a head of household, spouse, or other adult household member who will execute the contract of sale, mortgage and loan documents have previously defaulted on a mortgage obtained through the Section 8 home ownership program, the family will be ineligible to participate in the home ownership program.

(11) Counseling Participation Requirement

A family's participation in the home ownership program is conditioned on the family attending and successfully completing a home ownership and housing counseling program provided or approved by DHC prior to commencement of home ownership assistance. The home ownership and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing and finding a home.

The counseling agency providing the counseling program shall be HUD approved either under HUD's Housing Counseling program. DHC may require families to participate in an approved home ownership-counseling program on a continuing basis.

(12) First Home Clubs

A new initiative could be coordinated with lending institution members of the Federal Home Loan Bank of New York; they provide a grant to sponsor the program "First Home Club" (FHC). This program is for first-time homebuyers and provides subsidy funds to assist very low, low, and moderate-income households overcome the financial difficulties of purchasing a home. The program is a non-competitive set-aside of the Affordable Housing Program (AHP) and is administered through approved members of the Federal Home Loan Bank of New York (Bank).

The FHC provides down payment and closing cost assistance by granting three dollars in matching funds for each dollar saved to qualified first-time homebuyers who follow a systematic savings plan and participate in an approved homeownership counseling program. Matching funds will be awarded to qualified households based on the total savings deposited in a dedicated account with an approved member bank. State Programs, Home Funds, etc.

Section C--The Housing Unit Requirement

(1) Timeframe to Locate

Upon approval for the Section 8 home ownership program, a family shall have one hundred eighty (180) days to locate a home to purchase. A home shall be considered located if the family submits a proposed sales agreement with the requisite components to DHC. For good cause, DHC may extend a Section 8 family's time to locate the home for additional 30 thirty-day increments. During a Section 8 participant's search for a home to purchase, their Section 8 rental assistance shall continue pursuant to the Administrative Plan. If a Section 8 participant family is unable to locate a home within the time approved

by DHC, then their Section 8 rental assistance through the Section 8 housing choice voucher program shall continue.

Once a home is located and a sales agreement is approved by DHC and is signed by the family, the family shall have up to three (3) months, or such other time as is approved by DHC, or set forth in the approved sales agreement, to purchase the home.

If a Section 8 participant is unable to purchase the home within the maximum time permitted by DHC, it shall continue the family's participation in the Section 8 housing choice voucher program. The family may not re-apply for the Section 8 home ownership program until they have completed an additional year of participation in the Section 8 housing choice voucher program following the initial determination of their eligibility for the home ownership option.

(2) Type of Home.

A family approved for Section 8 home ownership assistance may purchase the following type of homes: a new or existing home, a single-family home, a condominium, a home in a planned use development, a cooperative, or a manufactured home. The home must already exist or be under construction at the time DHC determines the family is eligible for home ownership assistance [to purchase the unit (§ 982.628(a)(2).]

(3) Seller cannot be debarred, suspended or Subject to LDP by HUD.

The seller could not be posted in the Limited Denial of Participation (LDP). The listing is normally issued by a HUD Field Office and is an action that excludes a specific individual(s) or firm(s) from participating in a specific program, or programs, within that HUD Field Office's geographic jurisdiction, for a specific period of time. In limited instances HUD Headquarters may also issue LDP's.

(4) Extension of Jurisdiction

Detroit PMSA is the main location for the homeownership program. Nevertheless, extension of this jurisdiction could be granted to participants with portable vouchers that may purchase a home in a jurisdiction other than DHC's jurisdiction, provided the Housing Authority in the receiving jurisdiction operates a Section 8 home ownership program for which the Section 8 home ownership applicant qualifies or authorizes DHC to administer the home ownership assistance in their jurisdiction. In the former case, a family's participation in the Section 8 home ownership program will be subject to the Section 8 home ownership program and policies of the receiving jurisdiction.

(5) Lease-Purchase

Families may enter into lease-purchase agreements while receiving Section 8 rental assistance. All requirements of the housing choice voucher program apply to lease-purchase agreements, except that families are permitted to pay an extra amount out-of-

pocket to the owner for purchase related expenses-- a "home ownership premium." Any "home ownership premium," defined as an increment of value attributable to the value of the lease-purchase right or agreement, is excluded from rent reasonableness determination and subsidy calculation, and must be absorbed by the family. When a lease-purchase participant family is ready to exercise their option, they must notify DHC and apply for the home ownership option. If determined eligible for home ownership assistance, the family may be admitted to the home ownership program and must meet all the requirements of these policies.

Prior to execution of the offer to purchase or sales agreement, the family must provide the financing terms to DHC for approval. The sales agreement must provide for inspection by DHC of the independent inspection referred to in Section 3(E) and must state that the purchaser is not obligated to purchase unless such inspections are satisfactory to DHC. The contract also must provide that the purchaser is not obligated to pay for any necessary repairs. The sales agreement must provide that the purchaser is not obligated to purchase if the mortgage financing terms are not approved by DHC. The sales agreement must also contain a seller certification that the seller is not debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24.

(6) HQS Inspection by DHC.

To assure the home complies with the housing quality standards of the Section 8 program, home ownership assistance payments may not commence until DHC first inspects the home.

HQS inspection will be conducted in compliance with HUD requirements.

(7) Independent Initial Inspection Conducted.

An independent inspection of existing homes covering major building systems must also be completed by a professional that is selected by the family. DHC will not pay for the independent inspection. The independent inspection report must be provided to DHC, which may disapprove the unit due to information contained in the report or for failure to meet federal housing quality standards.

#### Section D-Financing Requirements.

The proposed financing terms must be submitted to and approved by DHC 90 days prior to close of escrow.

In first instance, the lending institution should submit to DHC the Good Faith Estimate for the option to purchase contract, in order to determine the affordability of the family's proposed financing. In making such determination, DHC may take into account other family expenses, including but not limited to childcare, unreimbursed medical expenses, education and training expenses and the like. Once completed the loan application and copy of the Settlement Statement must be presented to DHC for final approval.



Certain types of financing, including but not limited to, balloon payment mortgages, unless convertible to a variable rate mortgage, are prohibited and will not be approved by DHC.

DHC, on a case-by-case basis, shall consider seller-financing mortgages. If a mortgage is not FHA-insured, DHC will require the lender to comply with generally accepted mortgage underwriting standards consistent with those of HUD/ FHA, Ginnie Mae, Fannie Mae, Freddie Mac, Detroit Housing Finance Agency, USDA Rural Housing Services, the Federal Home Loan Bank, or other private lending institution.

#### Section E—Assistance Limits

##### (1) Assistance Limits

Notwithstanding the provisions, except for disabled and elderly families, a family may receive Section 8 home ownership assistance for not longer than ten (10) years from the date of close of escrow unless the initial mortgage incurred to finance purchase of the home has a term that is 20 years or longer, in which case the maximum term is 15 years.

##### (2) Exceptions to Elderly and Handicapped Applicants

Families that qualify as elderly at the commencement of home ownership assistance are not subject to a maximum term limitation. Families that qualify as disabled families at the commencement of home ownership assistance or at any time during the provision of home ownership assistance are not subject to a maximum term limitation. If a disabled family or elderly family ceases to qualify as disabled or elderly, the appropriate maximum term becomes applicable from the date home ownership assistance commenced; provided, however, that such family shall be eligible for at least six additional months of home ownership assistance after the maximum term becomes applicable. The time limit applies to any member of the household who has an ownership interest in the unit during any time that home ownership payments are made, or is a spouse of any member of the household who has an ownership interest.

##### (3) Reexaminations Requirements

A participant in the Section 8 Home Ownership program shall meet the reexaminations (Recertifications) requirements.

##### (4) HAP Payments

The amount of the monthly assistance payment will be based on three factors: the voucher payment standard for which the family is eligible, the monthly home ownership expense, and the family's household income. DHC will pay the lower of either the payment standard minus the total family contribution ("TFC") or the family's monthly home ownership expenses minus the TFC. The Section 8 family will pay the difference.

(i). Determining the Payment Standard.

The voucher payment standard is the fixed amount that DHC annually establishes as the "fair market" rent for a unit of a particular size located within DHC's jurisdiction. In the home ownership program, the initial payment standard will be the lower of either (1) the payment standard for which the family is eligible based on family size; or (2) the payment standard which is applicable to the size of the home the family decides to purchase. The payment standard for subsequent years will be based on the higher of: (1) the payment standard in effect at commencement of the home ownership assistance; or (2) the payment standard in effect at the most recent regular reexamination of the family's income and size. The initial payment standard, for purposes of this comparison, shall not be adjusted even if there is a subsequent decrease in family size. DHC will request HUD approval of a higher payment standard, up to 120% of the published Fair Market Rent limit, where warranted as a reasonable accommodation for a family that includes a person with disabilities.

(ii) Determining the Monthly Home Ownership Expense.

Monthly home ownership expense includes all of the following: principal and interest on the initial mortgage and any mortgage insurance premium (MIP) incurred to finance the purchase and any refinancing of such debt; real estate taxes and public assessments; homeowner's insurance; maintenance expenses per DHC's allowance; costs of major repairs and replacements per DHC's allowance (replacement reserves); utility allowance per DHC's schedule of utility allowances; principal and interest on mortgage debt incurred to finance major repairs, replacements or improvements for the home including changes needed to make the home accessible; and homeowner association dues, fees or regular charges assessed, if any.

(iii) Determining the Total Family Contribution.

The TFC is that portion of the home ownership expense that the family must pay. It is generally 30% percent of the family's adjusted income, plus any gap between the payment standard and the actual housing cost. All family income (including public assistance,) will be counted to determine the family's adjusted monthly income for purposes of determining the amount of assistance.

(iv) Payment to Family or Lender.

DHC will provide the lender with notice of the amount of the housing assistance payment prior to close of escrow and DHC will pay its contribution towards the family's homeowner expense directly to the family, unless otherwise required by the lender. The family will be responsible to submit the entire mortgage payment to the lender unless the lender requires direct payment of DHC's contribution.

## Section F-Termination of Section 8 Homeownership Assistance.

## (1) Grounds for Termination of Home Ownership Assistance

Failure to Comply with Family Obligations Under the Section 8 Program or DHC Home Ownership Policies.

A family's home ownership assistance may be terminated if the family fails to comply with its obligations under the Section 8 program, DHC's home ownership policies, or if the family defaults on the mortgage. If required, the family must attend and complete ongoing home ownership and housing counseling course. The family must comply with the terms of any mortgage incurred to purchase and/or refinance the home. The family must provide DHC with written notice of any sale or transfer of any interest in the home; any plan to move out of the home prior to the move; the family's household income and home ownership expenses on an annual basis; any notice of mortgage default received by the family; and any other notices which may be required pursuant to DHC home ownership policies. Except as otherwise provided in this Section, the family may not convey or transfer the home to any entity or person other than a member of the assisted family while receiving home ownership assistance.

## (2) Occupancy of Home.

Home ownership assistance will only be provided while the family resides in the home. If the family moves out of the home, DHC will not continue home ownership assistance commencing with the month after the family moves out.

## (3) Changes in Income Eligibility.

A family's home ownership assistance may be changed in the month following annual recertification of the household income, but participation in the Section 8 Home Ownership program shall continue until such time as the assistance payment amounts to \$0 for a period of six (6) consecutive months.

## (4) Reaching Maximum Term of Home Ownership Assistance.

Once the family is reaching the maximum term of home ownership assistance, DHC will notify 90 days before the date of such occurrence, that no further assistance will be disbursed to the family once the date of termination arrives.

## (5) Procedure for Termination of Home Ownership Assistance.

DHC shall terminate homeownership assistance for the family, and shall deny voucher rental assistance for the family, in accordance with this section.

Denial or termination of assistance under basic voucher program. DHC may deny or terminate homeownership assistance in accordance with § 982.552(grounds for denial or termination of assistance) § 982.553 (Crime by family members)

DHC may deny or terminate assistance for violation of participant obligations described in §982.551 or §982.633.

(6) Right to Informal Hearing Procedures

A participant in the Section 8 Home Ownership program shall be entitled to the same informal hearing procedures as set forth in Informal Hearing Procedures for Participants of DHC's Administrative Plan.

(7) Continued Participation in Section 8 Housing Choice Voucher Program.

(i) Default on FHA-Insured Mortgage.

If the family defaults on an FHA-insured mortgage, the DHC may permit the family to move with continued Section 8 housing choice rental assistance if the family demonstrates that it has (a) conveyed title to the home as put forth in the FHA documents.

(ii) Default on non-FHA-Insured Mortgage.

If the family defaults on a mortgage that is not FHA-insured, DHC may permit the family to move with continued Section 8 housing choice voucher rental assistance if the family demonstrates that it has (a) conveyed title to the home to the lender, to DHC, or to its designee, as may be permitted or required by the lender; and (b) moved from the home within the period established or approved by the lender and/or DHC.

(iii) Return to tenant-based assistance on the Downpayment Grant.

DHC may not commence tenant-based rental assistance for occupancy of the new rental assisted unit so long as any family member owns any title or other interest in the home purchased with homeownership assistance. Further, 18 months must have passed since the family's receipt of the downpayment assistance grant.

(8) Administrative Fee.

For each month that home ownership assistance is paid by DHC on behalf of the family, DHC shall be paid the ongoing administrative fee described in 24 CFR §982.152(b).

(9) Waiver or Modification of Home Ownership Policies.

The Executive Director of DHC shall have the discretion to waive or modify any provision of the Section 8 home ownership program or policies not governed by statute or regulation for good cause or to comply with changes in HUD regulations or directives.

# Attachment M

CITY OF DETROIT  
HOUSING COMMISSION

HOMEOWNERSHIP PROGRAM

CLEAN COPY

# HOMEOWNERSHIP PROGRAM

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### A. Description of Property to be Sold

The Detroit Housing Commission (DHC), through this home ownership program, intends to enable low income DHC and Section 8 residents and low income citizens of Detroit the opportunity to purchase Scattered Site homes if the individuals meet the financial criteria set out in section C. Under this program, the DHC proposes to sell 414 houses. (Appendix E)

### B. Plan for Repair/Rehabilitation

The properties proposed for sale will be in good repair and meet the Detroit Building Code requirements (including elimination of any lead-based paint as outlined in 24 CFR 35 subpart C). By ordinance, the City of Detroit requires that for sales of all one and two family homes, a pre-sale inspection be performed by the Buildings and Safety Engineering (B&SE) Department to identify building code violations and deficiencies that are required to be corrected prior to sale. DHC will have these inspections performed. It is our intent that everyone purchases a home that is in good condition and meets all legal requirements.

### C. Purchaser Eligibility and Selection

Scattered Sites homes identified to be sold under this plan will be sold only to low-income individuals who satisfy the additional eligibility criteria outlined below. The properties will be offered to low-income Scattered Site residents; to other low-income Detroit Housing Commission and Section 8 residents; and to low-income families citywide.

The current resident of a Scattered Site house will have one (1) year to exercise the option to purchase their home. Those residents who do not wish to purchase will be relocated, after a ninety (90) day notice, to another DHC site or offered a Section 8 voucher or certificate.

Interested individuals are required to fill out an application specifically designed for the home ownership program (see Appendix G). These applications are handled separately from any other applications utilized by the DHC. Application to the home ownership program does not affect an applicant's place on any other DHC list. Applicants are then evaluated for threshold eligibility:



## Threshold Criteria

### I. Low-income Requirement

All applicants must have income at or below 80% of the area median for Wayne County.

### II. Compliance with Lease or Rental Obligations

Eligibility shall be limited to those individuals who, within the six (6) months preceding the evaluation, have been current in their rent payments and have reported all pertinent income for purposes of determining the amount of their rental payment, if applicable. Discovered under-reporting of income by DHC and Section 8 residents will not preclude their participation in the home ownership program as long as the increased income did not make them ineligible for public housing. Arrangements must be made to pay the additional amount owed either in a lump sum or in installments over a reasonable period or to establish a legal reason for nontimely payments.

Persons who have not paid their rent in a timely manner for the requisite six months will be given an opportunity to make timely payments for a six month period.

### III. Affordability Standards

Eligibility shall be limited to persons who are capable of assuming the financial obligations of home ownership. The applicant must also be able to pay any amounts required for closing, such as down payment (if any) and closing costs, if chargeable to the purchaser.

DHC will develop and implement on-going economic development and income enhancement strategies to increase the ability of residents to qualify for mortgage financing.

### IV. Marketing:

Occupied Scattered Site houses will be first marketed to the low-income Scattered Site residents of those houses. They will be given one (1) year to exercise their option to purchase. Vacant Scattered Site houses will be marketed to low-income DHC Section 8 residents, low-income residents from DHC developments, and to low-income Detroit residents. An interested family must first have a completed Homeownership Application on file in the Homeownership Office, and meet the above Threshold Criteria - be low-income, current in their rent for at least six (6) months, be able to pay closing costs and the down payment, and be able to afford regular recurring homeownership obligations.

An affirmative fair housing marketing strategy will be implemented to reach eligible persons. To solicit applications from those low-income persons in the housing market who are least likely to apply to the Program without special outreach, DHC will maintain ongoing collaboration with area lenders and non-profits that service such individuals.

#### D. Terms and Conditions of Sale and Financing

Scattered Site homes will be sold at 70% (seventy per cent) of their appraised value to insure that the homes are affordable to low income residents. The Appraised value will be determined by an independent appraiser hired by the Detroit Housing Commission and be valid for six (6) months for the purpose of determining the sale price. Buyer appraisals will be done by independent appraisers through the financial institution financing the sale of the home and will be paid for by the purchaser. The buyer shall agree to maintain residence for five (5) years after purchase of the property. The buyer must not rent, lease, nor sublet the property. The home must be owner occupied during the five-year period mentioned above.

The method of sale for the homes identified in this plan will be by fee simple conveyance.

The 30% (thirty per cent) selling price markdown will be reduced incrementally (forgiven) over a period of five years at a rate of six per cent (6%) per calendar year based upon occupancy of the premises and compliance with mortgage obligations. The amount will only be forgiven after all conditions have been met and verified. This verification will be done on an annual basis.

The conditions that will need to be met include:

- A. Maintaining current status on mortgage.
- B. Property must be owner-occupied
- C. Meet DHC's inspection requirements.
- D. Do not accumulate additional liens.
- E. The property cannot be refinanced without first notifying DHC
- F. Pay all household utility bills, taxes, and insurance in a timely manner.

Financing will be done through independent financial institutions of the buyer's choosing. All purchasers must show a financial ability to pay any taxes, insurance, maintenance costs, utilities, and applicable debt service payment (principal and interest).

Each family purchasing housing under this program must provide a down payment in connection with any loan for acquisition of the housing. The family must use its own resources other than grants, gifts, contributions, or similar amount, to contribute an amount of the down payment that is not less than one percent (1%) of the purchase price of the housing. DHC must verify the source of this one percent (1%) contribution.

Resale Restrictions. The Detroit Housing Commission shall be notified of the buyer's intent to sell the property before the buyer has maintained residence for five (5) years after the date of conveyance of the property. The 30% markdown amount will become due upon resale of the home in the amount that has not been forgiven upon resale of the home. The amount due will be six percent (6%) of the markdown amount per calendar year remaining on the five-year occupancy provision. Purchasers must remain in compliance with the terms and conditions of the program (i.e., maintaining residence and maintaining compliance with the mortgage). There will be no resale restrictions if the buyer elects to pay the entire DHC appraisal sale price.

Foreclosure Protection In case of foreclosure and the property is sold by the lending agency, the 30% markdown amount will become due from sale proceeds realized by the lending agency.

Protection against Fraud and Abuse. DHC's Legal Division will review each sale. In addition, no home sale shall be final until approved by the Detroit City Council.

Other home ownership programs. Residents who participate in this homeownership plan may be precluded from participating in any other home ownership program sponsored by DHC. DHC or its designee will establish additional guidelines.

## E. Consultation with Residents

Resident input has been sought from the preliminary stages of this plan. The Scattered Site Resident Council was first told about the 5(h) program at their May 1995 meeting where approximately twenty residents were in attendance. The Council indicated a strong interest in proceeding with the program and a planning committee composed of six residents, two DHC staff members (one from planning and one from modernization), and one Commissioner was formed. Additional DHC staff attended select meetings as issues would arise.

Scattered site residents were polled in June to determine if there was any interest in a home ownership program where they could potentially purchase the home they currently occupied. This was done by means of a survey mailed to all scattered site residents by the Detroit Housing Commission. Four hundred thirty-two (432) surveys were sent out. Of the surveys returned, two hundred twenty-one (221) indicated they would be interested in purchasing their home. To ensure that all potentially eligible residents were aware of the program and had an opportunity to participate, a follow-up survey was sent to residents who did not initially respond and who resided in sites earmarked for rehabilitation or deemed to be in saleable condition. This follow-up resulted in an additional six (6) residents indicating interest in purchasing their home.

The status of the plan was discussed at the June, 1995 Scattered Site Resident Council meeting where approximately seventy-five residents were in attendance. Strong support was shown for proceeding with development of the plan.

The planning committee met on a regular basis (weekly or biweekly) from July through November 1995. The committee meetings were also held open to any resident who wished to attend. Such residents were free to participate in planning discussions if they so chose. The tentative dates for these meetings were listed in the monthly newsletters published and distributed to the Scattered Site Resident Council members by its Executive Council.

The Scattered Site Resident Council was again addressed at their September, October and November meetings. Resident input was solicited and incorporated into the plan.

All scattered site residents had the opportunity to make comments and pose questions at the Council meetings.

At the Scattered Site Resident Council meeting of February 29, 1996 the revised 5(h) Home Ownership Plan was approved by secret ballot of the members attending for submission to the Detroit Housing Commission.

A meeting was held with Scattered Site residents on September 28, 1999 to explain the proposed changes to the 5(h) Plan. At the meeting, residents were

given copies of the new federal legislation rules that govern home ownership. Residents' comments and suggestions were requested.

For a list of meeting dates and those in attendance see Appendix I. Summaries of the meetings are attached at Appendix J.

#### F. Counseling, Training, and Technical Assistance

Counseling will be provided to prospective and actual purchasers.

Counseling and/or training will be available in the areas of: terms of purchase and financing, maintenance responsibilities, basic home repair, financial planning, and any other areas of home ownership as needed.

Counseling and technical assistance will be provided through the Detroit Housing Commission and through other service providers. Residents will be encouraged to fully utilize any programs offered through their local utility companies. (See Appendix F).

Residents who can purchase their home for the full appraisal amount can be exempted from training if they so desire.

#### G. Sale Through a Different Entity

Not applicable to this homeownership program.

#### H. Non-purchasing Residents

DHC residents who do not wish to purchase a Scattered Site home, will be relocated, after a ninety-day (90) notice, to a proper size unit at another DHC development or be given a Section 8 voucher or certificate. Residents, who do wish to purchase their homes, but are not financially able to do so, have the option of being placed in a Family Self-Sufficiency Program. Participation in the Program may be renewable.

## I. Sales Proceeds

It is estimated that the converted plan will generate approximately \$22,400,000 in sale proceeds.

Proceeds from the plan may be used in connection with the Plan for purposes that are justified to ensure the success of the Plan and to benefit low-income families. (24 CFR 906.31).

The DHC specifically proposes to use the proceeds in the following manner:

- repair and rehabilitation of Scattered Site houses in preparation for sale (30%)
- administrative costs of implementing and operating the program effectively (15%)
- direct assistance, including but not limited to, closing costs, discount points, etc.(1%),
- a miscellaneous expense fund to cover any additional costs associated with the operation of the program, including but not limited to costs associated with training and technical assistance and additional funding for any of the purposes stated above in this Section I (2%)
- a Family Self-Sufficiency Program to assist more persons to purchase homes through their participation in economic development programs (2%)
- a miscellaneous expense fund to assist DHC in providing decent, safe, and sanitary public housing. (50%)

## J. Plan Administration

The plan will be administered by the Detroit Housing Commission. DHC shall comply with all applicable Federal, state and local laws, ordinances, code(s), regulations and policies in implementing this Plan, including the access requirements of the Americans with Disabilities Act.

A full-time program administrator will be retained to implement and oversee the program. Estimated staffing will include a full-time clerical support person, and the part-time (50%) services of a Housing Improvement Specialist (HIS) to evaluate and oversee rehabilitation/repair of the Scattered Site homes. The part-time services (5%) of a DHC attorney will be retained as well. Funding for all positions will be paid out of Capital Fund except for the attorney position that will be paid out of Operations.

Staff will perform these duties:

### Identify Prospective Buyers

- review Home Ownership Program with prospective buyers
- verify income, rent payment history
- assist persons in obtaining pre-qualifications

### Coordinate training:

- home repair
- mortgage counseling
- credit counseling
- questionable lending practices and truth in lending counseling
- jobs training programs

### Oversee repair of houses:

- obtain Modernization evaluation of repair/rehab of home
- schedule Bldg. & Safety inspections
- maintain contact with residents regarding work progress on repairs
- monitor repair progress with DHC Maintenance and/or Mod staff
- schedule appraisals

### Obtain

- deeds from Registrar of Deeds
- partial release of trust from HUD
- title insurance
- city and county tax estimates
- schedule termite inspections
- schedule surveys



Prepare residents for acquisitions and oversee sales process:

- help correct credit problems or develop approvable credit history
- oversee writing of the purchase agreement
- move people through the mortgage process
- act as liaison between buyer's lender and Legal Division
- assist at closings

Ongoing oversight:

- troubleshoot with banks
- maintain regular communication with purchasers
- have regular homeownership meetings

The DHC shall seek to provide employment opportunities to qualified residents for any new hiring.

### K. Accounting/Reporting Procedures

The Detroit Housing Commission (DHC) will record the revenues and expenditures related to the home ownership program separately from all other programs administered by the Housing Commission.

Generally accepted accounting principles will be followed regarding the recognition and recording of these revenues and expenditures.

The Housing Commission will maintain all records relevant to the operation of this plan, including but not limited to: sales, financial records, and racial and ethnic characteristics of the purchasers as required by 24 CFR 906.33.

The Housing Commission will submit annual sales reports to HUD as required by 24 CFR 906.33.

The receipt, retention, and expenditure of the sale proceeds shall be covered in the regular independent audits of DHC.

## L. Estimated Budget

The program will be self-financed. Exact revenues and expenditures will be determined by the actual sales price and number of sales effectuated. A reasonable estimate of the average sales proceeds has been determined to be approximately \$56,000 per home. If 400 homes are sold, the total revenue realized would be approximately \$22,400,000. Revenue will be expended approximately according to the rationale and distribution described below.

Estimate of Implementation/Operation Expenditures: (estimating revenue of \$56,000 x 400 = \$22,400,000)	<u>Approximate Distribution</u>
Rehabilitation of Scattered Sites homes @ \$17,000 per home	30%
Administration:	15%
Direct Assistance:	1%
Miscellaneous-training/technical assistance, etc.	2%
Family Self-Sufficiency Program	2%
Miscellaneous Assistance with Low Income Housing Needs	50 %

M. Estimated Timetable

Submission of Plan to Scattered Site Resident Council	February 29, 1996
Submission of Plan to Housing Commission	March 7, 1996
Submission of Plan to HUD	March 18, 1996
HUD Technical Assist. - Plan Revision/Improvements	Ongoing asneeded.
HUD/DHC Home ownership Workshop/Seminar	May 15 - 16, 1996
HUD Conditional Approval	January 1997
Preparations for Sale	Ongoing.
Establish Plan Implementation Procedures Manual	June 1997
HUD Approval of Entire Plan/Implementation Agreement	January 1997
Mortgage Fair	May, 1997
Organizing Training Seminars	Ongoing.
Resident Survey (Self-Sufficiency)	May 1997
Training Seminars begin	Sept., 1997
Implementation of Self-Sufficiency Program	Within 180 days of Approval
Establish Home Buyers Club/Organization	June, 1997
Sales begin; Sales Closing Process Completed	July 1998 and ongoing.
Completion of Rehab for list I	Ongoing throughout 1996
Completion of Rehab for list III	Ongoing throughout 1997

# SCATTERED SITE HOUSES

## Project 19

20454 BIRWOOD #11  
19974 BIRWOOD #13  
20413 BIRWOOD #16  
20014 BIRWOOD #19  
20466 BIRWOOD #21  
20021 GRIGGS #12  
20451 GRIGGS #15  
20013 GRIGGS #17  
20300 GRIGGS #21  
20303 GRIGGS #7  
20103 ILENE #23  
20400 INDIANA #2  
20240 KENTUCKY #22  
20120 MENDOTA #5  
  
20927 NORTHLAWN #6  
20431 OHIO #3  
20509 OHIO #4  
20521 ROSELAWN #20  
20169 WASHBURN #1  
20450 WASHBURN #14  
20231 WASHBURN #18  
  
20153 WYOMING #3

## Project 20

9944 APOLINE #213  
  
14651 BRAILE #215  
14641 BRAILE #221  
14320 BRAILE #222  
3244 CARLIN #216  
3214 CARLIN #220  
13673 CASTLETON #227  
3069 CHEYENNE #203  
16166 COYLE #201  
3377 HARTWELL #211  
16037 HEMLOCK #233  
3229 HUBBELL #214  
9111 LITTLEFIELD #209  
16192 MANOR #202  
3347 MANOR #217  
16149 MARLOWE #237  
3375 MENDOTA #219  
9271 MEYERS #206  
9175 MEYERS #207  
12693 MEYERS #241  
3250 NORMALE #203  
3233 NORTHLAWN #213  
  
3325 OTTO #210  
3023 PREST #204  
2770 PREST #223  
9360 PREST #226  
13359 PREST #238  
8300 ROSELAWN #212  
6815 RUTLAND #203  
8917 SORRENTO #235  
11360 STRATHMOOR #236  
13222 SUSSEX #224  
12661 SUSSEX #223  
11722 SUSSEX #229  
3295 TERRY #215  
3923 TERRY #234  
3061 TERRY #239  
12364 TERRY #240  
13660 WADSWORTH #230  
9271 WHITCOMB #232

Project 21

15757 APPOLINE #331	18200 GRIGGS #443	16171 MARLOWE #499
18225 APPOLINE #397	16550 HARLOW #372	16532 MCKAY #378
19750 APPOLINE #400	20101 HARTWELL #311	13307 MECCA #389
18101 APPOLINE #40-1	13325 HARTWELL #383	17551 MENDOTA #474
9116 APPOLINE #450	18474 HARTWELL #457	16446 MONICA #352
13953 APPOLINE	8381 HARTWELL #468	16509 MONICA
16707 ARCHDALE #314	9991 HARTWELL #458	16625 MONTE VISTA #303
18619 ARDMORE #305	10001 HUBBELL #548	16905 MONTE VISTA #449
15572 ARDMORE #337	16220 ILENE #309	13303 MONTE VISTA #456
13499 ARDMORE #454	15654 ILENE #455	12009 MONTROSE #370
18652 ASBURY PARK #316	19131 INDIANA #358	19736 MURRAY HILL #304
	18913 INDIANA #492	20444 NORTHLAWN #322
16750 BILTMORE #412	18952 INDIANA #493	20126 NORTHLAWN #365
16465 BILTMORE #431	11041 KENNEBEC #316	1856 OAKMAN #330
19462 BURT RD #469	13516 KENTUCKY #405	18429 OHIO #333
13750 CAPITOL #545	13656 KENTUCKY #484	18501 PEMBROKE #464
15000 CEDARGROVE #327	15759 LAUDER #337	13050 PINEHURST #461
17361 CHERRYLAWN #393	3608 LAUDER #363	18237 PINEHURST #462
19470 COYLE #323	8525 LAUDER #457	17634 PLANVIEW #335
12031 COYLE #351	9354 LAUDER #473	13715 PRAIRIE #399
18957 COYLE #407	3209 LAUDER #481	19458 PRAIRIE #447
15311 COYLE #416	16750 LINDSAY #413	13295 PRAIRIE #489
13410 COYLE #438	18676 LINDSAY #425	9106 PREST #408
16643 CRUSE #382	18954 LINDSAY #439	15118 PREST #420
20156 DENBY #325	9344 LITTLEFIELD #362	16890 PREST #453
9217 DEVONSHIRE #426	9230 LITTLEFIELD #371	13962 PREVOST #355
19306 FORRER #301	13450 LITTLEFIELD #475	14026 PREVOST #414
15690 FORRER #305	19767 LITTLEFIELD #497	13970 PREVOST #479
14120 FORRER #482	18096 MANSFIELD #339	15666 PREVOST #480
14209 FORRER	16754 MANSFIELD #401	12031 ROBSON #434
16327 FREELAND #307	13934 MANSFIELD #417	3074 ROBSON #472
17201 FREELAND #353	13950 MANSFIELD #425	8234 ROBSON #473
14575 FREELAND #357	18719 MANSFIELD #477	8118 ROBSON #491
13708 FREELAND #410	20012 MARK TWAIN #322	11730 ROBSON #493
18446 GILCHRIST #425	14561 MARK TWAIN #384	20430 ROSELAWN #381
13645 GLENWOOD #467	16523 MARK TWAIN #386	15545 ROSELAWN #394
12366 GRANDMONT #422	13627 MARK TWAIN #411	18916 ROSELAWN #419
18106 GREENLAWN #444	20453 MARK TWAIN #446	15351 RUTHERFORD #313
17187 GREENLAWN #463	16645 MARK TWAIN #451	16752 RUTHERFORD #336
16719 GREENVIEW #312	8212 MARLOWE #340	15559 RUTHERFORD #342
13076 GRIGGS #367	8143 MARLOWE #341	15780 RUTHERFORD #413

Project 21

19164 RUTHERFORD #436	9801 TERRY #450
16716 RUTHERFORD #443	5942 THREE MILE DR #465
15901 RUTHERFORD #485	19809 TRACEY #328
17131 SANTA BARBARA #354	18968 TRACEY #440
19190 SANTA BARBARA #396	13610 TRACEY #456
17303 SANTA BARBARA #453	20122 TRINITY #361
18240 SANTA BARBARA #483	14550 VAUGHN #302
17579 SANTA BRBARA #359	2527 W 7 MILE RD #369
17247 SHAFTSBURY #476	7521 W 7 MILE RD #376
20456 SHEFFIELD #366	3533 W OUTER DRIVE #494
20203 SNOWDEN #315	13645 WADSWORTH #356
15802 SNOWDEN #372	9156 WARD #306
17179 SNOWDEN #335	16913 WARD #310
19309 SNOWDEN #460	15094 WARD #392
9655 SORRENTO #374	3890 WARWICK #421
15359 SORRENTO #391	13285 WASHBURN #406
17576 SORRENTO #418	13227 WASHBURN #441
16232 ST MARYS #409	15696 WASHBURN #470
14335 ST. MARYS #427	17553 WESTMORELAND #321
14535 ST. MARYS #452	18933 WESTPHALLA #432
16800 ST. MARYS #486	9324 WHITCOMB #448
14426 ST. MARYS #500	13515 WHITCOMB #466
14569 STAKELIN #395	13800 WHITCOMB #471
19333 STANSBURY #317	17500 WILDEMERE #346
13564 STANSBURY #334	13977 WINTHROP #318
20429 STANSBURY #431	16573 WINTHROP #319
14285 STANSBURY #442	19306 WINTHROP #320
15728 STEEL #333	19400 WINTHROP #360
20191 STEEL #375	13625 WISCONSIN #379
18400 STOEPEL #403	16506 WISCONSIN #390
19711 STRATHMOOR #326	15774 WISCONSIN #415
19911 STRATHMOOR #344	17150 WOODINGHAM #345
16612 STRATHMOOR #347	20025 WOODINGHAM #360
17554 STRATHMOOR #349	17214 WOODINGHAM #393
14894 STRATHMOOR #429	13913 WOODMONT #330
19927 STRATHMOOR #450	
17595 STRATHMOOR #495	
13685 SUSSEX #324	
19351 TEPPERT #329	
14579 TERRY #365	
3957 TERRY #424	

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2333 AKINSON #50	1511 LONGFELLOW #52	7137 VARGO #78
1614 ANABELLE #71	5775 MACKINAW #23	
9155 APPOLINE #52	5657 MARK TWAIN #37	13424 WASHBURN #33
14003 APPOLINE #56	13416 MARLOW #95	10360 WEST POINT #51
13453 APPOLINE #77		13450 WHITCOMB #15
9117 APPOLINE #33	18036 MENDOTA #16	20437 WISCONSIN #11
15611 APPOLINE #93		17320 WISCONSIN #73
15724 ARDMORE #50	15773 MENDOTA #49	13411 WISCONSIN #73
20644 BIRWOOD #100	20147 MENDOTA #30	17560 WOODINGHAM #97
13151 BIRWOOD #21	20494 MONICA #42	
15552 BIRWOOD #75	13654 MONTA VISTA #40	
18124 BRINKER #32	13227 MONTE VISTA #92	
2736 BURLINGAME #29	8342 NORTHLAWN #85	
19431 BURT RD #59	16162 OHIO #60	
13365 CALDWELL #14	4346 PACIFIC #47	
19690 CALDWELL #69	16533 PARKSIDE #94	
	4419 PHILADELPHIA #24	
790 CHALMERS #67		
14500 CHERRYLAWN #39	13520 PRAIRIE #66	
16141 CHERRYLAWN #53	16140 ROBSON #26	
9237 CHEYENNE #96	9542 ROBSON #81	
19133 CONLEY #70	8057 ROBSON #86	
13431 COYLE #37	15810 ROBSON #99	
	5391 ROSELAWN #46	
15419 FREELAND #101	17584 ROSELAWN #53	
2900 FULLERTON #54	15666 RUTHERFORD #17	
2900 FULLERTON #90	17570 SANTA BARBARA #13	
2019 GLYNN #19		
4312 GRAY #25	13636 SNOWDEN #34	
13575 GREELEY #12	19744 SNOWDEN #54	
14648 GREENLAWN #48	18661 SORRENTO #23	
20037 GREENLAWN #62	19744 SORRENTO #91	
16191 GRIGGS #22		
15095 HEYDEN #93	14551 ST MARYS #10	
	13229 STANBURY #2	
13701 INDIANA #37	13003 STEEL #31	
8167 LA SALLE #55		
394 LAKEWOOD #53		
9429 LAUDER #32	15363 TULLER #1	
2355 LAWRENCE #35	4221 TUYEDO #65	
16319 LAWTON #33	5035 UNDERWOOD #45	