

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Baldwin Housing Commission PHA Code: MI050 PHA Type: Small <input checked="" type="checkbox"/> High Performing Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/01/2010												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 86 Number of HCV units: 180												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan 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 <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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: It is the aim of the Baldwin Housing Commission to ensure safe, decent, and affordable housing to create opportunities for resident self-sufficiency and economic independence and to assure fiscal integrity by all program participants. In order to achieve the mission, we will. 1. Recognize the residents as our ultimate customer. 2. Improve PHA management and service delivery efforts through oversight, assistance and selective intervention by highly skilled diagnostic and results-oriented personnel. 3. Seek problem-solving partnerships with other local area PHA's, resident, community, and governmental leadership.												
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. The Baldwin Housing Commission shall continue an active effort to solicit applications for housing assistance to provide housing opportunities concerning the low-income, very low-income and extremely low-income. The Baldwin Housing Commission shall continue to network with various local private and public entities to adequately address the housing needs of the low-income, very low-income and the extremely low-income. The Baldwin Housing Commission in evaluating the progress made in meeting the goals and objectives described in the previous 5-Year Plan, has for the most part been successful.												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: To the best of our knowledge, no PHA Plan elements have been revised by the Baldwin Housing Commission since our last Annual Plan submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The Annual Plan is available for public inspection. Copies can be obtained at the central office of the Baldwin Housing Commission 105 Fournier Drive, Baldwin, MI 49304. Additionally, the Baldwin Housing Commission has encouraged in the formulation of the Annual Plan from residents participating in the public housing program. Management has scheduled meetings with the Resident Council and the resident population at large, focusing on the active input of the resident needs over the next five years. There have not been any elements that have been revised since the last 5-Year and Annual PHA Plan submission by the Baldwin Housing Commission.												

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	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.
8.2	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.
8.3	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.
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 residents who reside in the jurisdiction served by the PHA, including elderly families, elderly with disabilities, and households of various races and ethnic groups, and other families who are on the public housing waiting list. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>We have 26 family units and 60 one bedroom units in our housing project, four units are set up to accommodate the handicapped. The vacancy rate is about 5% (four units). The median rent for these units is about \$187.00. 18% of these would be classified as extremely low income, 20% as very low income, 42% as low income and 10 % flat rent.</p> <p>5% of the current residents are classified as handicapped or disabled.</p> <p>98% are in the white category of the race/ethnic group. 2% of unit are African American</p> <p>Currently we have 25 people on our waiting list. 80% extreme low income 20% low income</p>
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.

The BHC has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS/SEMAP scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernization of our property and our FY 2010 application will continue that effort.

PHC has implemented local preferences to improve the living environment in addition to our modernization efforts.

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, BHC re-instituted the Community Service program it has been discussed with residents and each adult member of every household.

10.0 We are confident that the BHC will be able to continue to meet and accommodate all our goals and objectives for FY 2010.

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

A. Substantial Deviation from the 5-year Plan:

- I. Changes to rent or admissions policies or organization of the waiting list;
- II. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserves funds under the Capital Fund;
- III. Additions of new activities not included in the current PHDEP Plan; and
- IV. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

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

B. Significant Amendment or Modification to the Annual Plan:

- V. Changes to rent or admissions policies or organization of the waiting list;
- VI. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserves funds under the Capital Fund;
- VII. Additions of new activities not included in the current PHDEP Plan; and
- VIII. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Violence Against Women Act (VAWA): This element has not changed since the last submission. The Violence Against Women Act has been made part of the housing commission's Admission and Continued Occupancy Policy and the Dwelling Lease Agreement. At that time, all current Residents were given information on this Act together with a brochure titled VIOLENCE AGAINST WOMEN IN FEDERALLY FUNDED ASSISTED RENTAL HOUSING. When reviewing policies at move-in time, this Act is discussed with new Residents. A copy of this brochure is posted on the office bulletin board and copies are available upon request. A list of telephone numbers of agencies available to help anyone in a domestic violent situation through the director's office

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

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

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 Baldwin Housing Commission is consistent with the Consolidated Plan of the State of Michigan prepared pursuant to 24 CFR Part 91.

Martha Baumgart July 14, 2010

Signed/Dated by Appropriate State or Local Official

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

PHA Name: Baldwin Housing Commission	Grant Type and Number Capital Fund Program Grant No: M133P05050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Summary by Development Account	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹
			Original	Revised ²	
1		Total non-CFP Funds			
2		1406 Operations (may not exceed 20% of line 21) ³	56,436.00		
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			
8		1440 Site Acquisition			
9		1450 Site Improvement			
10		1460 Dwelling Structures			
11		1465.1 Dwelling Equipment—Nonexpendable			
12		1470 Non-dwelling Structures	46,979.00		
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 4/30/2013

Part I: Summary	
PHA Name: Bedford Housing Commission	Grant Type and Number: Capital Fund Program Grant No: MIB3PUS050110 Replacement Housing Factor Grant No: Date of CFRP:
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report	
FFY of Grant: 2010 FFY of Grant Approval:	

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹	Expended
18a	1501 Colateralization or Debt Service paid by the PHA						
18ba	9000 Colateralization or Debt Service paid Via System of Direct Payments						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	103,415.00					
21	Amount of line 20 Related to IBF Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director: <i>[Signature]</i> Signature of Public Housing Director: _____ Date: 7/07/2010 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 CFRP Grants for operations.
⁴ RHHF 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 II: Supporting Pages

PHA Name: Baldwin Housing Commission

Grant Type and Number
 Capital Fund Program Grant No: MI33P05050110
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2010

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	
MI50-1,2,3	Operations	1406		56,436.00				
MI50-1,2,3	Resurface Parking Lots	1470		46,979.00				50 %

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 II: Supporting Pages

PHA Name: Baldwin Housing Commission			Grant Type and Number Capital Fund Program Grant No: M133P05050110 CFPP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	

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
 PHA Name: Baldwin Housing Commission

Federal FFY of Grant: 2010

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	
M150-1,2,3 / Operations	09/30/11		09/30/11		
M150-1,2,3 / Non-Dwelling Structure	09/30/11		09/30/11		

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.

Part III: Implementation Schedule for Capital Fund Financing Program
 PHA Name: Baldwin Housing Commission

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2010	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		

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
 Expires 4/30/2011

Part I: Summary

PHA Name/Number Baldwin		Locality Baldwin, MI			
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	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2013	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2014
B. Physical Improvements Subtotal	\$332,000	\$32,000	\$40,000	\$35,000	\$35,000
C. Management Improvements	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
D. PHA-Wide Non-dwelling Structures and Equipment	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
E. Administration	\$6,000	\$6,000	\$6,000	\$5,000	\$5,000
F. Other	\$48,415	\$48,415	\$46,415	\$46,415	\$43,000
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing - Debt Service					
K. Total CFP Funds		\$103,415	103,415	\$103,415	\$103,415
L. Total Non-CFP Funds					
M. Grand Total		\$103,415	\$103,415	\$103,415	\$103,415

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number Baldwin	Locality Baldwin, MI	<input type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> 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 ____
	Annual Statement				
MI-090-1		\$52,000	40,000		\$35,000
MI-090-2				\$35,000	\$35,000
HA - Wide Operations		\$23,000 \$48,415	\$35,000 \$46,415	\$40,000 \$46,415	\$5,000 \$43,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____ 2010 _____	Work Statement for Year _____ 2 _____			Work Statement for Year: _____ 3 _____		
	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	HA Wide Management Impr.	1	10,000	HA Wide Management Impr.	1	10,000
Assumed	- INSTALL NEW LINOLEUM AND CARPET (2010 & 11)	10	32,000	- REPLACE FACIA AND INSULATE PHASE I, II, & III	1	\$18,000
Statement	REPLACE WASHER/DRYER, 2010 and 11			- REPLACE TILE IN FAMILY HOMES	8	40,000
	- REPLACE STOVE/REFRIGERATORS 2010 and 11	1	7,000	Ha Wide Administration	1	7,000
	SCREEN/STORM DOORS TO PHASE II & PHASE III			- REPLACE OLD TRIM IN 10 FAMILY HOMES		
	- REPLACE EXISTING TOILETS W/LARGER HANDICAPPED ONES	50		- REPLACE 29 DEEP SINKS AND FAUCETS IN 19 UTILITY ROOMS AND 10 FAMILY HOMES		
	Operations		48,415	Operations		46,415
	Subtotal of Estimated Cost		\$103,415	Subtotal of Estimated Cost		\$103,415

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY _____	Work Statement for Year: 4 _____			Work Statement for Year: 5 _____		
	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	<i>HA Wide Management Impr.</i>		\$10,000	<i>HA Wide Management Impr.</i>		\$10,000
Amplified Statement	Ha Wide Administration <i>A/E Fees</i>	1	\$10,000 5,000	Ha Wide Administration <i>A/E Fees</i>	1	\$10,000 \$5,000
	- ADD SCREEN/STORM DOORS PHASE II & PHASE III			- REPLACE FURNACES IN SENIOR APARTMENTS		
	- COMPUTER 2011 UPGRADES			REPAIR ROOFS		
	PICNIC TABLES 2014	10		- TREE REMOVAL (2011)		
	REPLACE COMPANY TRUCK (2013)			- REPLACE WATER PIPES 2		
	- REPLACE/SECURE FRONT AND BACK DOOR WINDOWS PHASE I (2012)			- SIDEWALK REPAIR		
	LANDSCAPING (NEW)			- REMOVE FUEL OIL TANKS IN FAMILY HOMES (8)		
	BUSHES/FLOWERS SENIOR APARTMENTS) 2011			REPLACE WASHER/DRYER,		
	- REPLACE KITCHEN CABINETS (2014)			REPLACE STOVE/REFRIGERATORS		
	CEMENT WORK ON FLOOR IN POLE BLDG. (2014)					

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2001**

	Subtotal of Estimated Cost	\$103,415	Subtotal of Estimated Cost	\$103,415
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Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 _____ FFY 2011	Work Statement for Year: 3 _____ FFY 2012
See	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories
Amount	Estimated Cost	Estimated Cost
	Ha Wide A/E fees 32,000	- REPLACE TILE IN FAMILY HOMES 40,000
	Ha Wide Administration 6,000	Ha Wide Administration
	HA Wide Management Impr. 7,000	HA Wide Management Impr.
	- ADD SCREEN/STORM DOORS TO PHASE II & PHASE III 10,000	- REPLACE OLD TRIM IN 10 FAMILY HOMES
	- REPLACE EXISTING TOILETS W/LARGER HANDICAPPED ONES (APPROX. 50) 48,415	- REPLACE 29 DEEP SINKS AND FAUCETS IN 19 UTILITY ROOMS AND 10 FAMILY HOMES
	Operations	Operations
	Subtotal of Estimated Cost	Subtotal of Estimated Cost
	\$103,415	\$103,415

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

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

Work Statement for Year 1 FFY	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	
Development Number/Name	Development Description of Major Work Categories	Development Number/Name	Development Description of Major Work Categories
Estimated Cost		Estimated Cost	
-	General Description of Major Work Categories Ha Wide Administration	\$5,000	
-	ADD SCREEN/STORM DOORS TO PHASE II & PHASE III	\$5,000	-
-	COMPUTER UPGRADES		REPAIR ROOFS
-	PURCHASE 10 PICNIC TABLES		SIDEWALK REPAIR
-	REPLACE COMPANY TRUCK (2013)		REPLACE WATER PIPES
-	REPLACE/SECURE FRONT AND BACK DOOR WINDOWS IN SENIOR APARTMENTS – 152 WINDOW @ APPROX. \$250.00 FOR LABOR AND MATERIAL – PHASE I		TREE REMOVAL
-	LANDSCAPING (NEW BUSHES/FLOWERS SENIOR APARTMENTS)		REMOVE FUEL OIL TANKS IN FAMILY HOMES (8)
-	REPLACE KITCHEN CABINETS		REPLACE WASHER/DRYER, REPLACE STOVE/REFRIGERATORS
	Operations	46,415	CEMENT WORK ON FLOOR IN POLE BLDG.
			43,000
	Subtotal of Estimated Cost	\$103,415	Subtotal of Estimated Cost
			\$103,415

RESOLUTION 18-2010

PHA Certifications of Compliance with PHA Plans and Related Regulations

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

**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 ___ Annual PHA Plan for the PHA fiscal year beginning 10/1/10 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.


Baldwin Housing Commission
 PHA Name

MT050
 PHA Number/HIA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 - 20

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	Title
Terrance Herd	Board President
Signature	Date
	7/13/2010

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Baldwin Housing Commission

Program/Activity Receiving Federal Grant Funding

2010 CFP

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)

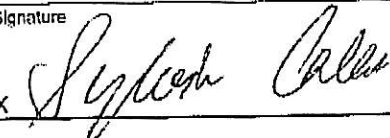
Name of Authorized Official

Sylvia Calas

Title

Executive Director

Signature

x 

Date

7/13/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Baldwin Housing Commission

Program/Activity Receiving Federal Grant Funding

2010 CFP

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

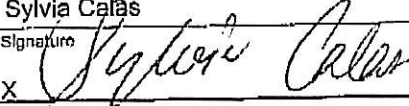
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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.)

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 Sylvia Calas	Title Executive Director
Signature 	Date 4/13/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="checked" type="checkbox"/> A a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="checked" type="checkbox"/> A a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Baldwin Housing Commission 105 Fournier Drive Baldwin, MI 49304 Congressional District, if known: N/A		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known: N/A
6. Federal Department/Agency: U.S. Dept. of HUD	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known: MI33P050501-10	9. Award Amount, if known: \$ 100,000.00	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
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 reported to the Congress semi-annually and 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:  Print Name: Sylvia Calas Title: Executive Director Telephone No.: 231-745-7441 Date: 7/13/10	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)