



BAY CITY HOUSING COMMISSION

FY2023 PUBLIC HOUSING PROGRAM REVIEW AND PUBLIC INPUT

**Tuesday, July 26 at 5:00 PM
315 14th Street Bay City, MI 48708**

This purpose of this meeting is to engage with residents in the Public Housing Scattered Site Family Housing Program. The Housing Commission will present its Annual PHA Plan for FY2023. All residents in the Public Housing program are invited to attend and offer input.

This meeting is being conducted physically at our Central Offices and broadcast “live” through the internet via ZOOM. This dual format enables us to protect the health of board/commission/council members, staff, and the public due to the Coronavirus by limiting the number of people at public gatherings. The meeting is open to the public and this notice is provided under the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275. Individuals attending the meeting must wear face masks and respect social distancing protocols. Should the meeting room reach full capacity of 8 people, attendees shall only be able to attend the meeting electronically via Zoom. If attendees wish to provide public input, they may also wait outside the office building until called to the podium to speak. Participants choosing electronic media, may join the public meeting by logging onto the internet via computer, telephone, or iPad. All Zoom participants must be identifiable.

Attend in person at the Central Office or Join Zoom Meeting at:

<https://us06web.zoom.us/j/8258939847>

Via telephone (audio only): Call the toll-free number: (888) 475-4499

Meeting ID: 825 893 9847

The FY2023 PHA Plan is available for viewing at www.baycityhousing.com. For anyone needing a hard copy of the FY2022 PHA Plan, please call Denise at (989) 892-9581 x102 to request a copy.



BAY CITY HOUSING COMMISSION

**PUBLIC HOUSING PROGRAM
RESIDENT ADVISORY COUNCIL MEETING
TUESDAY, JULY 26, 2022, AT 5:00 PM**

A G E N D A

1. Call to Order
2. BCHC Presenters
William Phillips and Keegan Chapman
3. Changes to the Agenda
4. Public Input (Limited to 3 minutes Per Speaker)
5. Review of the FY2023 PHA Annual Plan
6. Review of RAD Development Plans on Columbus Avenue
7. Adjournment

The FY2022 PHA Plan is available for viewing at www.baycityhousing.com.
For anyone needing a hard copy of the FY2022 PHA Plan, please call Denise at
(989) 892-9581 x102 to request a copy.

PRELIMINARY DRAFT

BAY CITY HOUSING COMMISSION (MI024)
FY2023 ANNUAL PHA PLAN

June 22, 2022



BAY CITY HOUSING COMMISSION
315 14TH STREET
BAY CITY, MICHIGAN 48708
TELEPHONE: (989) 892-9581
FACIMILE: (989) 892-5818

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EXECUTIVE SUMMARY¹

The Bay City Housing Commission is a public housing agency (PHA) created by the City of Bay City, pursuant to Michigan Public Act 18. It serves as a conduit for funding and programs originating from the **U. S. Department of Housing and Urban Development (HUD)**.

Today, the Bay City Housing Commission operates three housing programs, two programs provide project based rental assistance for tenants that pay 30% of their income as their rental payment and one program is unrestricted. The Five-year PHA Plan addresses the Public Housing Program only. However, *to understand the full scope of operations, the reader should be aware of the total programmatic structure.*

1. **Public Housing Program** comprised of 193 single family houses and 2-unit buildings in a scattered site configuration located throughout Bay City neighborhoods. This portfolio received annual operating grants and capital funding grants for the public housing directly from HUD which, in turn, receives annual appropriations from the United States Congress.
2. **Multifamily Program** comprised of four high-rise buildings with a combined total of 527 units. Two buildings are designated for the elderly and two for families. Each property has a stated preference for persons with disabilities. Within the multifamily program there are two subsets of properties characterized by the financial structure. Multifamily properties have entered into Housing Assistance Payment Contracts (HAP) with HUD to provide monthly contract rent to supplement the tenant paid portion of the total rent each month.
 - a. Maplewood Manor was substantially rehabilitated in 2016 using **Low Income Housing Tax Credits (LIHTC)** through the Michigan State Housing Development Authority (MSHDA). It is owned by investors that purchased the LIHTCs to generate the funds for rehabilitation. The property is managed by the Bay City Housing Commission by virtue of Management and Operating Agreements with the investors. When LIHTCs are purchased by the investors, the investors have the ability to select the asset and property management firm that operates the property.
 - b. Smith Manor, Pine Towers and Maloney Manor are currently owned exclusively by the Bay City Housing Commission following the repositioning/restructuring pursuant to the **Rental Assistance Demonstration Program (RAD)**. However, it is

¹ BAY CITY HOUSING COMMISSION (MI024) FY2022 - FY2026 PHA PLAN OCTOBER 1, 2021

likely these properties will be restructured using LIHTCs or another financing facility within the coming five to seven years.

3. **Conventional Portfolio** – This portfolio consists of six units (one 4-plex and 2 SFR). These units have no program restrictions, except the 4-plex building is master-leased to a community nonprofit organization that, in turn, provides housing to transitional low-income individuals. The two single family houses are typically leased to Section 8 voucher holders through BECKA Management Group. BECKA Management Group is a housing agent through the Michigan State Housing Development Authority (MSHDA).
4. **Housing Choice Vouchers (HCV)** – The Bay City Housing Commission does not administer a HCV program.

Despite the preponderance of federal and state agencies, investor, and regulatory agencies with jurisdiction over the operations of the PHA, the Bay City Housing Commission is the organization tasked to represent the interest of citizens within its housing area and to support the City of Bay City's community development efforts.

The mission and vision of the Bay City Housing Commission reflects the dedication its Board and staff have to serving the community. This Five-year PHA Plan follows the reporting framework provided in the HUD Form 50075-SM.

FY2023 ANNUAL PHA PLAN (HUD 50075)

There are no changes to the Five-Year PHA Plan for this fiscal year. The required element for the HUD Form 50075 are attached. The PHA is a “**High Performing**” small agency.

HOUSING NEEDS (Section 10.0 of the PHA Annual Plan)

On March 2, 2020, Shaw Research and Consulting, LLC completed a Rental Housing Market Feasibility Analysis of Bay City Michigan for the Bay City Housing Commission. A prior report had also been published in 2018. The conclusion from both reports calculated an increasing demand for affordable housing with approximately half the projected demand being for subsidized housing. The total projected demand in 2020 was 1, 129 units.

The PHA Plan: The portfolio of public housing units averages a 98.5+% physical occupancy. Currently there are 367 applications on the wait list for public housing. These levels have been consistent over the past several years and indicate the demand for additional assisted family units. The objective of the PHA is to use its best efforts and resources to prevent having a single vacant unit in the public housing inventory that could have served a family in need.

Despite the demonstrated need for additional assisted housing, there is not a path to increasing the number of assisted rental units in the market, other than through the development of low-income tax credit financed units. While tax credit funded units are valuable (at 60%AMI), the market needs more units with income-based rents to serve the core segment of housing needs.

STRATEGY FOR ADDRESSING HOUSING NEEDS

The Bay City Housing Commission's options for addressing the housing needs of the community are limited by the number of units allocated by the Annual Contributions Contract (ACC) with HUD. The ACC contract now supports 193 units and there is no direct path to expand the number of public housing units. There are program strategies available to transfer public housing units into a different program, thus freeing capacity under the Faircloth Limits. However, acquiring or developing new public housing as stand-alone program units are not adequately supported by the ACC revenues currently provided. The core strategy to address housing needs is to maintain the highest possible quality of the existing portfolio, use the Rental Assistance Demonstration (RAD) program to transfer ACC assistance to new multifamily program developments and develop new unsubsidized affordable housing using tax credit financing.

Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") limits the construction of new public housing units. The Faircloth Amendment stipulates that the US Department of Housing and Urban Development (HUD) cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a net increase in the number of units the Public Housing Agency (PHA) owned, assisted or operated as of October 1, 1999. This requirement is referred to as the "Faircloth Limit."

ADDITIONAL INFORMATION (Section 10 of the Annual PHA Plan)

- a. Progress in Meeting Mission and Goals: The Bay City Housing Commission is meeting its mission and goals as it continues to operate its portfolio with increasing efficiency. Our standard operating practices are consistent across our public housing and multifamily programs using the highest standards for management and organizational practices.
- b. Significant Amendment and Substantial Deviation/Modification: A deviation from the PHA Plan occurs when the inventory of housing in either the public housing or multifamily plan changes. Any change in the number of units or the mix of units is a significant change as the inventory is largely set and not subject to change.

An exception to this definition is already contemplated in the Five-Year PHA Plan associated with the proposed RAD conversion of scattered site public housing units to

the multifamily program. The RAD repositioning would transfer units from the public housing portfolio to the multifamily portfolio, resulting no net change in the total inventory for the housing commission's subsidized affordable housing. The RAD conversion of units does "unrestrict" a corresponding number of units and make them "market rate" units with no rental assistance tied to them, project-based or portable vouchers. These unrestricted units could then have rents set to the market and consistent with the housing commission's mission, which would keep the rents at affordable levels set at 80%AMI or less.

BAY CITY CONSOLIDATED PLAN

The Bay City Housing Commission operates in collaboration with the City of Bay City's Community Development Department to assure the highest standards for operations, property maintenance and asset management. The organization's strategic framework and responses to community issues are consistent with the [City of Bay City's 2020-2024 Consolidated Plan](#)².

*The **most common housing problem supported by the attached data tables was housing cost burden/affordability.** Through consultation and interaction with area service providers the characteristics linked with instability are housing affordability, employment, living wage employment, transportation, and childcare.*³

*The greatest challenges facing low to moderate income households is the availability of living wage employment, transportation and availability and cost of childcare. The Fair Housing Center of Eastern Michigan conducted a Fair Housing Impediments to Fair Housing study for Bay City in 2019. Noted concerns in the study include lack of housing for persons with disabilities, lack of affordable housing for families, limited choices regarding locations for scattered site public housing, lack of minority applications for home purchase, refinance and home improvements and the need for additional public transit system services. Bay City supports and is dedicated to affirmatively furthering fair housing*⁴.

The **Bay City Housing Commission's** mission and operations are consistent with the Consolidated plan as it addresses the most sever housing need, "housing cost burden". In Bay City, the average median income for most of the core census tracts is 55±%.

Additionally, our portfolio admissions policies have "preferences" for working families and persons with disabilities.

² [City of Bay City's 2020-2024 Consolidated Plan](#)

³ [City of Bay City's 2020-2024 Consolidated Plan](#)

⁴ [City of Bay City's 2020-2024 Consolidated Plan](#)

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: BAY CITY HOUSING COMMISSION PHA Code: MI024 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 10/2022					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 193 Units Number of HCV units: 0					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input 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	
	PHA 1:				PH	HCV
	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:					
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.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (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. 1. Bay City Housing Commission 315 14th Street Bay City, MI 48708 2. www.baycityhousing.com					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <i>Not 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. <i>See the attached HUD Form 50075.1.</i>					
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. <i>See the attached HUD Form 50075.2.</i>					

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> <p>n/a</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><i>See the Executive Summary: Housing Needs.</i></p>
9.1	<p>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.</p> <p>See attached Executive Summary: Housing Needs</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>See the Executive Summary: Additional Information</i></p>
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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

**Certification of Compliance with
PHA Plans and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plans and Related Regulations
including Civil Rights and PHA Plan Elements that Have Changed**

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 ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning ____, 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 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.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ___ 903.7a Housing Needs
- ___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
- ___ 903.7c Financial Resources
- ___ 903.7d Rent Determination Policies
- ___ 903.7h Demolition and Disposition
- ___ 903.7k Homeownership Programs
- ___ 903.7r Additional Information
 - ___ A. Progress in meeting 5-year mission and goals
 - ___ B. Criteria for substantial deviation and significant amendments
 - ___ C. Other information requested by HUD
 - ___ 1. Resident Advisory Board consultation process
 - ___ 2. Membership of Resident Advisory Board
 - ___ 3. Resident membership on PHA governing board

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.
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, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
 8. For a 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 2010-25);

- 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 lists 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 certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Year 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
Signature	Date

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

Title

Signature

Date

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

Title

Signature

Date (mm/dd/yyyy)

DISCLOSURE OF LOBBYING ACTIVITIES

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

1. Type of Federal Action: <input 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 type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input 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 type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, If known:		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:	
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 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: _____ Title: _____ Telephone No.: _____ Date: _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred, Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be a prime or subaward receipt. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (Item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in Item 1 (e.g., Request for Proposal (RFP) number; Invitation for bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g. "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in Item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in Item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name and Middle Initial (MI).
11. Certifying official shall sign and date the form, print his/her name, title and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

BAY CITY HOUSING COMMISSION (MI024)
FY2023 ANNUAL PHA PLAN
June 22, 2022

11.0 Required Submission for HUD Field Office Review

(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.

**FY2023 PUBLIC HOUSING PROGRAM
REVIEW AND PUBLIC INPUT
Tuesday, July 26 at 5:00 PM
315 14th Street Bay City, MI 48708**

Comments:

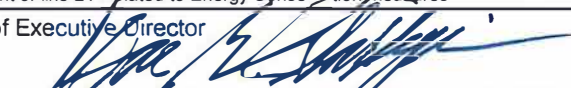
BAY CITY HOUSING COMMISSION (MI024)
FY2023 ANNUAL PHA PLAN
June 22, 2022

11.0 Required Submission for HUD Field Office Review

(g) Challenged Elements. No elements of the PHA Five-year Plan have changed.

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 3/31/2020

Part I: Summary					
PHA Name BAY CITY HOUSING COMMISSION		Capital Fund Program Grant Number MI28P02450119		FFY of Grant: 2019 FFY of Grant Approval: 2019	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision No #1 <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20) (3)	\$448,414.00	\$451,159.00	\$451,159.00	\$451,159.00
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$49,800.00	\$49,800.00	\$49,800.00	\$49,800.00
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1480 General Capital Fund	\$0	\$0	\$0	\$0
15	1485 Demolition	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18a	1499 Development Activities	\$0	\$0	\$0	\$0
18ba	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0
19	9000 Collateralization or Debt Service paid via direct payment	\$0	\$0	\$0	\$0
20	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (Sum of lines 2 - 20)	\$498,214.00	\$500,959.00	\$500,959.00	\$500,959.00
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Activities	\$25,000	\$25,000	\$25,000	\$25,000
24	Amount of line 21 Related to Soft Costs	\$49,800	\$49,800	\$49,800	\$49,800
25	Amount of line 21 Related to Hard Costs	\$416,000	\$416,000	\$416,000	\$416,000
26	Amount of line 21 Related to Energy Conservation Measures	\$5,000	\$5,000	\$5,000	\$5,000
Signature of Executive Director 		Date 11/2/19		Signature of Public Housing Director _____	
				Date _____	

Part II: Supporting Pages

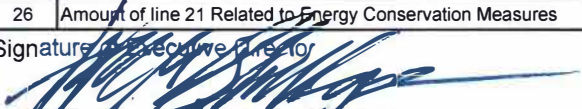
PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450119				Federal FY of Grant: 2019
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
MI024000001 Scattered Site Housing	<u>1406 Operations 2019</u>							
	Operations	1406	Lump Sum	448,414.00	\$451,159.00	\$451,159.00	\$451,159.00	draw completed
MI024009999 Central Office	<u>1410 Administration of CFP 2019</u>	1410	Lump Sum	\$49,800.00	\$49,800.00	\$49,800.00	\$49,800.00	draw completed
MI024000001 Scattered Site Housing								
	CFP 2019 Grand Total			\$498,214.00	\$500,959.00	\$500,959.00	\$500,959.00	

Part III: Implementation Schedule For Capital Fund Program							
PHA Name: BAY CITY HOUSING COMMISSION			Grant Type and Number: Capital Fund Program Grant No: MI28P02450119			Federal FFY of Grant: 2019	
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MI024009999 Central Office	04/15/21		09/30/19	04/15/23		12/31/2019	
MI024000001 Scattered Sites	04/15/21		09/30/19	04/15/23		12/31/2019	

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 3/31/2020

Part I: Summary


PHA Name BAY CITY HOUSING COMMISSION		Capital Fund Program Grant Number MI28P02450120		FFY of Grant: 2020	
				FFY of Grant Approval: 2020	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement/Revision #1 <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report - November 2020					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20) (3)	\$478,670.00	\$455,289.00	\$455,289.00	\$455,289.00
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$53,100.00	\$80,344.00	\$80,344.00	\$80,344.00
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1480 General Capital Fund	\$0	\$0	\$0	\$0
15	1485 Demolition	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18a	1499 Development Activities	\$0	\$0	\$0	\$0
18ba	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0
19	9000 Collateralization or Debt Service paid via direct payment	\$0	\$0	\$0	\$0
20	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (Sum of lines 2 - 20)	\$531,770.00	\$535,633.00	\$535,633.00	\$535,633.00
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Activities	\$0	\$0	\$0	\$0
24	Amount of line 21 Related to Soft Costs	\$53,100	\$110,000	\$110,000	\$110,000
25	Amount of line 21 Related to Hard Costs	\$378,770	\$425,633	\$425,633	\$425,633
26	Amount of line 21 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0
Signature of Executive Director		Date		Signature of Public Housing Director	
		11/15/20			

Part II: Supporting Pages								
PHA Name:				Grant Type and Number:				Federal FY of Grant:
BAY CITY HOUSING COMMISSION				Capital Fund Program grant No: MI28P02450120				2020
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity			Funds Obligated	Funds Expended	Status of Proposed Work
				Original	Revised			
MI024000001 Scattered Site Housing	1406 Operations 2020							
	Operations	1406	Lump Sum	478,670.00	\$455,289.00	\$455,289.00	\$455,289.00	draw completed
MI024009999 Central Office	1410 Administation of CFP 2020	1410	Lump Sum	\$53,100.00	\$80,344.00	\$80,344.00	\$80,344.00	draw completed
MI024000001 Scattered Site Housing								
	CFP 2020 Grand Total			\$531,770.00	\$535,633.00	\$535,633.00	\$535,633.00	

Part III: Implementation Schedule For Capital Fund Program							
PHA Name: BAY CITY HOUSING COMMISSION			Grant Type and Number: Capital Fund Program Grant No: MI28P02450120			Federal FFY of Grant: 2020	
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MI024009999 Central Office	3/25/2023		12/30/2020	3/25/2025		12/30/2020	
MI024000001 Scattered Sites	3/25/2023		12/30/2020	3/25/2025		12/30/2020	

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 3/31/2020

Part I: Summary					
PHA Name		Capital Fund Program Grant Number		FFY of Grant:	
BAY CITY HOUSING COMMISSION		MI28P02450121		2021	
				FFY of Grant Approval: 2021	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 20) (3)	\$501,803.00	\$501,803.00	\$501,803.00	\$501,803.00
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (May not exceed 10% of line 20)	\$55,700.00	\$55,700.00	\$55,700.00	\$55,700.00
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$0	\$0	\$0	\$0
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$0	\$0	\$0	\$0
10	1460 Dwelling Structures	\$0	\$0	\$0	\$0
11	1465.1 Dwelling Equipment - Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Non-dwelling Structures	\$0	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$0	\$0	\$0	\$0
14	1480 General Capital Fund	\$0	\$0	\$0	\$0
15	1485 Demolition	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18a	1499 Development Activities	\$0	\$0	\$0	\$0
18ba	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0
19	9000 Collateralization or Debt Service paid via direct payment	\$0	\$0	\$0	\$0
20	1502 Contingency (may not exceed 8% of line 21)	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (Sum of lines 2 - 20)	\$557,503.00	\$557,503.00	\$557,503.00	\$557,503.00
22	Amount of line 21 Related to LBP Activities	\$0	\$0	\$0	\$0
23	Amount of line 21 Related to Section 504 Activities	\$0	\$0	\$29,820	\$29,820
24	Amount of line 21 Related to Soft Costs	\$55,700	\$55,700	\$55,700	\$55,700
25	Amount of line 21 Related to Hard Costs	\$501,000	\$501,000	\$501,000	\$501,000
26	Amount of line 21 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0
Signature of Executive Director		Date		Signature of Public Housing Director	
					

Part II: Supporting Pages

PHA Name: BAY CITY HOUSING COMMISSION				Grant Type and Number: Capital Fund Program grant No: MI28P02450121				Federal FY of Grant: 2021
Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Proposed Work
MI024000001 Scattered Site Housing	<u>1406 Operations 2020</u>							
	Operations	1406	Lump Sum	501,803.00	501,803.00	501,803.00	501,803.00	
MI024009999 Central Office	<u>1410 Administration of CFP 2020</u>	1410	Lump Sum	55,700.00	55,700.00	55,700.00	55,700.00	
MI024000001 Scattered Site Housing								
	CFP 2020 Grand Total			\$557,503.00	\$557,503.00	\$557,503.00	\$557,503.00	

Part III: Implementation Schedule For Capital Fund Program							
PHA Name: BAY CITY HOUSING COMMISSION			Grant Type and Number: Capital Fund Program Grant No: MI28P02450121			Federal FFY of Grant: 2021	
Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
MI024009999 Central Office	2/23/2023		6/30/2021	2/23/2025		6/30/2021	
MI024000001 Scattered Sites	2/23/2023		6/30/2021	2/23/2025		6/30/2021	