

5.2 PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Improve voucher management:
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Conduct outreach efforts for potential voucher landlords
- Implement voucher homeownership program
- Implement public housing or other homeownership programs

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups
- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Mount Pleasant Housing Commission.
N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- X 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- X 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- X 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- X 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- X 903.7(12) Asset Management
- X 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 Annual Plan:

- Administrative Office – 1 W. Mosher Street, Mt. Pleasant, MI 48858

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility

The Mount Pleasant Housing Authority verifies eligibility for admission to public housing at the earliest possible time after placement on the waiting list.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Credit history showing ability to pay utilities (no outstanding essential utility charge-offs) and/or unsatisfied debt owed to other Housing Commission.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences

The PHA does not 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 the median area income.

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It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

Priority

- 1 - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 - Residents of Isabella County (resides in the jurisdiction, working in the jurisdiction or has been offered employment in the jurisdiction).

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Mount Pleasant Housing Commission maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1 W. Mosher Street, Mt. Pleasant, MI or at the website, www.mtphousing.com.

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Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials
- Riverview Apts. Resident Handbook (elderly bldg.)
- Pheasant Run Resident Handbook

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule. None of the covered developments have average incomes that fall above or below the Established Income Range.

The Mount Pleasant Housing Commission does not plan to operate any site-based waiting lists.

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Verify income to ensure program eligibility

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Access to FBI criminal records

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The PHA shares the following information with prospective landlords:

- Upon request, any relative information contained in the application

(2) Waiting List Organization **NO CHANGE**

The Mount Pleasant Housing Commission’s waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list:

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time **NO CHANGE**

The PHA does give extensions on standard 60-day period to search for a unit when the family documents their search efforts and additional time can reasonably be expected to result in success in finding a unit.

(4) Preferences

The PHA does not 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 the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

Priority

- 1 - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 - Residents who live and/or work in the jurisdiction

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

The preference “Resident who live and/or work in the jurisdiction” has previously been reviewed and approved by HUD.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs **N/A**

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	249,395.00	
b) Public Housing Capital Fund	157,493.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	179,760.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2008 Capital funds	37,274.77	Public housing capital improvements
2009 Capital Funds	157,493.00	Public housing capital improvements
2009 ARRA Stimulus Grant	82,828.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	318,820.00	Public housing operations
4. Other income (list below)		
- Interest on Investments	10,240.00	Public housing operations
- Other income: Legal fees, maintenance charges to tenants, late fees, NSF check charges, etc.	4,000.00	Public housing operations
- Non-dwelling rent	23,160.00	Public housing operations
- Excess utilities	7,230.00	Public housing operations
- Laundry	7,200.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	1,234,893.77	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

The PHA has adopted a minimum rent of \$50.00.

1. The minimum rent requirement may be waived due to certain financial hardships. The request for minimum rent hardship must be made in writing to the PHA prior to the rent becoming delinquent. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety (90) days when a hardship is requested on one of the following conditions:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as loss of employment, separation, divorce, and abandonment;
 - c. The family would be evicted as a result of imposing the minimum rent requirement;
 - d. There has been a death in the family; or
 - e. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

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Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP) or Flat Rent in the public housing program.

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. Rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension.
 - b. The PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. The family may not be evicted for non-payment of rent during the ninety (90)-day suspension period.
 - d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
3. If the circumstances supporting the request for a minimum rent hardship exemption are long term, tenant's rent will be based on the statutory income-based rent calculation formula during the minimum rent exemption period.
4. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Any change to family composition and/or income must be reported in writing within ten (10) calendar days of the occurrence.

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Fair Market Rents

B. Section 8 Tenant-based Assistance(1) Payment Standards

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR

If the payment standard is higher than FMR, why has the PHA chosen this level?

- 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

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families
- Funding levels

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(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted discretionary minimum rent hardship exemption policies.

The minimum rent for Section 8 participants is \$50.00. All Voucher families will contribute the highest of thirty percent (30%) of monthly-adjusted income, ten percent (10%) of monthly gross income, or the minimum rent toward the rent plus any rent above the applicable Payment Standard.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

- a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.

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- b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Section 8/Administrative Professional

- Housing Assistant

Maintenance Supervisor

- Maintenance 1

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	123	24
Section 8 Vouchers	48	5
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

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c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Dwelling Lease
- Grievance Procedures
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Housekeeping Standards Policy
- Section 3 Plan
- Smoke Free Policy
- No Trespass/Barred Person Policy
- Swimming Pool Policy
- Facilities Use Policy
- Maintenance Policy
- One Strike and Your Out Policy
- Air Conditioning Policy
- Resident Initiatives Policy
- Utility Allowance Policy
- Pet Policy
- Safety Plan

Section 8 Management:

- Administrative Plan

6.0 903.7(5) Grievance Procedures

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance

The PHA has not 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.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not 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 not 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.

903.7(7) Community Service and Self-Sufficiency

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has not 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.)
2. Other coordination efforts between the HHA and TANF agency include:
 - 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

B. Services and programs offered to residents and participants by the Mount Pleasant Housing Commission are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self- sufficiency of assisted families.

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Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Michigan Works Youth Experience	10	Other	Local Michigan Works office	Both
Commission on Aging	100	Other	Local office	Public Housing
Isabella County Health Department	123	Other	Site Visits	Public Housing

(2) Family Self Sufficiency programs N/A

C. Welfare Benefit Reductions

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:

- 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

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of Community Service Policy

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as previously described unless they are exempt for this requirement.

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The following adult family members of tenant families are exempt from this requirement:

- Family members who are 62 or older
- Family members who are blind or disabled as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1)) and who certifies that because of this disability she or he is unable to comply with the community service requirements.
- Family members who are the primary care giver for someone who is blind or disabled as set forth in paragraph 2 above.
- Family members engaged in work activity
- Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.
- Family members receiving assistance, benefits or services under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

The Mt. Pleasant Housing Commission shall notify all family members of the community service requirements and the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status and advise families when their community service obligation will begin. Claims for exempt status shall be verified.

Community Service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The Mt. Pleasant Housing Commission will coordinate with social service agencies, local schools, and the Human Resource Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the Mt. Pleasant Housing Commission may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

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The Mt. Pleasant Housing Commission will provide a volunteer time sheet to the family members along with an instruction sheet on how to complete the form and have a supervisor date and sign for each period of work. We will also assign family members to a volunteer coordinator, who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track compliance on a monthly basis. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the Mt. Pleasant Housing Commission whether each applicable adult family member is in compliance with the community service requirement.

The Mt. Pleasant Housing Commission will notify any family found to be in non-compliance of the following:

- The family member(s) has been determined to be in non-compliance;
- That the determination is subject to the grievance procedures; and
- That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated.

The Mt. Pleasant Housing Commission will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12 month period. The cure shall occur over the 12 month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns go toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, the Mt. Pleasant Housing Commission shall take action to terminate the lease.

In implementing the service requirement, the Mt. Pleasant Housing Commission may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by its employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

Community Service Implementation Report:

- Number of tenants performing community service: 24
- Number of tenants granted exemptions: 177
- Number of tenants in non-compliance: 20
- Number of tenants terminated/evicted due to non-compliance: 0

6.0 903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.
 - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Resident reports
 - PHA employee reports
 - Police reports
3. Developments that are most affected:
 - Pheasant Run

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

1. List of crime prevention activities:
 - 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
2. Developments that are most affected:
 - Pheasant Run
 - Riverview Apartments

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police regularly meet with the PHA management and residents
 - Police are continuously notified of Barred Persons from the property so they may be arrested on sight

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- PHA regularly cooperates with the police to curb potential/identified criminal activity

2. Developments that are most affected:

- Pheasant Run
- Riverview Apartments

903.7(9) Pets

EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

PETS IN PUBLIC HOUSING

The Mt. Pleasant Housing Commission allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating and/or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Mt. Pleasant Housing Commission harmless from any claims caused by an action or inaction of the pet.

APPROVAL

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit by completing and Authorization for Pet Ownership Form and providing proper inoculation and licensing records. Upon obtaining a pet, residents must give the Housing Authority a picture of the pet so it can be identified if it is found to be running loose.

TYPES AND NUMBER OF PETS

The Mt. Pleasant Housing Commission will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, gerbil, hamster, rabbit, fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

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Only the following number of pets per unit will be allowed according to this schedule:

<u>Unit Size</u>	<u>Pets</u>
Zero Bedroom	1
One Bedroom	1
Two Bedrooms	1
Three Bedrooms	1
Four or More Bedrooms	1

In some instances, this schedule may be altered with the approval of the Mt. Pleasant Housing Commission.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animals may exceed twenty (20) pounds in weight projected to full adult size.

INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Mt. Pleasant Housing Commission to attest to the inoculations.

PET DEPOSIT

A \$300.00 pet deposit will be required. The pet deposit may be returned if the animal no longer resides in the unit and/or if there are no damages to be recovered exceeding normal wear and tear of the unit. (See below)

FINANCIAL OBLIGATION OF RESIDENTS

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner, and the Mt. Pleasant Housing Commission reserves the right to exterminate and charge the resident.

NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

6.0

Repeated substantiated complaints by neighbors or Mt. Pleasant Housing Commission personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself.

Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

DESIGNATION OF PET AREAS

Pets must be kept in the owner's dwelling unit or on a leash at all times when outside the unit. No outdoor cages or shelters of any kind may be constructed. Pets will be allowed only in designated areas on the grounds of the property if the MT. PLEASANT HOUSING COMMISSION designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, hallways or office in any of our sites other than for exiting the building.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over six (6) hours. If the pet is left unattended and no arrangements have been made for its care, the HA will have the right to enter the premises and take said pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents must take appropriate actions to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

6.0

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owner shall be required to permanently remove the pet from the Housing Authority's property within 24 hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violates any other conditions of this policy may be required to remove his/her pet from the development within 10 days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

VISITING PETS

No visiting pets will be allowed other than those used for assistive purposes.

REMOVAL OF PETS

The Mt. Pleasant Housing Commission, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health and safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Mt. Pleasant Housing Commission has permission to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs:

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

6.0

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

Based on its Analysis of Impediments, the PHA identified the homeless people as least likely to apply for public housing at some or all sites.

The PHA will perform outreach to area Churches and any homeless shelters to affirmatively market fair housing to ensure that all low-income families understand the availability of housing assistance and feel welcome to participate in our program.

903.7(11) Fiscal Year Audit

The PHA is 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)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

903.7(12) Asset Management

The PHA has conducted a Physical Needs Assessment (PNA) of all AMP's within the fiscal year. The needs of the projects has been prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods has determined the agency's long- term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA has proceeded to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA)

6.0

The Mount Pleasant Housing Commission has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. Among these are the Child and Family Enrichment, Listening Ear Crisis Center and the Department of Human Services.

The Local Police are on-site annually to provide literature and support meetings.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.
- Allow for the transfer of a family who is a victim of domestic violence to a different development if possible.
- Maintain and notify all residents of persons with active PPO's and barring them from all property

The Mount Pleasant Housing Commission has trained its staff on the required confidentiality issues imposed by VAWA.

6.0	<p>Section 6.0 b</p> <p>Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.</p> <ul style="list-style-type: none"> ▪ Main Administrative Office – 1 W. Mosher Street, Mt. Pleasant, MI 48858 ▪ Website – www.mtphousing.com
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>a. HOPE VI or Mixed Finance Modernization or Development <i>NO CHANGE</i></p> <p>The PHA has not received a HOPE VI revitalization grant.</p> <p>Status of HOPE VI revitalization grant(s).</p> <p>The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.</p> <p>The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.</p> <p>The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <p>b. Demolition and/or Disposition <i>NO CHANGE</i></p> <p>The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.</p> <p>c. Conversion of Public Housing</p> <p>Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p> <p>The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.</p>
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7.0	<p>d. Homeownership</p> <p style="margin-left: 40px;">A. <u>Public Housing</u></p> <p style="margin-left: 80px;">The PHA does not plan to administer a homeownership program for public housing.</p> <p style="margin-left: 40px;">B. <u>Section 8 Tenant Based Assistance</u> <i>NO CHANGE</i></p> <p style="margin-left: 80px;">The PHA does not plan to administer any homeownership programs for section 8.</p> <p>e. Project-based Vouchers <i>NO CHANGE</i></p> <p style="margin-left: 40px;">Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p style="margin-left: 40px;">Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - attachment mi074a01 ▪ 2009 Performance and Evaluation Report – attachment mi074c01 ▪ 2009 ARRA Performance and Evaluation Report – attachment mi074d01 ▪ 2008 Performance and Evaluation Report - attachment mi074e01 ▪ 2007 Performance and Evaluation Report - attachment mi074f01
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8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p style="margin-left: 40px;">Required report is included as following attachment:</p> <ul style="list-style-type: none"> ▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment mi074b01
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8.3	<p>Capital Fund Financing Program (CFFP). <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
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9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, 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”.

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	1201	4	4	3	1	4	1
Income >30% but <=50% of AMI	1028	3	3	3	1	4	1
Income >50% but <80% of AMI	811	2	2	1	1	1	1
Elderly	197	2	1	1	1	1	1
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black/African American	84	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	39.7	N/A	N/A	N/A	N/A	N/A	N/A

U. S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset from 2000 Five Year/Annual PHA Plan

9.0

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	39		24
Extremely low income <=30% AMI	34	87%	
Very low income (>30% but <=50% AMI)	3	8%	
Low income (>50% but <80% AMI)	1	3%	
Families with children	22	56%	
Elderly families	5	13%	
Families with Disabilities	2	5%	
White	36	92%	
Black/African American	1	3%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	2	5%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	15	38%	
2 BR	0	0%	
3 BR	21	54%	
4 BR	1	3%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

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

9.0

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	123		5
Extremely low income <=30% AMI	103	84%	
Very low income (>30% but <=50% AMI)	16	13%	
Low income (>50% but <80% AMI)	4	3%	
Families with children	67	54%	
Elderly families	2	2%	
Families with Disabilities	19	15%	
White	81	66%	
Black/African American	35	28%	
American Indian/Alaska Native	1	1%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	6	5%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? *N/A*

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *N/A*

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

9.1

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- 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
- Work with local City leaders to identify and market areas for housing

PHA shall increase the number of affordable housing units by:

- 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

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

PHA shall target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

9.1

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Apply for special purpose transitional housing vouchers targeted to elderly and/or disabled should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- 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

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: *N/A*

PHA shall conduct activities to affirmatively further fair housing

- 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

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- 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

10.0

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals

Goals identified by PHA for 2005 Five Year PHA Plan and progress made during 2005-2009.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Reduce public housing vacancies: *increase waiting list*

Progress Statement: The PHA has initiated and conducted broader outreach to area organizations to identify families in need of housing. The PHA has reduced its make ready and lease up times considerably by utilizing written job descriptions and processing checklists.

PHA Goal: Improve the quality of assisted housing

Objectives:

Increase customer satisfaction:

Renovate or modernize public housing units:

Other: (list below)

- *Continue to leverage the Saginaw-Chippewa Indian Tribal Council as a funding source to improve and preserve existing buildings.*

Progress Statement: Through the use of Capital Funds, the PHA is modernizing and creating more energy efficient units thereby increasing customer satisfaction. The PHA has also created a new website for easier accessibility to potential tenants and landlords.

PHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

Progress Statement: The PHA has attended some community meetings involving local landlords to provide information on the voucher program.

10.0

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

PHA Goal: Provide an improved living environment

Objectives:

Implement public housing security improvements:

Other: (list below)

- *Improve living environments by maintaining safe housing and modernizing units.*

Progress Statement: The PHA has initiated a Neighborhood Watch Program and has regular visits to promote a safe neighborhood by the police and fire departments. The installation of security lighting and cameras add to the safety of the community as well.

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Progress Statement: The PHA is working with the local Michigan Works office to offer work experience for low income individuals. The PHA also works with the local Commission on Aging to provide services such as meal deliveries to the elderly/disabled. The PHA works with the Resident Council to promote social interaction.

Other PHA Goals and Objectives: (list below)

- Continue to provide quality housing for program participants through efficient and effective management, thereby, continuing to qualify as a high performer.

Progress Statement: The PHA is continuing to strive toward this goal by implementing new policies and procedures and contracting with outside sources to ensure the PHA is providing housing pursuant to HUD regulations. The PHA has purchased new software to implement ease and reduce errors in tenant files.

10.0

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$100,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

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

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

- (c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. **Provided as attachment mi074g01**
- (g) Challenged Elements – **No challenged elements.**
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
Provided as attachments mi074a01, mi074c01, mi074d01, mi074e01 and mi074f01.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **Provided as attachment mi074b01**

Annual Statement / Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Attachment: m1074a01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Mt. Pleasant Housing Commission**

Grant Type and Number: **M133P074501-10**

Capital Fund Program Grant No. **M133P074501-10**

Replacement Housing Factor Grant No. **M133P074501-10**

Date of CFFP: _____

FFY of Grant: **2010**

FFY of Grant Approval: **2010**

Line No.	Description	Original		Revised 2		Total Actual Cost 1	
		Estimated Cost	Actual Cost	Estimated Cost	Actual Cost	Obligated	Expended
1	Total non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) 3		31,499.00				
3	1408 Management Improvements		10,000.00				
4	1410 Administration (may not exceed 10% of line 20)		15,749.00				
5	1411 Audit		0.00				
6	1415 Liquidated Damages		0.00				
7	1430 Fees and Costs		10,000.00				
8	1440 Site Acquisition		0.00				
9	1450 Site Improvement		27,000.00				
10	1460 Dwelling Structures		0.00				
11	1465.1 Dwelling Equipment-Nonexpendable		0.00				
12	1470 Non-dwelling Structures		0.00				
13	1475 Non-dwelling Equipment		63,245.00				
14	1485 Demolition		0.00				
15	1492 Moving to Work Demonstration		0.00				
16	1495.1 Relocation Costs		0.00				
17	1499 Development Activities 4		0.00				
18a	1501 Collateralization or Debt Service paid by the PHA		0.00				
18b	8000 Collateralization or Debt Service paid Via System of Direct Payment		0.00				
19	1502 Contingency (may not exceed 8% of line 20)		0.00				
20	Amount of Annual Grant (sums of lines 2-19)		157,493.00				
21	Amount of line 20 Related to LBP Activities						
22	Amount of Line 20 Related to Section 504 Compliance						
23	Amount of Line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						
25	Amount of Line 20 Related to Energy Conservation Measures						
Signature of Executive Director:		Date: 01/08/2010		Signature of Public Housing Director:		Date:	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
 4 RH-Funds shall be included here.

Capital Fund Program Five-Year Action Plan

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

Attachment: mi074b01

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Mt. Pleasant Housing Commission / MI074		Mt Pleasant/Isabella County/Michigan				
A.	Development Number and Name	Work Statement for Year 1 FFY_2010_____	Work Statement for Year 2 FFY_2011_____	Work Statement for Year 3 FFY_2012_____	Work Statement for Year 4 FFY_2013_____	Work Statement for Year 5 FFY_2014_____
B.	Physical Improvements Subtotal	Annual Statement	107,244.00	71,744.00	101,744.00	84,500.00
C.	Management Improvements		4,500.00	40,000.00	10,000.00	5,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	32,244.00
E.	Administration		15,749.00	15,749.00	15,749.00	15,749.00
F.	Other		0.00	0.00	0.00	0.00
G.	Operations		30,000.00	30,000.00	30,000.00	20,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		157,493.00	157,493.00	157,493.00	157,493.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/County& State)			<input type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY_____	Work Statement for Year 2 FFY_____	Work Statement for Year 3 FFY_____	Work Statement for Year 4 FFY_____	Work Statement for Year 5 FFY_____
		Annual Statement				

Blank - not needed

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	MI074000001					
Annual Statement	Riverview			Pheasant Run		
	Dwelling Structures - 1460			Dwelling Structures-1460		
	Carpet, tile	30	28,044.00	Windows, Doors	13	71,744.00
				Awnings		
	Dwelling Equipment - 1465.1					
	Energy Efficient Appliances	99	79,200.00			
	2011 Physical Needs Estimate		107,244.00	2012 Physical Needs Estimate		71,744.00

Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: m1074c01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Mt. Pleasant Housing Commission**

Grant Type and Number: **M133P074501-09**

Capital Fund Program Grant No: **2009**

Replacement Housing Factor Grant No: **2009**

Date of CFFP: **2009**

FFY of Grant: **2009**

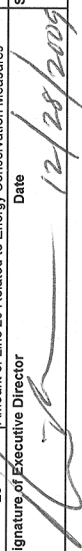
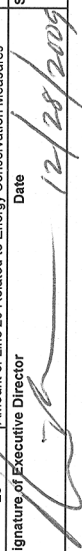
FFY of Grant Approval: **2009**

Line No.	Description	Original		Revised		Total Actual Cost ¹	Expended
		Original	Total Estimated Cost	Revised ²	Obligated		
1	Total non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) ³	31,499.00					
3	1408 Management Improvements	0.00					
4	1410 Administration (may not exceed 10% of line 20)	0.00					
5	1411 Audit	0.00					
6	1415 Liquidated Damages	0.00					
7	1430 Fees and Costs	0.00					
8	1440 Site Acquisition	0.00					
9	1450 Site Improvement	10,000.00					
10	1460 Dwelling Structures	65,994.00					
11	1465.1 Dwelling Equipment-Nonexpendable	0.00					
12	1470 Non-dwelling Structures	0.00					
13	1475 Non-dwelling Equipment	50,000.00					
14	1485 Demolition	0.00					
15	1492 Moving to Work Demonstration	0.00					
16	1493.1 Relocation Costs	0.00					
17	1499 Development Activities ⁴	0.00					
18a	1501 Collateralization or Debt Service paid by the PHA	0.00					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00					
19	1502 Contingency (may not exceed 8% of line 20)	0.00					
20	Amount of Annual Grant (sums of lines 2-19)	157,493.00					
21	Amount of line 20 Related to LBP Activities						
22	Amount of Line 20 Related to Section 504 Compliance						
23	Amount of Line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						
25	Amount of Line 20 Related to Energy/Conservation Measures						

Signature of Executive Director: *[Signature]* Date: **12/25/2005**

Signature of Public Housing Director: _____ Date: _____

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

PHA Name: Mt. Pleasant Housing Commission		Grant Type and Number: Capital Fund Program Grant No: MI335074501-09		FFY of Grant: 2009	FFY of Grant Approval: 2009
Replacement Housing Factor Grant No: Date of CFFP:		Revised Annual Statement (revision no: _____) Final Performance and Evaluation Report (for Program Year Ending _____)			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/09 <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)					
Line No.	Summary by Development Account	Original	Revised 2	Total Actual Cost 1	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	10,000.00		0.00	0.00
10	1460 Dwelling Structures	150,713.00		77,885.00	77,885.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Non-dwelling Structures	0.00		0.00	0.00
13	1475 Non-dwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1492 Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1 Relocation Costs	0.00		0.00	0.00
17	1499 Development Activities 4	0.00		0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	160,713.00		77,885.00	77,885.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				12/28/2009	

Page ___ of ___3___

1 To be completed for the Performance and Evaluation Report
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 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
 4 RHF funds shall be included here.

form HUD-50075.1 (4/2009)

Part II: Supporting Pages

PHA Name: Mt. Pleasant Housing Commission		Grant Type and Number: Capital Fund Program Grant No. MI335074501-09 Replacement Housing Factor Grant No. NO		Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised 1		
HA Wide	Site Improvements	1450	2	10,000.00		0.00	
Riverview	Dwelling Structures	1460	1	150,713.00		77,885.00	
				160,713.00		77,885.00	

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report
 Page 2 of 3
 form HUD-50075.1 (4/2008)

Annual Statement / Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
 Attachment: m1074e01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Mt. Pleasant Housing Commission** Grant Type and Number: **M133P074501-08**

Capital Fund Program Grant No.: **12/28/2005** Replacement Housing Factor Grant No.: **12/28/2005**

FFY of Grant: **2008** FFY of Grant Approval: **2008**

Line No.	Description	Original		Revised 2		Total Actual Cost ¹	
		Total Estimated Cost	Revised 2	Obligated	Expended		
1	Total non-Capital Funds						
2	1406 Operating Expenses (may not exceed 20% of line 20) ³	0.00		0.00	0.00		
3	1408 Management Improvements	0.00		0.00	0.00		
4	1410 Administration (may not exceed 10% of line 20)	0.00		0.00	0.00		
5	1411 Audit	0.00		0.00	0.00		
6	1415 Liquidated Damages	0.00		0.00	0.00		
7	1430 Fees and Costs	0.00		0.00	0.00		
8	1440 Site Acquisition	0.00		0.00	0.00		
9	1450 Site Improvement	1,966.00		0.00	0.00		
10	1460 Dwelling Structures	125,000.00		89,691.23	89,691.23		
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00		
12	1470 Non-dwelling Structures	0.00		0.00	0.00		
13	1475 Non-dwelling Equipment	0.00		0.00	0.00		
14	1485 Demolition	0.00		0.00	0.00		
15	1492 Moving to Work Demonstration	0.00		0.00	0.00		
16	1495.1 Relocation Costs	0.00		0.00	0.00		
17	1499 Development Activities ⁴	0.00		0.00	0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	0.00		0.00	0.00		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00		
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00		
20	Amount of Annual Grant (sums of lines 2-19)	126,966.00		89,691.23	89,691.23		
21	Amount of line 20 Related to LBP Activities						
22	Amount of Line 20 Related to Section 504 Compliance						
23	Amount of Line 20 Related to Security - Soft Costs						
24	Amount of Line 20 Related to Security - Hard Costs						
25	Amount of Line 20 Related to Energy Conservation Measures						

Signature of Executive Director: *[Signature]* Date: **12/28/2005**

Signature of Public Housing Director: _____ Date: _____

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Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Funds Financing Program

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	Federal FFY of Grant:
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

¹ Obligation and expenditure ended date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.
Page 3 of 3
Form HUD-50076.1 (4/2008)

Annual Statement /Performance and Evaluation Report
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and
 Capital Funds Financing Program
Attachment: mi074f01

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: **Mt. Pleasant Housing Commission** Grant Type and Number: **M133P074501-07**
 Capital Fund Program Grant No.: **MI33P074501-07**
 Replacement Housing Factor Grant No.:
 Date of CFFP:

Type of Grant	Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 9/30/09	Reserved for Disasters/Emergencies <input type="checkbox"/>	Final Performance and Evaluation Report for Program Year Ending	Total Estimated Cost		Total Actual Cost ¹		Expended
				Obligated	Expended	Obligated	Expended	
Line No.	Summary by Development Account		Original	Revised 2	Obligated	Expended		
1	Total non-Capital Funds		0.00					
2	1406 Operating Expenses (may not exceed 20% of line 20) ³		0.00	51,388.94		51,388.94		51,388.94
3	1408 Management Improvements		0.00	0.00		0.00		0.00
4	1410 Administration (may not exceed 10% of line 20)		0.00	0.00		0.00		0.00
5	1411 Audit		0.00	0.00		0.00		0.00
6	1415 Liquidated Damages		0.00	0.00		0.00		0.00
7	1430 Fees and Costs		0.00	0.00		0.00		0.00
8	1440 Site Acquisition		0.00	0.00		0.00		0.00
9	1450 Site Improvement		0.00	0.00		0.00		0.00
10	1460 Dwelling Structures		89,853.85	60,819.02		60,819.02		60,819.02
11	1465 1 Dwelling Equipment-Nonexpendable		31,800.00	15,285.00		15,285.00		15,285.00
12	1470 Non-dwelling Structures		0.00	0.00		0.00		0.00
13	1475 Non-dwelling Equipment		8,030.15	2,191.04		2,191.04		2,191.04
14	1485 Demolition		0.00	0.00		0.00		0.00
15	1492 Moving to Work Demonstration		0.00	0.00		0.00		0.00
16	1495 1 Relocation Costs		0.00	0.00		0.00		0.00
17	1499 Development Activities ⁴		0.00	0.00		0.00		0.00
18a	1501 Collateralization or Debt Service paid by the PHA		0.00	0.00		0.00		0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		0.00	0.00		0.00		0.00
19	1502 Contingency (may not exceed 8% of line 20)		0.00	0.00		0.00		0.00
20	Amount of Annual Grant (sums of lines 2-19)		129,684.00	129,684.00		129,684.00		129,684.00
21	Amount of line 20 Related to LBP Activities							
22	Amount of Line 20 Related to Section 504 Compliance							
23	Amount of Line 20 Related to Security - Soft Costs							
24	Amount of Line 20 Related to Security - Hard Costs							
25	Amount of Line 20 Related to Energy Conservation Measures							
Signature of Executive Director			Date		Signature of Public Housing Director		Date	
			12/28/2009					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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 4 RHF funds shall be included here.

Attachment: mi074g01
Mount Pleasant Housing Commission
Resident Advisory Board Consultation process – FYB 2010

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board

- 2. Resident Advisory Board Selection**
Selection made from resident/participant response

- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting – **September 17, 2009, September 21, 2009 and October 10, 2009**

Hold Resident Advisory Board meeting – **September 23, 2009, September 30, 2009 and October 16, 2009**

- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad – **September 21, 2009**

Notify Resident Advisory Board

Hold Public Hearing meeting – **December 2, 2009**

- 5. Documentation of resident recommendations and PHA's response to recommendations**

September 23, 2009
2:00 p.m.
Riverview Community Room

Comment: Interest in putting fitness room/equipment for families at Pheasant Run. Upgraded/new playground equipment for Pheasant Run.

PHA Response: The PHA will look into acquiring fitness equipment for the use of Pheasant Run families and the PHA has already incorporated new playground equipment in the 5 year CFP for Pheasant Run as requested.

Comment: Internet wiring concerns/cable TV wiring concerns at Riverview. Kitchen remodels at Riverview.

PHA Response: Kitchen remodeling (including 504 remodels @ PR) will probably have to be funded in increments through the CFP or by using a Capital Fund Financing Program. Internet/cable TV wiring will be addressed at the renewal negotiation of the bulk service agreement with Charter Communications.

September 30, 2009
6:00 p.m.
Riverview Community Room

Comment: Riverview residents would like walls painted after no-smoking policy takes effect for the individual. Residents would also like to have vents thoroughly cleaned in the building, have the cablevision wiring changed out so they have better reception, apartment door has large gap at bottom of door to floor, concern about individual right to smoke in their own home. Disagreement with new non-smoking actions.

PHA Response: The PHA will have another meeting with smokers to review smoking policy and go over smoking cessation programs for anyone that is interested. Most smokers would like their apartments re-painted after they sign a new lease and I agreed that we could work that into the non-routine maintenance area of our budget as we progress. Vents in the building will be incorporated into a larger project in the future, depending on the scope of work with regard to planned projects, but only after the building is a non-smoking facility. Apartment door gaps will be addressed on a large scale Capital Fund project. Cablevision wiring will be addressed at the renewal negotiation for the bulk service contract with Charter Communications.

October 16, 2009
1:00 p.m.
Riverview Community Room

Comments:

- Brought up about meeting not being open to all residents.
- Signatures taken about No Smoking Policy by all in attendance.
- Who owns this building – HUD? Housing Commission of Mt. Pleasant
- Immanuel Village has no smoking rule but is grandfathered in for original residents who are smokers
- Still keeps pushing the HUD issue about us being smoke free
- Movement of all smokers to top two floors – excessive expense

- Residual second hand smoke supposedly gone after you quit – what about residuals in your own apartment
- Question about animals being the next
- Grandfathering in for smokers time period?
- December 16, 2009 date for signing of exemption forms
- January 1st goes into effect
- Given another year after signing of next lease
- 12 month grace period up for grabs
- Restriction of all new tenants to be non-smokers
- Removal of carpets – repainting of walls will not come out of security deposits
- One year extension of smoking ban after lease recertification
- Smoking of pot – will that be banned also (yes, so far?)

PHA Response: Revised No Smoking Policy to state that the current smoking tenants of all properties would have at least a full twelve months exemption in addition to the number of months (following the initial twelve) until their next lease renewal/annual recertification. All attendees were read the HUD notice and some statistical information regarding the effects of ETS and cost factors for making smoking units ready to rent again. It was addressed again that those residents who needed their units painted and/or carpets shampooed after the exemption period could place a request and we (MTPHC) would accommodate those needs.

I advised that grandfathering tenants is until they move or die would essentially nullify a no-smoking policy because they could be here another fifteen years potentially so moving people into a non-smoking building would be a lie due to the long-term grandfathering. Issue was addressed about this meeting being open. I said it is an open meeting. I specifically sent invites to everyone but asked smokers to be present so we could review time frames and talk about smoking cessation programs for those that are interested. Some smokers discussed that even though they may not like the policy, they said that smoking is a privilege and a choice; not a right, so they agreed with the policy due to the health issues that others may be dealing with. An idea was suggested to move smokers to top 2 floors of the building but again this would be a very time consuming task for the HC and because there are still shared walls and ventilation systems within the building it wouldn't be feasible.