

1.0	PHA Information PHA Name: <u>Lapeer Housing Commission</u> PHA Code: <u>MI 100</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/1/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>60</u> Number of HCV units: <u>122</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of Lapeer Housing Commission is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <ul style="list-style-type: none"> • <i>Expand the availability and supply of safe, decent, affordable and accessible rental housing for low and extremely low-income individuals and families:</i> Lapeer Housing Commission Executive Director is actively involved in the Lapeer County Continuum of Care. This group serves as a hub for distributing information, seeking out affordable housing, brainstorming solutions to overcome community barriers and advocates throughout the community to continue and increase funding for housing initiatives for homeless, low and extremely low-income individuals. • <i>Improve and preserve the existing affordable housing stock and neighborhoods:</i> Lapeer Housing Commission is working with our local building department to ensure all rental properties are registered and inspected per the City of Lapeer Housing Ordinance. This new partnership has improved landlord compliance for registering their units and as a result is improving the quality of housing stock available to our Housing Choice Voucher clients. The City of Lapeer Building Department mandates rental properties pass an extensive inspection including three inspectors to cover structural, electrical, mechanical and plumbing. This inspection is more stringent than the Housing Quality Standards requirements and is promoting improved housing maintenance with participating landlords. Lapeer Housing Commission also works directly with the City of Lapeer Housing Improvement Department and connects landlords who have failing properties to the City of Lapeer's Housing Improvement Department's Michigan State Housing Development Authority's HOME/CDBG Rental Rehabilitation program. • <i>Develop linkages between housing and service sectors to provide greater housing opportunities for households with special needs:</i> Lapeer Housing Commission's Executive Director, Riverview Towers Office Manager and Housing Choice Voucher Specialist work directly with the area service providers including Lapeer County Community Mental Health, Blue Water Center For Independent Living, Supportive Independence Program (SIP), Lapeer County Housing Resource Center, Loving Hands Free Medical Clinic, Veteran's Affairs, Valley Agency on Aging, Helping Hands, Meals on Wheels, Lapeer County United Way, Greater Lapeer Transportation Authority and Department of Human Resources. These connections allow us to make referrals, help special needs clients receive the services they need to sustain a healthy independent living environment and serve as a conduit to connect and spread information to special needs households. 				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: During the July 17, 2009 Commissioner's meeting the following policies were approved and updated: Procurement Policy to include American Reinvestment Recovery Act resolution, HUD required forms, Buy American and file retention documentation.</p> <p>(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. Lapeer Housing Commission, 544 N. Saginaw Street, STE 106, Lapeer, MI 48446. Monday through Friday 8:00 a.m. – 12:00 p.m.</p> <p>(c) Lapeer Housing Commission had no findings during their most recent 2009 annual audit.</p>																																																																																
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. N/A</i></p>																																																																																
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																																																																																
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>																																																																																
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>																																																																																
8.3	<p>Capital Fund Financing Program (CFFP). <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>																																																																																
9.0	<p>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.</p> <p>A. 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.</p> <table border="1" data-bbox="235 1108 1414 1854"> <thead> <tr> <th colspan="4">Housing Needs of Families on the PHA's Waiting Lists</th> </tr> </thead> <tbody> <tr> <td colspan="4">Waiting list type: (select one)</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td colspan="3">Section 8 tenant-based assistance</td> </tr> <tr> <td><input type="checkbox"/></td> <td colspan="3">Public Housing</td> </tr> <tr> <td><input type="checkbox"/></td> <td colspan="3">Combined Section 8 and Public Housing</td> </tr> <tr> <td><input type="checkbox"/></td> <td colspan="3">Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td> </tr> <tr> <td colspan="4">If used, identify which development/sub jurisdiction:</td> </tr> <tr> <td></td> <td># of families</td> <td>% of total families</td> <td>Annual Turnover</td> </tr> <tr> <td>Waiting list total</td> <td>228</td> <td></td> <td></td> </tr> <tr> <td>Extremely low income <=30% AMI</td> <td>217</td> <td>95%</td> <td></td> </tr> <tr> <td>Very low income (>30% but <=50% AMI)</td> <td>9</td> <td>4%</td> <td></td> </tr> <tr> <td>Low income (>50% but <80% AMI)</td> <td>2</td> <td>1%</td> <td></td> </tr> <tr> <td>Families with children</td> <td>137</td> <td>60%</td> <td></td> </tr> <tr> <td>Elderly families</td> <td>10</td> <td>4%</td> <td></td> </tr> <tr> <td>Families with Disabilities</td> <td>26</td> <td>11%</td> <td></td> </tr> <tr> <td>Race/ethnicity Black/African American</td> <td>14</td> <td>6%</td> <td></td> </tr> <tr> <td>Race/ethnicity American Indian/ Alaska Native</td> <td>2</td> <td>1%</td> <td></td> </tr> <tr> <td>Race/ethnicity Hispanic/ Latino</td> <td>1</td> <td>.02%</td> <td></td> </tr> <tr> <td>Race/ethnicity Multi Racial</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Race/ethnicity White</td> <td>211</td> <td>92%</td> <td></td> </tr> </tbody> </table>	Housing Needs of Families on the PHA's Waiting Lists				Waiting list type: (select one)				<input checked="" type="checkbox"/>	Section 8 tenant-based assistance			<input 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/sub jurisdiction:					# of families	% of total families	Annual Turnover	Waiting list total	228			Extremely low income <=30% AMI	217	95%		Very low income (>30% but <=50% AMI)	9	4%		Low income (>50% but <80% AMI)	2	1%		Families with children	137	60%		Elderly families	10	4%		Families with Disabilities	26	11%		Race/ethnicity Black/African American	14	6%		Race/ethnicity American Indian/ Alaska Native	2	1%		Race/ethnicity Hispanic/ Latino	1	.02%		Race/ethnicity Multi Racial	0	0		Race/ethnicity White	211	92%	
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Is the waiting list closed (select one)? No Yes
 If yes:
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 8 MONTHS
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No
 Yes

Housing Needs of Families on the PHA's Waiting Lists			
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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	18		
Extremely low income <=30% AMI	11	61%	
Very low income (>30% but <=50% AMI)	6	33%	
Low income (>50% but <80% AMI)	1	.05%	
Families with children			
Elderly families	10	55%	
Families with Disabilities	8	44%	
Race/ethnicity White	18	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	18	100%	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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.**

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

1. Reduce public housing vacancies – PHA is actively advertising in our local free publications, with local service agencies and our local senior centers to encourage a viable waitlist.
2. Improve PHAS score – Lapeer Housing Commission is addressing REAC inspection fail items that have affected our over-all PHAS score with our current 2009 Capital Fund and ARRA Stimulus dollars. We have included additional capital improvement items necessary to improve our score and related to our physical assessment in our five-year capital plan.
3. Increase assisted housing choices by conducting outreach efforts to potential landlords – Lapeer Housing Commission encourages all landlords to utilize the Michiganhousinglocator.com website to list their units. Section 8 Landlord training was conducted to invite area landlords to our Community room for an informational meeting. Lapeer Housing Commission staff has presented at the local Chamber of Commerce sponsored “Wake Up Lapeer” breakfast meetings. Lapeer Housing Commission staff frequently contacts landlords on voucher participant's behalf to explain the program and encourage new landlords to participate.
4. Promote self-sufficiency and asset development of assisted households– Provides or attracts services to improve assistance with recipients employability: Lapeer Housing Commission participates in our local Continuum of Care and encourages our clients to tap into the resources of service providers represented there. Including but not limited to Michigan Works Employment services/training, MSU Extension budgeting classes, Family Literacy Center literacy services, TEAM Work, local clothes pantries with ready to work clothing and our local public transportation Greater Lapeer Area Transportation.
5. Provide or attract supportive services to increase independence for the elderly or families with disabilities: Lapeer Housing Commission works with the Community Senior Coalition to connect residents with available services – meals on wheels, housing keeping services, visiting nurse etc. Lapeer Housing Commission staff has also collaborated with the local pharmacy to deliver medication and general groceries to residents residing in Riverview Tower's, our sixty unit senior apartment facility.
6. Ensure equal opportunity and affirmatively further fair housing: Lapeer Housing Commission provides the Equal Housing Opportunity and HUD complaint forms to each recipient at their initial briefing. The Equal Opportunity booklet is also distributed at the Continuum of Care, Project Homeless Connect. Recipients who feel their rights are being violated are referred to Legal Services of Eastern Michigan for free legal assistance and the HUD Discrimination Complaint form..

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of “significant amendment” and “substantial deviation/modification”

Lapeer Housing Commission considers a significant amendment or substantial deviation/modifications that would change the policies or plans of the PHA that fundamentally change the mission, goals, objectives or plans of the agency that require formal approval by the Board of Commissioners.

(c) Violence Against Women Act (VAWA)

Violence Against Women Act

10.0

The Lapeer Housing Commission is dedicated to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault and/ or stalking.

The Lapeer Housing Commission (LHC) is actively involved and participates regularly with Lapeer Area Citizens Against Domestic Assault (LACADA) advocacy group and shelter. LACADA is located within one mile of LHC's business office and senior public housing building, Riverview Towers. The co-directors of LACADA and LHC's Executive Director are members of the Lapeer County Continuum of Care. Along with monthly meetings LHC communicates regularly with the advocacy staff at LACADA.

LACADA operates a 17 bed emergency shelter, a 24 hour crisis hot-line, and outreach center for survivors, support groups for women and children, legal advocacy, information and referrals along with transitional housing outside of the shelter. LHC makes referrals to LACADA and distributes their information to clients in need or who indicate there is a potential domestic issue.

It is a priority for LHC to serve this population and LHC has taken action to assure this by updating their Admissions and Occupancy Policy for Riverview Towers and Housing Choice Voucher Administrative Plan to include policy related to and in compliance with VAWA in regards to admission, occupancy, termination and separating families.

It is the goal of LHC to use all resources available to assist families experiencing domestic violence and to prevent domestic violence from occurring.

Protections for Victims of Abuse: An incident of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violation of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of such a victim. Criminal activity directly relating to abuse, engaged in by a member or a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence or stalking. Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, a PHA owner or manager may “bifurcate” a lease, or otherwise remove a household member from a lease, without regard to whether a household member is signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, termination assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination or assistance shall be effected in accordance with the procedures prescribed by Federal, State and local law for the termination of leases or assistance. Nothing in this section may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in the cases where a family breaks up. Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member other the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate. Nothing in this section may be construed to limit the authority, owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manger, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance. Nothing in this section 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. HUD-50075 (4/2008)

11.0	<p>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.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual 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. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

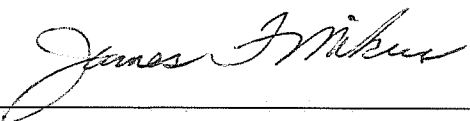
Lapeer Housing Commission
PHA Name

MI 100
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	James Mikus	Title	Board Chairman
Signature		Date	4/15/2010

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

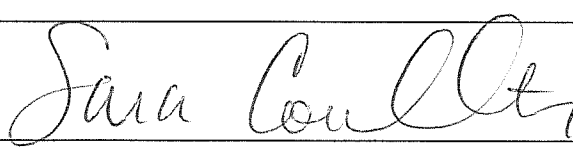
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Lapeer Housing Commission

MI 100

PHA Name_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official		Sara Coulter		Title		Executive Director	
Signature				Date		04/15/2010	

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Lapeer Housing Commission

Program/Activity Receiving Federal Grant Funding

Operating, HCV Funds, Capital Funds

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

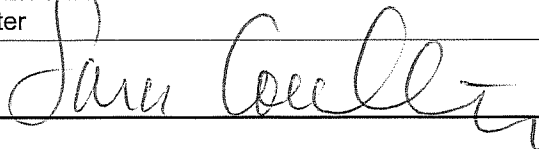
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

MI 100 Riverview Towers, 544 N. Saginaw Street, Lapeer, MI 48446

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Sara Coulter	Title Executive Director
Signature 	Date 4/15/2010

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Lapeer Housing Commission

Program/Activity Receiving Federal Grant Funding

Operating, HCV, Capital Funds

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

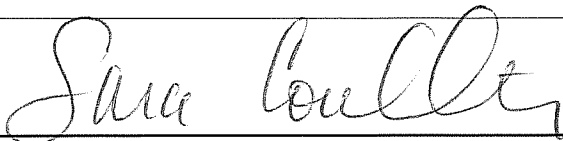
Name of Authorized Official

Sara Coulter

Title

Executive Director

Signature



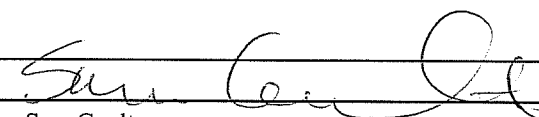
Date (mm/dd/yyyy)

4/15/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____ if known: Lepeer Housing 544 N. Saginaw St. STE 106 Lepeer, MI 48444 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: <u>CFP/PHA Plan</u>	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Sara Coulter</u> Title: <u>Executive Director</u> Telephone No.: <u>810-245-4212</u> Date: <u>4-15-10</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

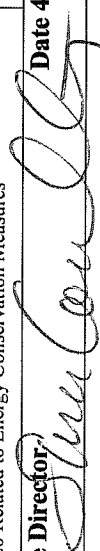
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Lapeer Housing Commission		Capital Fund Program Grant No: TBD Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2010	
Type of Grant		Revised Annual Statement (revision no:1)			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:1)			
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	16,703			
10	1460 Dwelling Structures	36,690			
11	1465.1 Dwelling Equipment—Nonexpendable	3,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Lapeer Housing Commission	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
		Revised²	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	61,393	
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
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 4/15/2010	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 CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages					Federal FFY of Grant: 2010			
PHA Name: Lapeer Housing Commission			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:					
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	Funds Obligated ²	Funds Expended ²	
Riverview Towers MI 100	Replacement of balcony fascia, removing flaking service on balcony floors and painting balcony railings	1450	1	36,690				
Riverview Towers MI 100	A&E Services	1430	1	5,000				
Riverview Towers MI 100	Air Unit replacement first floor office	1465.1	1	3,000				
Riverview Towers MI 100	Special Assessment Road and Utility Project	1450	1	16,703				

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 Fund Financing Program					Federal FFY of Grant: 2010	
PHA Name: Lapeer Housing Commission						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Riverview Towers MI 100	TBD	TBD				

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Lapeer Housing Commission		Capital Fund Program Grant No: MI28P10050109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹	
Line	Summary by Development Account	Revised ²	Obligated	Expended	
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	9,677	9,677	9,677	
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	5,442	5,442	
8	1440 Site Acquisition				
9	1450 Site Improvement	0	12,606	12,606	0
10	1460 Dwelling Structures	51,716	33,668	33,668	500
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Lapeer Housing Commission	Grant Type and Number Capital Fund Program Grant No: M128P10050109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant			
<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
		Revised²	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	61,393	61,393
21	Amount of line 20 Related to LBP Activities	0	26,192
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Shirley C. ...</i>		Date 04/15/2010	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 CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages										
PHA Name: Lapeer Housing Commission				Grant Type and Number Capital Fund Program Grant No: MI28S10050109 CFFP (Yes/No): Replacement Housing Factor Grant 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	Funds Obligated ²	Funds Expended ²			
Riverview Towers MI 100	Operations	1406	1	9,677	9,677	9,677	9,677	Complete		
Riverview Towers MI 100	Upgrade Electrical Common Area Fixtures to T8 three bulb fixtures with occupancy sensors and controls/24 Exit Lights	1460	1	0	23,095	23,095	500	In progress		
Riverview Towers MI 100	A&E Fees for Balcony Project	1430	1	0	5,442	5,442	5,442	Complete		
Riverview Towers MI 100	Balcony and Canopy fascia replacement	1460	1	51,716		0	0	On hold for 2010 CFP		
Riverview Towers	Carpet/paint first floor	1460	1	0	10,573	10,573	10,573	Complete		
Riverview Towers	Balance of the parking lot project	1450	1	0	12,606	12,606	0	In progress		

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

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 Fund Financing Program					Federal FFY of Grant: 2009
PHA Name: Lapeer Housing Commission					Reasons for Revised Target Dates ¹
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Riverview Towers MI 100	9/1/2011	4/9/2010			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 I: Summary		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: Lapeer Housing Commission		Grant Type and Number Capital Fund Program Grant No: M28S10050109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹
Line	Summary by Development Account	Total Estimated Cost Revised ²	Obligated
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	16,300	16,300
8	1440 Site Acquisition		9,338
9	1450 Site Improvement	61,820	61,820
10	1460 Dwelling Structures		0
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 I: Summary		FFY of Grant: 2009		
PHA Name: Lapeer Housing Commission	Grant Type and Number Capital Fund Program Grant No: MI28S10050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Revised ²	
		Original	Obligated	
			Expended	
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	78,120	78,120	9,338
21	Amount of line 20 Related to LBP Activities	0		
22	Amount of line 20 Related to Section 504 Activities	0		
23	Amount of line 20 Related to Security - Soft Costs	0		
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director <i>Shirley...</i>		Signature of Public Housing/Director		Date
		Date 4/15/2010		

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.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Lapeer Housing Commission		Grant Type and Number Capital Fund Program Grant No: MI28S10050109 CFPP (Yes/No): Replacement Housing Factor Grant No:						
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	Funds Obligated ²	Funds Expended ²	
Riverview Towers MI 100	Resurface/stripping/curb repair entry and north parking lot	1450	1	78,120	61,820	61,820		In progress
Riverview Towers MI	A&E Services	1430	1	0	16,300	16,300	9,338	In progress

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund 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 Fund Financing Program					Federal FFY of Grant: 2009
PHA Name: Lapeer Housing Commission					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Riverview Towers MI 100	03/17/2010	03/02/2010			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/20011

Part I: Summary						
PHA Name/Number	Lapeer Housing Commission	Locality (City/County & State)	MI 48446	<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:	
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	81,500	115,000	74,500	57,400
C.	Management Improvements				10,000	
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations		10,000	10,000	9,000	10,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds		91,500	125,000	93,500	67,400
M.	Grand Total	61,393				

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MI 100 Riverview Electrical Upgrade moving bathroom light and vent switches to base switches	60	1,500	Riverview Towers MI 100 Plumbing <i>value stat of development</i>	60	15,000
	Riverview Towers MI 100 Carpet and Paint <i>Common Areas</i>		28,000	Riverview Towers Glass Replacement	30	6,900
	MI 100 Riverview Sidewalk Repair		15,000	Riverview Towers MI 100 Electrical Fixtures <i>in development</i>	60	22,000
	Riverview Towers MI 100 Garage roof, siding <i>windows doors</i>		15,000	Riverview Towers MI 100 Fire alarms under <i>development</i>	60	6,500
	Riverview Towers MI 100 Water Heater covers and caps	110	15,000	Riverview Towers MI 100 Landscaping	1	7,000
	Subtotal of Estimated Cost		\$ 74,500	Subtotal of Estimated Cost		\$ 57,400

Capital Fund Program—Five-Year Action Plan

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011		Work Statement for Year 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	MI Riverview Towers Operations	10,000	MI Riverview Towers Operations	10,000
	Subtotal of Estimated Cost	\$ 10,000	Subtotal of Estimated Cost	\$ 10,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0236
 Expires 4/30/2011

Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Riverview Towers MI 100 Technical Upgrades Riverview Towers MI 100 Operations	10,000 9,000	Riverview Towers MI 100 Operations	10,000
	Subtotal of Estimated Cost	\$ 19,000	Subtotal of Estimated Cost	\$ 10,000

February 26, 2010

Resident Advisory Board Meeting
Riverview Towers Community Room
9:30 a.m.

Present: Tom Sherriff, Larry Walton, Robert Noe, Faith Stanfield, Florence Sigler, Roberta Clinansmith, Lou Beasley, Virginia King, Mariann Klamert, Bonnie Bullis, Jackie Koehler, Pauline Jamieson, Mary Ann Smith, Betty Weingartz, Carleen Bingham, Martha Bunge, Martha Dameworth, Jean Hynes and Donna Melone.

Lapeer Housing Commission Staff Present: Terri Bowe, Maintenance Supervisor and Sara Coulter, Executive Director

Ms. Coulter gave an overview of the PHA Plan and explained how it covers Riverview Towers Senior Public Housing and 122 Housing Choice Voucher participants. Ms. Coulter outlined the mission statement of Lapeer Housing Commission. Ms. Coulter recapped items completed with capital funds covered in the 2005-2009 Five Year Capital Plan and items listed as areas of concern on the most recent REAC Inspection. The group discussed the current Five Year Capital Plan covering years 2010 – 2014.

Residents were in agreement with items presented by Lapeer Housing Commission staff. Ms. Clinansmith requested the switches operating the light and ventilation fan be separated into two switches. Ms. Bowe will investigate the feasibility of this and if it is possible it will be added to the capital improvement five year plan.

Ms. Coulter gave a description of the upcoming parking lot renovation made possible by the ARRA stimulus funds. The contract is awarded and the renovations will begin in April. Mr. Sheriff asked about the possibility of devising a ramp at the north entry with the parking lot remodel to accommodate shopping carts. Ms. Coulter and Ms. Bowe explained this was a suggestion brought to the project engineer. The engineer determined there is not enough width to accommodate the required slope to eliminate the step up into the door.

Residents complimented Ms. Bowe on the condition and maintenance service they receive here at Riverview Towers.

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Martha Baumgart the State of Michigan Consolidated Plan Coordinator certify that the Five Year and Annual PHA Plan of the Lapeer Housing Commission is consistent with the Consolidated Plan of the State of Michigan prepared pursuant to 24 CFR Part 91.

Martha Baumgart February 24, 2010

Signed/Dated by Appropriate State or Local Official



Riverview Towers • Housing Choice Voucher Program

810-245-4215

810-245-4226

Public Notice

Lapeer Housing Commission

Lapeer Housing Commission has developed its Five Year Annual Plan covering 2010 through 2014 in compliance with the Quality Housing and Work Responsibility Act of 1998. The Plan is available for review at the Lapeer Housing Commission's office located at 544 N. Saginaw Street, STE 106, Lapeer, MI 48446. The Lapeer Housing Commission hours of operation are 8:00 a.m. through 12:00 p.m. Monday through Friday. In addition a public Hearing will be held, to give interested parties the opportunity to comment on the plan, on Thursday April 15, 2010 in the Commissioner's Conference room at Lapeer City Hall, 576 Liberty Park Street, Lapeer, MI 48446.

Sara Coulter, Executive Director

Date

Posted: City Hall, Riverview Towers, LAView



Line, LAPEER
7071

Homes for Rent

Low Out Specials!

3 bedroom homes in Davison with 2 full baths. Rent starting at only \$549 a month! (including lot rent)

Appliances including washer/dryer, central air

No application fee
Rent Until 4/1/2010
348 moves you in*

Call Sun Homes
888-276-0463
visit us online
rentalestates.net

Room trailer on 1-acre, 1 area, 1-car garage, washer/dryer, security, 1st & last months 500 + utilities. 989-145.

Room, 2 bath, 2000 sq ft home on 10 acres Twp. \$850/mo 810-85

Employment

Advertising Sales

Community newspaper is currently seeking individual for advertising sales for our growing newspaper network. This positive & motivated individual will be responsible for soliciting & building relationships in area businesses. High work ethic & newspaper sales experience preferred, but not necessary. No phone calls please.

NEW Newspapers
OUR COMMUNITY CONNECTION
Newspapers, Attn: Deanna Sera
Imlay City Rd | Lapeer, MI 48446
Email to: dsera@mihomepaper.com
310-667-6309

AM RECRUIT DAY

Date: February 27th
Time: 1PM-4PM
Location: Campbell's Garden Center
77 Burnside Rd., North Branch

Mill's is looking for seasonal employees in the Nursery, Wholesale and the Garden Center. There are limited positions available. Bring your resume and applications will be available on site. Background check and drug test will be required. Interviews will be conducted throughout the day.

810-688-3587

Employment

Quality Control Manager for Tapco Tools in Imlay City Mi. Job Description: Daily activities, improving quality standards throughout the plant, Work with Suppliers and Engineering on daily activities and continuous improvement activities. Salary range is \$45,000 to \$55,000 depending on experience + full benefits. Requirements: Associates Degree or better, Lean Knowledge, Minimum of 2 years experience in related field. Please send resume to: Tapco Tools, 558 Morrice Blvd, Imlay City, MI 48444 Or by E-Mail to: Steve_Carline@Tapco.com

Now Hiring for waitress positions at El Charrito's in Davison, apply within 201 E. Mill St., Davison.

Direct Care full-time afternoons open in northern Oakland County. Great starting pay and good benefits. Call Stacey (248) 628-4570 or Christy (248) 628-3442

No Experience Necessary, Local company has full-time positions. Up to \$600/week to start. Training, promotions, entry-level management, vacations. For an interview call 877-464-3836 between 10am-4pm.

710 General

Babysitter needed, North Branch School District. Hours vary. 810-834-1251

Lapeer County's largest Ford Lincoln Mercury dealer seeking used car salesperson. Experience preferred. Apply in person at Imlay City Ford Lincoln Mercury.

schedules of the generators for the lift stations, water park closings and Wind Energy Turbine Ordinance.

The meeting adjourned at 8:34 p.m.
Sally McCre
Clerk/Treasurer

Take Notice

BURLINGTON TOWNSHIP

The ANNUAL MEETING of the Burlington Township Electors will be held at the Municipal Hall
4548 Madison St
Clifford, MI 48727
at 7:00 pm on Tuesday March 30th, 2010.

The Burlington Township Board will hold a public hearing on the proposed township budget immediately after the annual meeting. The property tax millage rate and assessments proposed to be levied to support the proposed budget will be a subject of this hearing.

Diane Peplinski, Clerk



LAPEER HOUSING COMMISSION

Lapeer Housing Commission has developed its Five Year Annual Plan covering 2010 through 2014 in compliance with the Quality Housing and Work Responsibility Act of 1998. The Plan is available for review at the Lapeer Housing Commission's office located at 544 N. Saginaw Street, STE 106, Lapeer, MI 48446. The Lapeer Housing Commission hours of operation are 8:00 a.m. through 12:00 p.m. Monday through Friday. In addition a public hearing will be held, to give interested parties the opportunity to comment on the plan, on Thursday April 15, 2010 in the Commissioner's Conference room at Lapeer City Hall, 576 Liberty Park Street, Lapeer, MI 48446.

LAPEER DEVELOPMENT CORPORATION

Notice is hereby given that the Lapeer Development Corporation (LDC) shall hold a public hearing on March 9, 2010 at 12:15 p.m. local time at Nacho's Taco House located at 100 Main Street, Imlay City, Michigan, to consider an interest rate amendment to the revolving loan fund reuse plan of the Lapeer Development Corporation Revolving Loan Fund.

This revolving loan fund consists of program income for reuse from Community Development Block Grant Funds and as such must fit one of three national objectives. The project meets the requirement of providing job opportunities for low to moderate income persons.

Lapeer Development Corporation shall provide an opportunity for interested persons to be heard and shall receive and consider communications in writing with reference thereto. A copy of the proposed amendment is available at the LDC office. Any written comments may be submitted to Patricia Lucas, Executive Director, 449 McCormick Drive, Lapeer, MI 48446.

Patricia Lucas, Executive Director
Lapeer Development Corporation

Shawn, named personal representative, or to both the probate court at 255 Clay Street, Lapeer, and the named personal representative within 4 months after the date of publication of this notice.

Dated: February 15, 2010
Ann C. Sharkey
Attorney (P41115)
132 W. Nepeessing
Lapeer, MI 48446
(810) 664-6620
Lucas Griewahn
Personal Representative
396 Turrill Road
Lapeer, MI 48446



LAPEER TOWNSHIP

**TOWNSHIP OF LAPEER
PUBLIC HEARING
MICHIGAN NATURAL RESOURCES
TRUST FUND
LAND ACQUISITION GRANT**

Please be notified that there will be a public hearing at a meeting of the Lapeer Township Planning Commission on Monday, March 15, 2010. The meeting begins at 7:30 p.m. at the Lapeer Township Offices and Community Building, 1500 Morris Road, Lapeer, Michigan.

The purpose of the meeting is to allow public comment regarding grant application to the Michigan Natural Resources Trust Fund for acquisition of additional properties adjacent to the Township hall. The property in question is for the enhancement of the Township park system and recreational opportunities and is identified by parcel identification number 44-012-016-021-00, a vacant 11.65 acres that includes frontage on Morris Road to the north of the Township hall.

You are encouraged to attend the Public Hearing and make comments on the application. If you are unable to attend the hearing, written comments may be mailed or brought to the Township offices during office hours. Written comments must be received by 3:00 p.m. on the day of the hearing to be considered. If you have any questions, you may contact the Township Offices during regular business hours.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a(2)(3) and Americans With Disabilities Act (ADA).

Lapeer Township will provide necessary reasonable auxiliary aids and services, such as signer for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting or public hearing upon 15 days notice to the Township.

Individuals with disabilities requiring auxiliary aids or services should contact Lapeer Township by writing or calling the following: Dawn Walker, Clerk, 1500 Morris Road, Lapeer, MI 48446. Phone 810-664-3700. Email dwalker@lapeertownship.org.

Dawn M. Walker, CMC
Lapeer Township Clerk

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN } SS
COUNTY OF LAPEER

(LOGO)

LAPEER HOUSING COMMISSION

Lapeer Housing Commission has developed its Five Year Annual Plan covering 2010 through 2014 in compliance with the Quality Housing and Work Responsibility Act of 1998. The Plan is available for review at the Lapeer Housing Commission's office located at 544 N. Saginaw Street, STE 106, Lapeer, MI 48446. The Lapeer Housing Commission hours of operation are 8:00 a.m. through 12:00 p.m. Monday through Friday. In addition a public Hearing will be held, to give interested parties the opportunity to comment on the plan, on Thursday April 15, 2010 in the Commissioner's Conference room at Lapeer City Hall, 576 Liberty Park Street, Lapeer, MI 48446.

Stacey Hulber, being first duly sworn, says that (s)he is the Accounting Assistant of L A View, a newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character and legal news, which is a duly qualified paper, and that annexed hereto is a copy of a certain order taken from said newspaper, in which the order was published

2/25/10 Stacey Hulber

Subscribed and sworn to before me this 3rd

day of March 20 10

[Signature]
Notary Public, Lapeer County, Michigan

My commission expires 6/15

Prepared by L A View
169 West Nepessing St.
Lapeer, MI 48446

NOTARY PUBLIC
Jessica Tripp-Sanchez
Appointment Date & County:
02/11/2009, Lapeer
Expiration Date: 06/27/2015