

# Flint Housing Commission PHA Plan

## Significant Amendment No. 1 5 Year Plan for Fiscal Years 2019 — 2023 Annual Plan for Fiscal Year 2019



3820 Richfield Road  
Flint, MI 48506

Published for Public Comment on July 12, 2019

Comments due on or before 9:00 am August 26, 2019

Public Hearing: 10:00 am August 27, 2019 at 3820 Richfield Rd., Flint, MI 48506

Comments should be directed to:

Flint Housing Commission

3820 Richfield Rd.

Flint Michigan, 48506

Attn: PHA Plan Significant Amendment

or

[dcrawford@flinthc.org](mailto:dcrawford@flinthc.org)

(810)-736-3099



# **Flint Housing Commission 2019 Public Housing Agency Plan Significant Amendment No. 1**

## **Attachments Table of Contents**

- Attachment A: 5-Year PHA Plan HUD-50075-5Y**
- Attachment B: Annual PHA Plan HUD-50075-ST**
- Attachment C: Flint Housing Commission PHA Plan  
Amendment**



Attachment A



<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	IICV
Lead PHA:					

**B. 5-Year Plan.** Required for all PHAs completing this form.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

The Flint Housing Commission is dedicated to providing this community with quality, affordable housing that is decent, well maintained, and free from drugs and violent crime. We endeavor to provide livable communities that are made up of a diverse range of economic incomes so that children of these communities have role models that are visibly striving to make economic gains for their families. We are committed to providing our residents with as many opportunities as possible to become economically self-sufficient. We shall do all of these things while serving our residents and neighboring citizens with the highest degree of professional courtesy, empathy and respect.

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.

The Flint Housing Commission (FHC) will continue to accomplish its mission statement through it goals and objective:

The FHC continue to increase our Public Housing Occupancy during the fiscal year ending. We are working every day to reach our goal of 98% occupancy during the next year and our long-term goal of 100% occupancy and to maintain that level year in and year out. We have in house REAC Inspectors that inspect our properties year round and along with our two housekeeping inspection per year performed by our management team to provide our residents with decent, sanitary, and safe living environments. Our goal with the amount of inspections, moving forward, is to pass our Physical REAC Inspection this year, and move closer to becoming High Performance housing for fiscal year 2019. Future training will be schedule for the management and maintenance staff to keep up to date on the changes made by U.S. Department of Housing and Urban Development (HUD) so that we can improve our overall PHAS Score.

**The FHC's Goals and Objectives are as follows: (2019-2023)**

1. The FHC is moving forward with the Choice Neighborhood Plan for the Atherton East Complex redevelopment plan.
2. Continue to participate with the Choice Neighborhood Implementation grant for Atherton East
3. Moving forward with developing the Choice Neighborhoods
4. Applications for RAD Conversions was submitted in October 2017 for the following complexes: Atherton East, Richert Manor, Mince Manor, Centerview, and Aldridge Place
5. FHC has filled the position for a Director of Asset Management
6. Replace all playground equipment at all of our family sites
7. Safety Rules and Regulations for playground areas
8. Make repairs to parking lots
9. Replace siding on buildings where needed
10. Updating the Parking Policies
11. Hire contract workers to bring units on line to increase the occupancy
12. Provide Section 3 job training for FHC's residents
13. Review Section 3 policy to ensure policy is beneficial to the agency and the residents
14. Research purchasing properties for the replacement of the Scattered Site properties sold under the disposition plan from previous year
15. Continue to promote Family Self-Sufficiency for the residents of our housing commission. FHC will hire a FSS Coordinator for the program.
16. Complete a 100% Inspections of all vacant units within the housing commission
17. Submit a demo/disposition application for scattered sites.
18. FHC will submit additional properties to a Demo/Disposition plan
19. New appliances for the sites
20. Update kitchen cabinets at all sites
21. Complete a 100% Inspections of all vacant units within the housing commission
22. Submit a demo/disposition application for scattered sites.
23. FHC will submit additional properties to a Demo/Disposition plan
24. New appliances for the sites
25. Update bathroom tubs, toilets, vanities in units
26. Update light fixtures in units

<b>B.2</b>	<ol style="list-style-type: none"> <li>27. Update flooring in units</li> <li>28. Remove trees on fence lines on properties, as well, as any over grown vegetation on properties that may create a hazard</li> <li>29. Updating the ACOP's policy regarding criminal background to ensure agency is using best practices provided in PH Notice 2019-19</li> <li>30. Atherton East has been awarded tax credits and received HUD's approval letter (CHAP) to convert 100% of the site through the RAD program.</li> <li>31. Goal met to provide Smoke-Free Housing (Phase 1)</li> <li>32. Working on a Housing Managers Procedures Manual</li> <li>33. Updating Lease Agreement</li> <li>34. Updating Admission and Continued Occupancy Policy (ACOP)</li> <li>35. Refrigerator and Stove Log current in Emphasys Elite system</li> <li>36. PIC and EIV Training for all utilizing staff</li> <li>37. General Landscaping projects for all FHC's buildings including the Central Office</li> <li>38. Elderly Allocation application for Mince Manor and Kenneth M. Simmons Square apartments</li> <li>39. Implement the Safety Committee with existing staff</li> <li>40. Provide free dryer services for residents at all sites as it relates to bedbug treatment and provide preparation services for the elderly and disabled residents for bed bug treatment.</li> <li>41. Hiring additional property managers and assistant property manager to cover the properties, as well as, hiring addition Maintenance Technician</li> <li>42. Update Utility Allowances, if required based on the 10% rule</li> <li>43. Complete Lead Based Paint Testing for the housing commission. Goal met and complete by Modernization.</li> <li>44. Update the Fire Extinguisher Inspection Forms</li> <li>45. Security Camera System for all family site properties</li> <li>46. Updated Security Camera Systems for high rises</li> <li>47. Create Security Self-Assessment Checklist to monitor security cameras</li> <li>48. Reach High Performing Standards before or by 2021</li> <li>49. Short-term goal to improve REAC Scores by 20% overall</li> <li>50. Training for all maintenance and managers for UPSC</li> <li>51. Remove all Satellite Dishes from FHC's property and start strict enforcement of the policy</li> <li>52. Update All FHC's Forms</li> <li>53. Update All Processes and Procedures guidelines</li> <li>54. Update Occupancy Policy and Procedures</li> <li>55. Desk Procedures for Every Department in Public Housing</li> <li>56. Neighborhoods Grant will determine the outcome for the property</li> <li>57. Smoke Free Implementation Continuing with practices for residents and staff (Phase 2)</li> <li>58. Put New Lease Agreements in place and have them all signed by management and residents</li> <li>59. Window Treatments for all Sites</li> <li>60. FHC Goal is to Progressively Improve the REAC Scores by 50% or higher</li> <li>61. Final Phase to have full implementation of Smoke Free Housing (Final Phase)</li> <li>62. Tax Credit Training for all Management in Public Housing</li> <li>63. 100% Occupancy in all Public Housing Complexes</li> <li>64. Resident Police Officers at the Family Sites</li> <li>65. Choice Neighborhood processes moving and operating</li> <li>66. Tax Credit Certifications and Voucher Training for Public Housing</li> <li>67. Refresher Trainings in all areas of Public Housing for management and maintenance</li> <li>68. Re-visit all Policies and Procedures to make any necessary updates for the housing commission</li> <li>69. FHC received the funding under the Fiscal Year 2018 Capital Fund Emergency Safety and Security Program on September 7, 2018 with a grant amount of \$250,000. (Attachment: Approval letter)</li> <li>70. Asset Repositioning</li> <li>71. Processing Low-Income Tax Credits Applications</li> </ol>
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**Section 8 - HCV Program 5 Year Plan Goals:**

Provide outreach, information, community engagement

1. Annual Landlord Meetings
2. Quarterly newsletter sent to landlords and tenants
3. Provide quarterly client workshops for financial literacy, housekeeping, budgeting, etc.

Achieve and maintain High performer status

1. Quarterly internal audit for Section 8 Management Assessment Program (SEMAP), Voucher Management System (VMS), and Inventory Management System(IMS)/PIH Information Center (PIC)
2. Monthly report audits to find trends and mistakes
3. Provide more adequate service for all potential residents and help them
4. Create Online Waiting List for the Section 8 Program

Effective cross training for all areas of HCV

1. Inventory Management System(IMS)/PIH Information Center (PIC) training for staff
2. HUD-Veterans Affairs Supportive Housing (VASH) Program training for staff
3. Update Housing Choice Voucher (HCV) training in all areas for all HCV staff

Develop and implement a Home Ownership Program

1. Research other agency home ownership programs for Family Self-Sufficiency program
2. Consult with attorney and seek out HUD Model
3. To move residents from being dependent on government subsidy to independent home owners

**2019-2023 Public Housing Program (continued)**

**Information Technology Department 5-Year Plan Goals:**

1. Update and replace all servers
2. Develop new backup plan with on and offsite backups for virtualized environment. (Veeam)
3. Update local machines from Windows 7 to Windows 10
4. Update servers from Windows 2008, 2012 to 2016 and beyond.
5. Update SQL database to Microsoft SQL 2016
6. Start looking into cloud computing/hosting
7. Adjust network to new developing trends in the technology world.
8. Replace Firewalls at all sites updated models with Email sandboxing for network safety.
9. New IP Phones for all offices
10. New cellphones for employees
11. New computers for every office
12. Upgrade Emphasys Elite Software to 2.0 and beyond
13. Upgrade Microsoft Office
14. New Copy Machines for the Central Office and Section 8
15. New and updated website
16. Work with Phone Company to reduce bills and get on new contract
17. Virtualize some servers
18. Microsoft Surface tablets for onsite reviews and inspections
19. New computer labs at the sites
20. New cell phones for all employees
21. Access control systems expanded to sites for security and accountability
22. New camera systems at all sites
23. Possible replacement of Outlook email with Gmail services
24. New Network Area Storage device for all backups
25. Maintain off-site back ups
26. Update Antivirus Software
27. Regularly update and replace all employees' computers
28. Update Projectors
29. Training:
  1. HQS Certification
  2. Eligibility & Occupancy Training
  3. FSS
  4. HUD's Visual Assessment for Lead Based Paint

**Family Self-Sufficiency Program (FSS) and the Section 3 Program Goals**

The Family Self-Sufficiency Program (FSS) and the Section 3 Program are still works in progress and continue to grow and as we grow become more knowledgeable of the task ahead. We continue as an organization to promote and encourage our residents to move toward gainful employment by getting training, education, and ultimately reach full self-sufficiency. With this goal in mind for both FHC and our residents, there should be continued growth in the programs.

The FSS program will develop and implement a Home-ownership program design to create a more direct path from renting to ownership. This program will involve but not limited to training, credit repair, credit building, and financial management.

1. The FSS program will seek to continue to further strengthen our community relationships with the Flint and Genesee Job Corps Center, Metro Flint Youth Build, Michigan Works, and Mott Workforce Development and utilize all appropriate job training, job development, and job placement tools at FHC's access.
2. FHC will continue to move forward with the development of the "Slight Edge" non-profit development arm of the FHC for the Section 3 program.
3. The FHC will continue to follow their policies, HUD's rules/regulations, as well as, the State and local laws to lawfully deny the admission of applications, or disallow the continued occupancy of residents; whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort, or welfare of other residents or the physical environment of the neighborhood, or create a danger for the FHC employees. The FHC will work on these policies with HUD and the legal system through updating the lease Admission and Continued Occupancy Policy (ACOP).
4. The FHC will continue to house residents in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income, very low, and extremely low-income families in the FHC's jurisdiction.
5. The FHC will continue to provide opportunities for upward mobility for families who desire to achieve to achieve self-sufficiency.

**Family Self-Sufficiency Program (FSS) and the Section 3 Program Goals (continued)**

6. The FHC will facilitate the judicious management of the FHC's inventory and the efficient management of the FHC's staff.
7. The FHC will continue to ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations, so that the admissions and continued occupancy are conducted without regard to race, color, and religion, creed, sex, national origin, handicap, or familial status.
8. The FHC will continue to maintain the improvements that took place during the Energy Performance audit. The audit should gain savings for future physical improvements to the structures, interior and exterior phases of the complex.

**Human Resources Department 5-Year Plan Goals (2019 - 2023)**

1. Implement an employee wellness program
2. Update all Personnel Forms, as needed
3. Finalize Negotiations for Labor Contract
4. Update all FHC's Job Descriptions, as needed
5. Update FHC's Personnel Policies and Procedures, as needed
6. Create a Human Resources Management Procedures Manual
7. Recruit and retain a diverse workforce to meet the needs of the FHC
8. Increase Section 3 Hiring
9. Streamline Onboarding Process for New Hire
10. Implement Employee Development Program
11. Implement a Safety Program
12. Develop a Board approved salary structure for exempt staff, along with a wage increase policy and procedure
13. Develop a Department Budget
14. Assist with creating positive change in FHC's culture, while boosting employee morale
15. Increase employee engagement events
16. Administer HR policy and programs effectively and efficiently, while maintaining internal customer (staff) satisfaction
17. Maintain and update the Employee Benefits Program
18. Increase staff participation in the Retirement Plan
19. Increase staff participation in the FSA Plan
20. Increase staff participation in Payroll and HR Self-Service Programs

B.3	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>All goals and objectives that we set out to do in the previous years for the 5-Year Plan are complete and all other goals and objectives that were not complete, have been forward over to this current plan.</p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking</p> <p>The YWCA of Flint will be periodically presenting presentation at all of the family sites with awareness workshops and providing informational sessions to the residents.</p>
B.5	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>FHC is notifying our resident, participants and Public through a Significant Amendment to the PHA Plan of their intentions to convert PHA owned public housing assisted (Section 9) properties to Section 8 PBV assisted properties. Specifically, FHC is identifying four (4) properties to be converted and the details of those conversions as required by PIH-2012-32 (HA) H-2017-03, REV-3 and all subsequent notices. See attachments to this Plan for details.</p> <p>Any increase to a new or existing eligible work item in the Capital Fund Program 5-Year or Annual Plan that does not exceed 10% of the grant will not be considered a substantial deviation and will not require a Significant Amendment.</p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?          Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>





Attachment B

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
	PHA Name: <u>FLINT HOUSING COMMISSION</u> PHA Code: <u>M1009</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1183</u> Number of Housing Choice Vouchers (HCVs) <u>1032</u> Total Combined Units/Vouchers <u>2215</u> HUD VASH Vouchers: <u>60</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission																																
	<p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>The purpose of this Significant Amendment is to inform the Public the Flint Housing Commission (FHC) was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, FHC intends to convert Richert Manor MI009000001, Centerview Apartments MI009000006, Mince Manor MI009000011 and Aldridge Place Apartments MI009000014 to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32 (HA) REV-1, REV-2, REV-3 and any successor Notices.</p> <p>FHC definition of Substantial Deviation is below. These actions will not be required FHC to amend their Plan through a Significant Amendment.</p> <ol style="list-style-type: none"> <li>1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher.</li> <li>2. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of Capital Funds.</li> <li>3. Changes to the construction and rehabilitation plan for each RAD conversion.</li> <li>4. Changes to the financing structure for each approved RAD conversion.</li> <li>5. Any increase to a new or existing eligible work item in the Capital Fund Program 5-Year or Annual Plan that does not exceed 10% of the grant will not be considered a substantial deviation and will not require a Significant Amendment.</li> </ol> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. See page 85-86 of ACOP and Chapter 4 of Administrative Plan</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>RAD Conversions</b>  <b>Status:</b> Portfolio Award received  <b>Commitment to enter into a Housing Assistance Payment (CIAP) have been received for the following properties:</b>  Atherton East Townhouses MI009000003 (PBRA)  Richert Manor Apartments MI009000001 (PBV)  Centerview Apartments MI009000006 (PBV)  Mince Manor Apartments MI009000011 (PBV)  Aldridge Place Apartments MI009000014 (PBV)</p>

**Applications for RAD conversion will be submitted for the following properties:**

Garland/Chase Apartments MI009000001 (PBV)  
Forest Park Apartments MI009000001 (PBV)  
Howard Estates Apartments MI009000002 (PBV)  
River Park Apartments MI009000005 (PBV)  
Scattered Sites MI009000010 (54 units to be converted, PBV)  
Kenneth M. Simmons Square (KMS) MI009000015 (PBV)

**Choice Neighborhoods**

Status: Currently in progress

Selection: Atherton East Townhouses, AMP MI009000003, with a unit count of 192 units

**Non-Smoking Policies**

Status: Implementation: July 2018

**Unit Occupancy by Police Officer**

Status: To be determine by Executive Director

**Designated Housing for Elderly Families**

Mince Manor Apartments, AMP 11, with a count of 110 units  
Kenneth M. Simmons Square Apartments, AMP 15, with a count of 159 units  
Applications Status: N/A  
Date for designation: N/A

**Demo and/or Disposition**

Status: FHC intends to dispose of 14 homes and request Tenant Protection Vouchers (TPV) to provide housing assistance.  
The homes to be disposed are listed below:

Development Code: MI009000010

Address	Bldg Number	Unit No
345 E. MARENGO AVE.	1014	0832
402 W. PIPER AVE.	1049	0867
513 E. RUTH AVE.	0835	0790
326 E. PHILADELPHIA AVE.	1015	0833
314 W. RUSSELL AVE.	1053	0871
110 E. PIPER AVE.	0810	0765
409 W. LORADO AVE.	0854	0809
313 W. RUSSELL AVE.	0808	0763
510 W. LORADO AVE.	0820	0775
610 E. LORADO AVE.	0859	0814
617 W. ALMA AVE.	1055	0873
258 E. RUSSELL AVE.	1040	0858
349 W. FOSS AVE.	0841	0796
2926 LEITH STREET	1006	0824

**Other: Capital Grant Program**

Emergency Safety and Security Grant  
Status: Awarded Grant

**B.3 Civil Rights Certification.**

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> FHC have not receive the current audit from the auditor.</p> <p>(b) If yes, please describe:</p> <p><b>Finding 2018-001</b> – FHC HCV program failed to have all annual re-certifications completed in a timely manner. As a result, FHC has hired a HCV Director who will be streamline processes and HUD is providing TA assistance to develop Quality Control Process to ensure program goals are met</p> <p><b>Finding 2018-002</b> – FHC miscalculated HAP as a result of HCV re-certifications not performed or completed late. As a result of these findings, the HCV Director will implement a schedule with documented oversight of when annual re-certifications are performed.</p>
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>FHC's Mission and Goals have not changed. If there are any goals and objectives not completed, they have been forward over to our current plan for completion. The items below are new goals of FHC to be started in the current fiscal year:</p> <ol style="list-style-type: none"> <li>1. Administer TPV's to assist the residents of Atherton East and other developments, such as scattered sites, as they are received.</li> <li>2. FHC has been authorized to administer 20% of our HCV program cap (ACC) as PBV's. FHC staff will develop strategies to award and administer PBV's through competitive or non-competitive awards following HUD regulations. HAP Contracts will be submitted to the Board for approval prior to execution.</li> <li>3. FHC will establish a not-for-profit FSS instrumentality to further our ability to assist low and very-low income public housing residents and federally assisted housing participants. The FHC Section 3 Policy will promote the mission of this instrumentality when established.</li> <li>4. FHC will establish a for-profit instrumentality that will provide property management services. The instrumentality is expected to have the authority to provide services within and outside of the boundaries of the City of Flint.</li> <li>5. FHC will establish a for-profit development instrumentality to further affordable housing.</li> <li>6. FHC will convert PHA owned properties through the RAD program. See Section B.2 New Activities.</li> <li>7. FHC will dispose of scattered site homes. See Section B.2 New Activities.</li> </ol>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A  <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Flint Housing Commission has entered into a Recovery Plan with the United States Department of Housing and Urban Development and the City of Flint, Michigan. The Flint Housing Commission has begun to make efforts to satisfy the action items that are set forth in the Recovery Plan to close out all of the actions. Several action items have been close at this time. FHC is waiting for official approval from HUD to close the action items.</p>
<p><b>C.</b></p>	<p><b>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (GFP).</b></p>

C.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The U.S. Department of Housing and Urban Development approved the 2018 Capital Fund Grant Program's 5 Year Action Plan for the Flint Housing Commission on Tuesday, October 9, 2018. There are no changes to the Capital 5-Year Action Plan as a result of this PHA Plan Revision.</p>
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Attachment C

**Flint Housing Commission**  
**PHA Plan Amendment**

The Flint Housing Commission (FHC) is amending its Annual and 5-Year PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, FHC will be converting all FHC owned properties to Project Based Vouchers except Atherton East (MI009000003). FHC will be converting Atherton East to Project Based Rental Assistance. All conversions will be completed under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers or Project Based Rental Assistance, FHC will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17 for PBV or Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17 for conversion to PBRA. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, FHC certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing FHC with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that FHC may also borrow funds to address their capital needs. Through the conversion of RAD and the transfer of assistance, FHC will also seek other funding sources to combine with RAD voucher assistance to further affordable housing including the acquisition or development of new housing units if approved by HUD and determined to be the most beneficial to the low and very low income population FHC serves. All RAD conversions will comply with applicable site selection and neighborhood review standards. All HUD prescribed procedures have been and will continue to be followed.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

**Development #1**

Richert Manor 902 E. Court St. Flint, MI 48503	PIC Development ID: MI009000001	Conversion type: PBV	Transfer of Assistance on 132 units to an instrumentality of the PHA
<u>Total Units:</u> 132	<u>Pre- RAD Unit Type</u> General Occupancy	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u> TBD	<u>2019 Capital Fund</u> <u>allocation of</u> <u>Development:</u>



			\$2,140.88/ unit or \$282,596.16/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency	21	21	TBD if applicable
One Bedroom	110	110	TBD if applicable
Two Bedroom	1	1	TBD if applicable
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
<p>FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.</p>			

**Development #2**

Garland/Chase Apts. 820/906 Garland Ave. Flint, MI 48503	<u>PIC Development ID:</u> MI009000001	<u>Conversion type:</u> PBV	Transfer of Assistance on 44 units to an instrumentality of the PHA
<u>Total Units:</u> 44	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> TBD	<u>2019 Capital Fund allocation of Development:</u> \$2,140.88/ unit or \$94,198.72/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency	9	9	TBD if applicable
One Bedroom	33	33	TBD if applicable
Two Bedroom	2	2	TBD if applicable
Three Bedroom			
Four Bedroom			
Five Bedroom			

Six Bedroom			
<p>FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.</p>			

**Development #3**

Forest Park Apts. 4060 ML King Ave. Flint, MI 48505	PIC Development ID: MI009000001	Conversion type: PBV	Transfer of Assistance on 19 units to an instrumentality of the PHA
<u>Total Units: 19</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> TBD	<u>2019 Capital Fund allocation of Development:</u> \$2,140.88/ unit or \$40,676.72/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency			
One Bedroom	19	19	TBD if applicable
Two Bedroom			
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.

**Development #4**

Howard Estates 801 Floral Park Flint, MI 48503	PIC Development ID: MI009000002	Conversion type: PBV	Transfer of Assistance on 96 units to an
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			instrumentality of the PHA
<b>Total Units: 96</b>	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family</b>	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</b> TBD	<b>2019 Capital Fund allocation of Development:</b> \$2,585.55/ unit or \$248,212.80/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency			
One Bedroom			
Two Bedroom	<b>34</b>	<b>34</b>	<b>TBD if applicable</b>
Three Bedroom	<b>46</b>	<b>46</b>	<b>TBD if applicable</b>
Four Bedroom	<b>16</b>	<b>16</b>	<b>TBD if applicable</b>
Five Bedroom			
Six Bedroom			
<p>FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.</p>			

**Development #5**

River Park Apartments 7002 Pemberton Flint, MI 48505	PIC Development ID: MI009000005	Conversion type: PBV	Transfer of Assistance on 180 units to an instrumentality of the PHA
<b>Total Units: 180</b>	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family</b>	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</b> TBD	<b>2019 Capital Fund allocation of Development:</b> \$2,626.37/ unit or \$472,746.60/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency			

One Bedroom			
Two Bedroom	52	52	TBD if applicable
Three Bedroom	86	86	TBD if applicable
Four Bedroom	42	42	TBD if applicable
Five Bedroom			
Six Bedroom			

FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.

**Development #6**

Centerview Apts. 2001 N. Center Road Flint, MI 48506	PIC Development ID: MI009000006	Conversion type: PBV	Transfer of Assistance on 90 units to an instrumentality of the PHA
<u>Total Units: 90</u>	<u>Pre- RAD Unit Type</u> (i.e., Family, Senior, etc.): Family	<u>Post-RAD Unit Type</u> if different (i.e., Family, Senior, etc.) TBD	<u>2019 Capital Fund</u> allocation of <u>Development:</u> \$2,169.54/ unit or \$195,258.60/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency			
One Bedroom	89	89	TBD if applicable
Two Bedroom	1	1	TBD if applicable
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.

**Development #7**

Scattered Sites Flint, MI  See Appendix 1 for list of addresses	PIC Development ID: MI009000010	Conversion type: PBV	Transfer of Assistance on 68 units to an instrumentality of the PHA
<u>Total Units: 68</u>	<u>Pre- RAD Unit Type</u> <u>(i.e., Family, Senior,</u> <u>etc.): Family</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u> TBD	<u>2019 Capital Fund</u> <u>allocation of</u> <u>Development:</u> \$2,796.71/ unit or \$190,176.28/ year
<b>Bedroom Type</b>	<b>Number of Units</b> <b>Pre-Conversion</b>	<b>Number of Units</b> <b>Post-Conversion</b>	<b>Change in</b> <b>Number of Units</b> <b>per Bedroom</b> <b>Type and Why</b>
Studio/Efficiency			
One Bedroom			
Two Bedroom	<b>1</b>	<b>1</b>	<b>TBD if applicable</b>
Three Bedroom	<b>47</b>	<b>47</b>	<b>TBD if applicable</b>
Four Bedroom	<b>14</b>	<b>14</b>	<b>TBD if applicable</b>
Five Bedroom	<b>6</b>	<b>6</b>	<b>TBD if applicable</b>
Six Bedroom			
FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.			

**Development #8**

Mince Manor 3800 Richfield Road Flint, MI 48506	PIC Development ID: MI009000011	Conversion type: PBV	Transfer of Assistance on 110 units to an instrumentality of the PHA
<u>Total Units: 110</u>	<u>Pre- RAD Unit Type</u> <u>(i.e., Family, Senior,</u> <u>etc.): Family</u>	<u>Post-RAD Unit Type</u> <u>if different (i.e.,</u> <u>Family, Senior, etc.)</u> TBD	<u>2019 Capital Fund</u> <u>allocation of</u> <u>Development:</u> \$2,227.54/ unit or \$245,029.40/ year

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency			
One Bedroom	108	108	TBD if applicable
Two Bedroom	2	2	TBD if applicable
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.

**Development #9**

Aldridge Place Apts. 5838 Edgar Holt Drive Flint, MI 48505	PIC Development ID: MI009000014	Conversion type: PBV	Transfer of Assistance on 93 units to an instrumentality of the PHA
<u>Total Units: 93</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u> TBD	<u>2019 Capital Fund allocation of Development:</u> \$2,588.60/ unit or \$240,739.80/ year
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why
Studio/Efficiency			
One Bedroom			
Two Bedroom	63	63	TBD if applicable
Three Bedroom	20	20	TBD if applicable
Four Bedroom	10	10	TBD if applicable
Five Bedroom			
Six Bedroom			

FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.

**Development #10**

KMS Square Apts. 2101 Stedron Avenue Flint, MI 48504	PIC Development ID: MI009000015	Conversion type: PBV	Transfer of Assistance on 159 units to an instrumentality of the PHA
<u>Total Units: 159</u>	<u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u> Family	<u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u> TBD	<u>2019 Capital Fund allocation of Development:</u> \$1,082.23/ unit or \$172,074.57/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency			
One Bedroom	<b>158</b>	<b>158</b>	<b>TBD if applicable</b>
Two Bedroom	<b>2</b>	<b>2</b>	<b>TBD if applicable</b>
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			

FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.6 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. These items will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development.

**Development #11**

Atherton East Apts. 3123 Chambers Flint, MI 48507	PIC Development ID: MI009000003	Conversion type: PBRA	Transfer of Assistance on 192 units to multiple phases of replacement
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			housing including 60 PBV or 82 TPV
<b>Total Units: 192</b>	<b><u>Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family</u></b>	<b><u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.)</u></b> Family	<b><u>2019 Capital Fund allocation of Development:</u></b> \$2,633.57/ unit or \$505,645.44/ year
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why</b>
Studio/Efficiency			
One Bedroom		52	<b>HUD Approved CNI Housing Plan based on Needs</b>
Two Bedroom	52	64	<b>HUD Approved CNI Housing Plan based on Needs</b>
Three Bedroom	100	50	<b>HUD Approved CNI Housing Plan based on Needs</b>
Four Bedroom	40	26	<b>HUD Approved CNI Housing Plan based on Needs</b>
Five Bedroom			
Six Bedroom			
<p>FHC will follow all applicable Tenant Protections and Resident Rights and Participation as required by PIH-2012-32(HA) REV-3 Section 1.7 Attachment 1B, and the Joint Housing/PIH Notice H-2014-09 / PIH-2014-17 or as amended. FHC will establish wait list preferences within applicable regulatory requirements. FHC will also utilize TPV and RAD PBV vouchers to maintain affordable housing assistance and to expand housing options for residents displaced through the conversion of Atherton East. All Tenant Protections, Resident Rights and Waitlist Preferences will be approved by HUD and recorded in the Regulatory and Operating Agreement for each development or within each HAP contract.</p>			



The table below lists each of the provision affecting residents' rights and participation, waiting list and grievance procedures included and applicable as a result of the approval of this Significant Amendment. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) proposed.

<b>Project Based Voucher Requirements (Section 1.6 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH 2016-17)</b>	<b>Project Based Rental Assistance Requirements (Section 1.7 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH 2016-17))</b>
<b>Tenant Protections Under Notice H 2016-17; PIH 2016-17</b>	
1. Right to Return and Relocation Assistance	1. Right to return and Relocation Assistance
<b>Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)</b>	
1. No rescreening of tenants upon conversion	1. No rescreening of tenants upon conversion;
2. Under-Occupied Unit	2. Under-Occupied Unit (See Section 1.7)
3. Renewal of Lease	N/A
4. Phase-in of tenant rent increase:	3. Phase-in of tenant rent increase:
5. FSS and ROSS-SC programs;	4. FSS and ROSS-SC programs;
6. Resident Participation and Funding.	5. Resident Participation and Funding.
7. Termination notification	6. Termination notification
8. Grievance process	7. Grievance process
9. Earned Income Disregard.	8. Earned Income Disregard.
10. Jobs Plus	9. Jobs Plus
11. When Total Tenant Payment Exceeds Gross Rent.	10. When Total Tenant Payment Exceeds Gross Rent.
<b>Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)</b>	
1. Establishment of Waiting List	1. Establishment of Waiting List
2. Choice Mobility	2. Choice Mobility