

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: LaSalleCounty

PHANumber: IL014

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, a nd extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is:

The mission of the Housing Authority for LaSalle County is to pursue new and creative ways to continue to meet the changing housing needs of the diverse population of LaSalle County.

To... promote affordable, decent, safe, and sanitary housing for all residents of LaSalle County.

To... expand housing opportunities and alternative lifestyles for the residents of LaSalle County.

To... enhance existing housing programs through the provision of support services.

To... improve the overall quality of life in Authority developments.

To... encourage and develop the empowerment of Authority residents.

To... provide Authority residents with dignity, comfort, a nd a place to call "home."

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHA Score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

See Attachment A

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan,includingattachments,andalistofsupporting documentsavailableforpublicinspection.

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Attachments

Indicatewhichattachmentsareprovidedbyselectingall thatapply.Providetheattachment'sname(A, B,etc.)inthespacetotheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

RequiredAttachments:

- B AdmissionsPolicyforDeconcentration(IL014b01)
- C FY2002CapitalFundProgramAnnualStatement(IL014c01)
- Mostrecentboard -approvedoperati ngbudget(RequiredAttachmentforPHAs thataretroubledoratriskofbeingdesignatedtroubledONLY)
- F Component3.(6)Deconcentrationandincomemixing(IL014f01)
- H RequiredResidentMembershiponBoardofCommissioners (IL014h01)
- I AdvisoryBoardVolunteers(IL014i01)
- J ProgressinMeetingthe5 -YearPlanMissionandGoals(IL014j01)
- K PetPolicy(IL014k01)
- L ImplementationofPublicHousing ResidentCommunityService Requirements(IL014l01)
- Q Component10(B)VolluntaryConversionInitialAssessment (IL014q01)

OptionalAttachments:

- D PHAManagementOrganizationalChart(IL014d01)
- E FY2002CapitalFundProgram5YearActionPlan(IL014e01)
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedif notincludedinPHAPlantext)
- Other(Listbelow,providingeachattachmentname)
 - A GoalsandObjectives(IL014a01)
 - G RASSImplementationPlan(IL014g01)
 - M AssessmentofSite -basedWaitingListDevelopmentDemographic Changes(IL014m01)
 - N FY2001CapitalFundProgramPerformanceandEvaluationReport (IL014n01)
 - O FY2000CapitalFundProgramPerformanceandEvaluationReport (IL014o01)
 - P FY1999CapitalFundProgramPerformanceandEvaluationReport (IL014p01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
	Most recent self -sufficiency (ED/SS, TOP or ROSS or other residents services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Income Analysis of Public Housing Covered Development	

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	1630	5	3	3	2	2	3
Income > 30% but ≤ 50% of AMI	1141	5	3	3	2	2	3
Income > 50% but < 80% of AMI	1831	5	3	3	2	2	3
Elderly	1399	5	2	3	3	2	2
Families with Disabilities	N/A						
Black	<10%						
Hispanic	<10%						
Native American	<10%						
Asian Pacific Islands	<10%						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA -wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	361		172
Extremely low income <= 30% AMI	314	87%	
Very low income (> 30% but <= 50% AMI)	45	12%	
Low income			

HousingNeedsofFamiliesontheWaitingList			
(>50%but<80%AMI)	2	.01%	
Familieswithchildren	203	56%	
Elderlyfamilies	115	32%	
FamilieswithDisabilities	43	12%	
WhiteNonHispanic	294	81%	
Black	49	14%	
Hispanic	17	5%	
Other	1	.01%	
CharacteristicsbyBedroomSize(PublicHousingOnly)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes: Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant-basedassistance			
<input checked="" type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub-jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	303		296
Extremelylow			

Housing Needs of Families on the Waiting List			
income <= 30% AMI	224	74%	
Very low income (>30% but <=50% AMI)	61	20%	
Low income (>50% but <80% AMI)	18	6%	
Families with children	179	59%	
Elderly families	97	32%	
Families with Disabilities	27	9%	
White NonHispanic	245	81%	
Black	39	13%	
Hispanic	18	6%	
Other	2	.01%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	130	56%	147
2BR	107	35%	71
3BR	47	16%	64
4BR	18	6%	14
5BR	0		
5+BR	1	.003%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI tenant-based section 8 assistance
- Employment admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employment admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special purpose voucher targeted to the elderly, should they become available
- Other: (list below)

1. Develop a unit conversion plan for developments with too many efficiency units to 1-Bed units.
2. Affirmatively market to local agencies that work with and assist the Elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthata pply

- Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits
- Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations
- Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

- Fundingconstraints
- Staffingconstraints
- Limitedavailabilityofsitesforassistedhousing
- Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthe community
- EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA
- InfluenceofthehousingmarketonPHAprograms
- Communityprioritiesregardinghousingassistance
- Resultsofconsultationwithlocalorstategovernment
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

2. StatementofFinancialResources

[24CFRPart903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	1,948,380	
b) Public Housing Capital Fund	1,882,413	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	2,330,630	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Comp Grant Programs Capital Fund 501	491,209	Approved CGP Operations
PHDEP FFY 99 & 2000	113,600	Approved PHDEP Operations
3. Public Housing Dwelling Rental Income		
LIPH	1,715,300	Public Housing Operations
4. Other income (list below)		
Interest Income	75,000	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Misc. Income	52,000	Public Housing Operations
4. Non -federal sources (list below)		
Total resources	8,608,532	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Immediately, due to short length of current waiting lists.

b. Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug -related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 17

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)? If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists? All lists

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below) Change in employment location.
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If 'no' is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site -based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below) Information on residency for the last two years.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below: 30 days upon written request of voucher holder. A list of contacts made during the search must be submitted with request for extension. An additional 30 days on written request if a verified medical situation has delayed the search.

(4) Admissions Preferences

a. Incometargeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- (3) Working families and those unable to work because of age or disability
- Veterans and veterans' families
- (2) Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ThePHAappliespreferenceswithinincometi
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargetingrequirements

(5)SpecialPurposeSection8 AssistancePrograms

a. Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverning eligibility,selection,andadmissionstoanyspecial -purposesection8program administeredbythePHAcontained?(selectallthatapply)

- TheSection8AdministrativePlan
- Briefingsessionsandwrittenmaterials
- Other(listbelow)

b. HowdoesthePHAannouncetheavailabilityofanyspecial -purposesection8 programstothepublic?

- Throughpublishednotices
- Other(listbelow)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component 4A.

(1)IncomeBasedRentPolicies

DescribethePHA'sincomebasedrentsettingpolicy/iesforpublichousingusing,including discretionary(that is,notrequiredbystatuteorregulation)incomedisregardsandexclusions,inthe appropriatespacesbelow.

a. Use ofdiscretionarypolicies:(selectone)

- ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincome basedrentinpublichousing.Income -basedrentsaresetatthehigherof30% ofadjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(lessHUDmandatorydeductionsandexclusions).(If selected,skiptosub -component(2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below : The family experiences excessive medical expenses that exceed 10% of the family's gross annual income.

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

1. Earned income credit: a fifteen percent deduction from gross earned income if head or spouse is employed.

2. Child support credit: Households whose adult member is responsible for court awarded child support to children residing outside the assisted household will be allowed an exclusion of up to \$480 of annual income per child supported. The exclusion is allowable only upon verification that they are current in required support payments. The exclusion will not exceed the amount contributed for the latest twelve -month period.
3. Medical expense credit: Allowable expenses include amounts which can be anticipated to be incurred over the next twelve months which exceed three percent of gross annual income. Head or spouse must be elderly, disabled, or have earned income.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high -rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) If rent was based on minimum rent or zero income.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below) The family experiences medical expenses that exceed 10% of the family's gross annual income.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

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

RuralHousing515		

C.ManagementandMaintenancePolicies

ListthePHA’spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency’srules,standards,andpoliciesthatgovernmaintenanceandmanagementof publichousing,includingadescriptionofanymeasuresnecessaryforthe preventionoreradicationof pestinfestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8 management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

- a AdmissionsandOccupancyPlan
- b LeadBasedPaintPolicyandProcedures
- c ResidentInitiativesPolicy
- d CriminalRecordsManagementPolicy
- e ProcurementPolicy
- f MaintenancePolicy

(2)Section8Management:(listbelow)

- a Section8AdministrativePlan

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6. Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. Yes No:Has the PHA established any writtengrievanceproceduresin additiontofederalrequirementsfoundat24CFRPart966, SubpartB,forresidentsofpublichousing?

Ifyes,listadditionstofederalrequirementsbelow:

- 2.WhichPHAofficeshouldresidentSORapplicantstopublichousingcontactto initiate the PHA grievance process?(selectallthatapply)

- PHAmainadministrativeoffice
- PHAdevelopmentmanagementoffices
- Other(listbelow)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant based assistance program in addition to federal requirements found at 24CFR982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments . This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA’s option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) Attachment C

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) Attachment E

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year? If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	

- a. Actual or projected start date of activity:
 b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	

6. Number of units affected:
 7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development	

<input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <ul style="list-style-type: none"> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a

streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26- 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA -established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 04/01/2000

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program

Other(describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas?(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self -sufficiency of residents?(If "yes", complete the following table; if "no" skip to sub -component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/07/02)

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? ss
 If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskipcomponent15.HighPerformingandsmallPHAs thatare participatinginPHDEPandareshsubmittingaPHDEPPlanwiththisPHAPlanmayskipcomponentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

(selectallthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimefor crimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivities thePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: Attachment F)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (File name)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Illinois

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

PHA's definition of "substantial deviation or modification": Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissioners.

Attachments

Use this section to provide any additional attachments referenced in the Plans

TableLibrary

AttachmentK

PETPOLICY

Pets under the policy will be referred as dogs and cats. Approval will not be required for caged birds or fish in an aquarium. Rodents, large reptiles and all other animals are prohibited. The pet owners shall be liable for any damages. A \$200.00 refundable deposit will be required. In addition, the resident will pay a monthly fee of \$15.00. The number of allowable pets is limited to one pet per unit. Cats shall be limited to 15 pounds. Dogs shall be limited to 35 pounds and 18 inches in height from the floor to the top of their shoulders. Every pet must wear a valid rabies tag and license if required by local ordinances. Female pets over 6 months old must be spayed and males over 8 months old must be neutered. Pets must be registered annually. This shall include up to date inoculations, licenses, and verification that the pet has been spayed or neutered. Pets shall be maintained in accordance with applicable State and Local public health, animal control, and anti-cruelty laws and regulations.

ADMISSIONSPOLICYFORDECONCENTRATION

The HALC will provide for deconcentration of poverty and income -mixing by giving preference to higher income tenants for low -income projects and preference to lower incometenantsforhigh -incomeprojects.

To monitor deconcentration objectives, tenant incomes will be analyzed annually. Using the average family size and average income, the project will be compared to other projects in the locality. If the projects are not comparable and the project is determined to be extremely low income, preference will be given to waiting list applicants whose income meets very low or low income guidelines. For incomparable projects determined to be very low income, preference will be given to applicants whose income meets extremely low income guidelines. Incomparable projects determined to be low income will result in preference given to applicants whose income meets extremely low or very low income guidelines. Scattered site projects will not be affected by deconcentration requirements.

CAPITALFUNDPROGRAMTABLESSTARTHERE

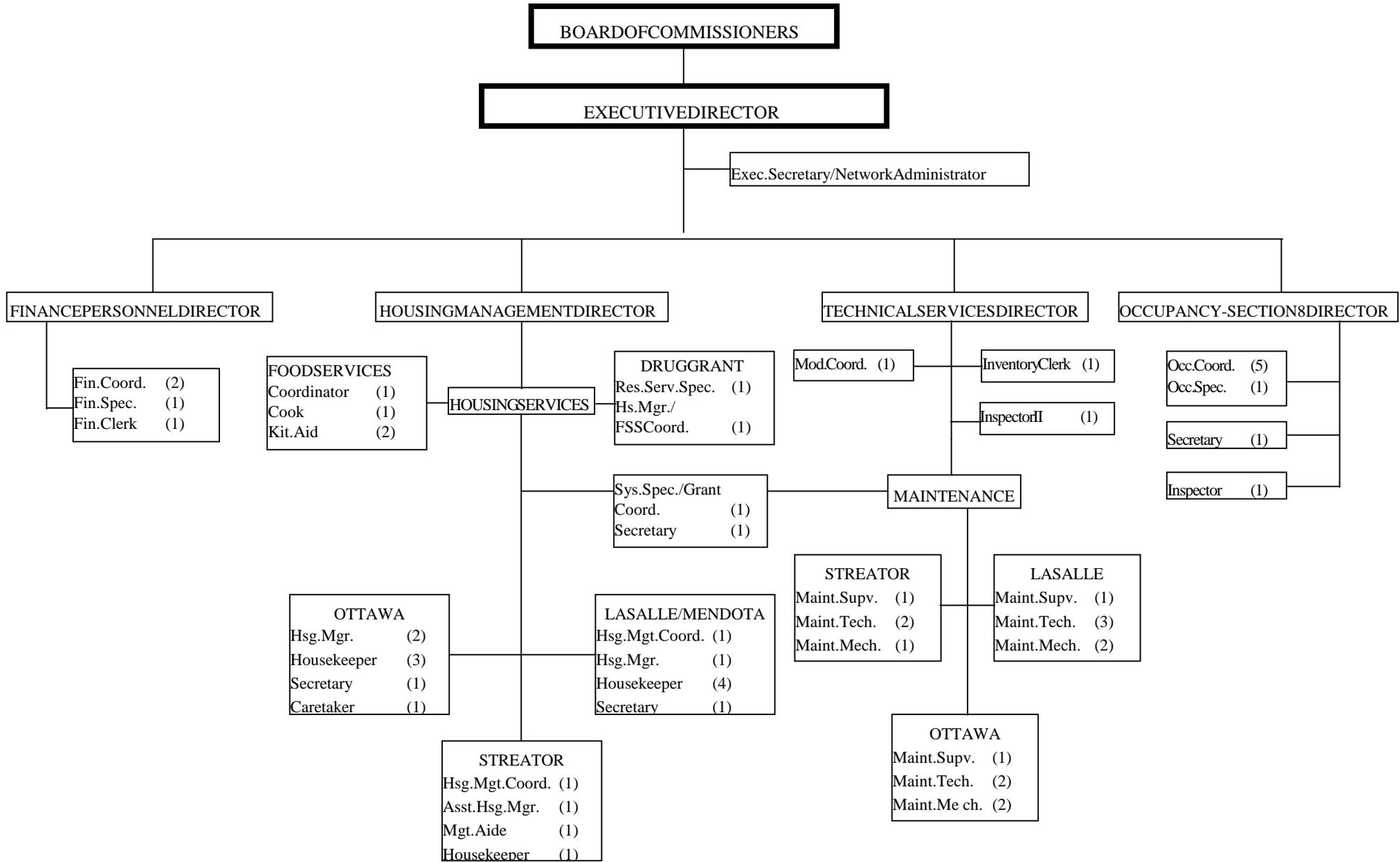
AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName:HousingAuthorityforLaSalleCounty		GrantTypeandNumber CapitalFundProgramGrantNo:IL06P014501 -02 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2002	
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	50,000			
3	1408ManagementImprovementsSoftCosts	50,000			
	ManagementImprovementsHardCosts				
4	1410Administration	160,000			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	101,000			
8	1440SiteAcquisition				
9	1450SiteImprovement	185,000			
10	1460DwellingStructures	1,136,500			
11	1465.1DwellingEquipment —Nonexpendable	72,000			
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	2,500			
18	1499DevelopmentActivities				
19	1502Contingency	125,413			

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName:HousingAuthorityforLaSalleCounty		GrantTypeandNumber CapitalFundProgramGrantNo:IL06P014501 -02 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2002	
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
	AmountofAnnualGrant:(sumoflines.....)	1,882,413			
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoSection504compliance	185,000			
	AmountoflineXXRelatedtoSecurity --SoftCosts				
	AmountofLineXXrelatedtoSecurity --HardCosts				
	AmountoflineXXRelatedtoEnergyConservation Measures	40,000			
	CollateralizationExpensesorDebtService				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program Grant No: IL06P014501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
14-1	Comprehensive Mod (12 units)		1460	12	360,000				
14-3	Replace Siding, Exterior, Roofs 4 Buildings X 24,000		1460	4	96,000				
14-5	Sitework		1450	1	60,000				
14-5	Siding/Soffit/Fascia/Gable Vents		1460	1	35,000				
14-6	Sitework		1450	1	25,000				
14-10	Sitework		1450	1	35,000				
14-9	R/R Roofs		1460	12	120,000				
14-8	R/R Kitchens		1460	20	110,000				
14-13	R/R Kitchens		1460	60	256,500				
14-13	Appliances		1465	60	48,000				
14-16	Sitework		1450	1	65,000				
14-26	Elevator Rehab		1460	1	85,000				
14-14	Replace Kitchens		1460	14	74,000				
A/E	A/E Services		1430	1	101,000				
Admin	Administration		1410	1	160,000				
Area Wide	Contingency		1502	1	125,413				
Area Wide	Operations		1406	1	50,000				
Relocation	Relocation		1495	1	2,500				
Area Wide	Management Soft Co sts		1408	1	50,000				
14-8	R/R Appliances		1465	20	14,000				
14-14	R/R Appliances		1465	14	10,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program No.: IL06P014501-02 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
14-1	12-03			12-05			
14-3	12-03			12-05			
14-5	12-03			12-05			
14-6	12-03			12-05			
14-10	12-03			12-05			
14-13	12-03			12-05			
14-16	12-03			12-05			
14-26	12-03			12-05			
Admin	12-03			12-05			
Area Wide	12-03			12-05			

HOUSING AUTHORITY FOR LASALLE COUNTY



CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName HousingAuthorityforLaSalleCounty				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:		
Development Number/Name/ HA-Wide	Year1	WorkStatementfor FFYGrant:2003 PHAFY:2004	Year2	WorkStatementforYear3 FFYGrant:2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:2005 PHAFY:2006	WorkStatementforYear5 FFYGrant:2006 PHAFY:2007
	Annual Statement		424,000	300,000		
IL014001						
IL014002						
IL014003					85,000	
IL014004						
IL014005						100,000
IL014006				50,000		
IL014007						
IL014008		80,000		40,000		59,000
IL014009						300,000
IL014010		280,000		60,000	297,750	25,000
IL014011		90,000		160,000	217,750	
IL014012		125,000		315,000		450,000
IL014013		308,000			52,000	
IL014014		60,000		40,000		78,000
IL014015				231,000		300,000
IL014016				182,000	206,000	
IL014017					408,000	15,000
IL014018						30,000
IL014026				80,000	25,000	
IL014027					67,000	
IL014029						
HAWide		515,413		424,413	523,913	525,413
TotalCFP Funds(Est.)		1,882,413		1,882,413	1,882,413	1,882,413
Total Replacement HousingFactor						

Funds | | | AttachmentE | |

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages 6 WorkActivities

Activities for Year1	ActivitiesforYear: _2____ FFYGrant:2003 PHAFY:2004			ActivitiesforYear: _3__ FFYGrant:2004 PHAFY:2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	IL014001	Rehab12UnitsIV	384,000	IL014001	R/RExteriorSiding	300,000
	IL014001	ReplaceSinkingSlabs	40,000	IL014006	R/RFurnaces	50,000
	IL014008	R/RBaths	80,000	IL014008	Tuck/Seal	40,000
	IL014010	R/RBaths	280,000	IL014010	Tuck&Seal	60,000
	IL014011	R/RAirHandler	90,000	IL014011	R/RPlumbing	100,000
	IL014012	Rehab3Units504	125,000	IL014011	Tuck&Seal	60,000
	IL014013	R/RBaths	228,000	IL014012	R/RBath	315,000
	IL014013	R/RRoof	80,000	IL014014	Tuck&Seal	40,000
	IL014014	R/RBaths	60,000	IL014015	R/RBath	231,000
				IL014016	R/RBaths	182,000
				IL014026	R/RAirHandler	80,000

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages 6 WorkActivities

Activities for Year1	ActivitiesforYear: _4____ FFY Grant:2005 PHAFY:2006			ActivitiesforYear: _5____ FFYGrant:2006 PHAFY:2007		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	IL014003	ResurfaceRoad	85,000	IL014005	R/RRoofs	100,000
	IL014010	R/RAirHandler	70,000	IL014008	504Acc(1Unit)	51,000
	IL014010	R/RKitchens	217,750	IL014008	Soffit/Fascia/Gutters	8,000
	IL014010	R/RPhoneEntrySys	10,000	IL014009	CommunityBuilding	300,000
	IL014011	R/RKitchens	217,750	IL014010	R/RParkingLot Lights	25,000
	IL014013	Seal/PatchParking	52,000	IL014012	R/RKitchens	450,000
	IL014016	1 st FloorBath504	50,000	IL014014	Soffit/Fascia/Gutters	12,000
	IL014016	R/RKitchens	156,000	IL014014	ResurfaceParking	15,000
	IL014017	R/RBaths	288,000	IL014014	504Acc(1Unit)	51,000
	IL014017	504 -3Apts.	120,000	IL014015	R/RKitchens	300,000
	IL014026	Sitework	25,000	IL014017	ReplaceCompactor	15,000
	IL014027	R/RWindows(3)	12,000	IL014018	R/RFuraces	30,000
	IL014027	R/RFur naces(2)	6,000			
	IL014027	R/RSidng(2)	14,000			
	IL014027	R/RKitchens(2)	9,000			
	IL014027	R/RBaths(2)	9,000			
	IL014027	Sitework(4)	12,000			
	IL014027	GarageRepair(2)	5,000			

Component 3,(6) Deconcentration and Income Mixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thenthis sectioniscomplete.If yes,continuetothenextquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveor below85%to115%oftheaverageincomesofallsuchdevelopments?If no,thenthissectioniscomplete.

DeconcentrationPolicyforCoveredDevelopments			
DevelopmentName:	Number ofUnits	Explanation(ifany)[see step4atB903.2(c)(1)(iv)]	DeconcentrationPolicy(if noexplanation)[seestep5 atB903.2(c)(1)(v)]
ParkviewHomes	48	Thisdevelopmentis undergoingmodernization andone-thirdoftheunitsare vacant.Itisonly2%below theEIRandoncethe modernizationiscomplete andtheunitsfilledwewill recalculate theAverage Incomes.	
SouthviewManor	30	Thisisasmallddevelopment andisundergoing modernization.One-thirdof theunitshavebeenvacant andwillbeoccupiedin February.Oncetheunitsare occupiedwewillrecalculate theaverageincomes.	

AttachmentG

RASIMPLEMENTATIONPLAN

The Authority scored 73% under the Safety Section of RASS. Upon evaluation of the data for each development, the Authority found the lowest scoring question to be the awareness of any crime prevention programs available to residents. This was especially true in the elderly developments where residents do not typically get involved with neighborhood watches or community policing. The Authority has for the past eight years, and will continue to provide additional police patrols in the family developments in cooperation with Local Police Departments. We have been and will continue to meet with resident councils to make them aware of programs offered in their communities and also include articles in the Resident Newsletter or Crime Prevention Programs.

AttachmentH

REQUIREDRESIDENTMEMBERSHIPONBOARDOFCOMMISSIONERS

Name: GlenFranklin
1020SecondStreet.,Apt.706
LaSalle,IL61301
(815)223 -3635

MethodofSelection:AppointedbyAppointingOfficial

CurrentTerm:April2002throughJune2003

AttachmentI

ADVISORYBOARDVOLUNTEERS

Development	Name	Address	Phone
Parkview	PamPekoc	504SenecaDrive Ottawa,IL61350	431-0086
JamesO'Brien	AgieOrvis	213EnglewoodDrive,Box2 Seneca,IL61360	357-8047
CentennialCourts	MargaretRose	P.O.Box1684 LaSalle,IL61301	223-8326
SouthviewManor	SarahFriewald	100S.NinthAve.,#129 Mendota,IL61342	538-2193
EverettTowers	LucilleWultzen	609N.EverettSt.,#209 Streator,IL61364	672-6523
RobertHughett	NancyHolsinger	1020SecondSt.,#805 LaSalle,IL61301	223-3660
MendotaHighRise	VirginiaHampton	701MeadowviewDrive,#403 Mendota,IL61342	539-7076
RavlinCongregate	PegRichter	400E.WashingtonSt.,4 -T Ottawa,IL61350	434-0233
EvansHeights	NellieGribbin	1401N.OtterCreek,#21 Streator,IL61364	672-5340
StrickerCourts	PeggyGarret	13StrickerCourts Marseilles,IL61341	795-6042
BenGuerrini			
OttawaScatteredSites	MikeGreenwood	510PierceSt. Ottawa,IL61350	433-9862
FoxHighRise	SandraCrew	906CanalSt.,#211 Ottawa,IL61350	434-4954
JamesGallo	RuthAlmy	425WalnutSt.,#17 Oglesby,IL61348	883-3419
PhillipMueller	FlorenceKepper	705CalhounSt.,7 -B Peru,IL61354	224-5952
DoughertyManor	DonKubinski	900PaulSt.,#705 Ottawa,IL61350	NoPhone
StanClarkHomes			
DelbertEgan	SusanCrew	400ChicagoSt.,#408 Streator,IL61364	NoPhone
ScatteredSites(14 -27)	PaulaGaham	504FullerAve. Streator,IL61364	672-8139
Section8			

Attachment J

PROGRESS IN MEETING THE 5 -YEAR PLAN MISSION AND GOALS

Over the past year the Authority has received ownership of a 515 Family Development to add to its current housing stock. We have increased our Housing Choice Voucher utilization rate above 95% of ACC. We have completed total modernization of two more of our Family Developments and are completing modernization on our last two remaining Family Developments. We will soon be starting modernization programs in our Senior High Rises. We are currently in the process of signing an Energy Performance Contract with an ESCO to reduce energy consumption at all of our developments and free up Capital Fund dollars for another use. We continue to publish Employee, Resident, and Section 8 Landlord newsletters to keep everyone informed of the constant changes. In cooperation with Illinois Valley Community College, we are offering GED programs to residents on site at our three largest Family Developments. They are also offering Teen Leadership, Family Literacy, and Academic Enrichment nights to all residents. Our Career Club for Kids, which is offered to 7th and 8th grade students, recently received an award from the Illinois State Board of Education/Center for Business. The program enables students to transition from school to work or a higher education and helps students make informed career and educational decisions.

HOUSING AUTHORITY FOR LA SALLE COUNTY

526E.NORRISDRIVE
OTTAWA,ILLINOIS61350
PHONE:(815)434 -0380



OPERATIONS PLAN

Fiscal Years 2001 - 2005

Approved by
the Housing Authority's
Board of Commissioners

Resolution No. _____

Date _____

FORWARD.....

We are pleased to present the operations plan for the Housing Authority for LaSalle County for Fiscal Year 2001 -2005.

We encourage all employees to take the time to read this document carefully. It will serve as our road map for what will be accomplished in Fiscal Year 2001 -2005.

We consider planning to be the cornerstone of effective management. Only together, working as a team, can we succeed.

BOARD OF DIRECTORS

Michael C. Rowley, Commissioner

James Armstrong, Commissioner

Charles Calligaris, Commissioner

Grace Hunter, Commissioner

Susan Nelson, Commissioner

Stanley Twait, Commissioner

Morton Olson, Commissioner

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MISSION

The mission of the Housing Authority for LaSalle County is to pursue new and creative ways to continue to meet the changing housing needs of the diverse population of LaSalle County.

To... promote affordable, decent, safe and sanitary housing for all residents of LaSalle County

To... expand housing opportunities and alternative lifestyles for the residents of LaSalle County

To... enhance existing housing programs through the provision of support services

To... improve the overall quality of life in Authority developments

To... encourage and develop the empowerment of Housing Authority residents

To... provide Authority residents with dignity, comfort and a place to call "home"

GOALS

The Housing Authority for LaSalle County will accomplish its mission through the establishment of clearly defined goals. The Authority's organizational goals are statements of what we intend to accomplish. These goals are not prioritized, as we consider all of equal importance. The goals stated here encompass all areas of the Housing Authority's operation.

- Increase the effectiveness of the Board of Commissioners through continued education of Authority operations
- Improve managerial effectiveness through continued professional development of management staff
- Improve front-line operations and interdepartmental cooperation by providing ongoing training for front-line staff
- Provide ongoing support to staff, working to maintain a high level of motivation and excellent customer service
- Develop and implement an ongoing community-wide public relations and marketing program
- Identify and develop resident leaders, and strengthen resident relations through improved communication with residents
- Encourage resident empowerment through the development and support of resident councils and a centralized Resident Executive Committee
- Increase the number of permanent subsidized units through aggressive solicitation of federal and state funding
- Develop and implement support programs for residents that improve the overall quality of life
- Maintain all physical facilities in good condition, improve ongoing maintenance operations, improve preventative maintenance programs, and continue Comprehensive Modernization
- Assure overall financial security of the Authority through strong budgetary controls, including preservation of reserves and aggressive collection procedures
- Analyze and review operating policies and procedures, assuring compliance with changing federal regulations at all times
- Consistently maintain Public Housing Occupancy in excess of 97% and Section 8 occupancy at 100%

- Research, develop and implement housing alternatives for "special populations" of LaSalle County, whose needs are not met by the private market

OBJECTIVES

The objectives that follow represent relevant and measurable ends to be achieved during the next three years. The accomplishment of these objectives will enable us to reach our goals. These objectives are stated by operational divisions, not by programs, as many divisions overlap various programs.

BOARD FUNCTIONS

- Keep well-informed of Housing Authority programs and respond to community questions and concerns. Refer appropriate issues to staff.
- Attend state and national conferences and seminars to keep informed of Housing Policy and HUD regulations.
- Review and revise Housing Authority Policies as needed.
- Monitor financial statements and audits to assure compliance with approved budgets.
- Monitor the progress of the goals and objectives of the Housing Authority.
- Monitor the performance and effectiveness of management.

ADMINISTRATION AND PERSONNEL

- Provide leadership for staff, maintaining an open door policy and expanded opportunity for personal and professional growth.
- Conduct staff meetings, reviewing, monitoring and measuring the success of the Authority's goals and objectives.
- Meet periodically with designated employees to discuss appropriate issues in connection with employee relations.

- Encourage all employees to actively participate in the continuing education program. Provide training as needed for each employee.
- Keep informed of all legislation and HUD regulations on an ongoing basis. Inform staff of pertinent changes and update policies as needed. Solicit staff input on policy issues. Maintain an updated library at all times.
- Conduct annual salary/benefits comparability survey, analyze and discuss with staff.
- Complete employee evaluations by June 1st of each year; maintain written progress reports for each employee on an ongoing basis.
- Keep master file for all administrative documents current at all times and cross train Secretaries on filing system.
- Re-index computer files at least quarterly. Load program updates in a timely manner, provide ongoing computer support for all staff.
- Coordinate Board functions and assist Board members as needed. Maintain minutes current and enforce freedom of information requirements.
- Coordinate all internal reports, manage all information systems and provide data to staff as needed.
- Provide all ongoing clerical support for management staff, coordinate schedules, assist the general public as required.
- Update job descriptions by March 1 of each year, soliciting staff input.
- Improve overall working conditions by assuring that adequate resources are available for all staff.
- Continue to support the Employee Assistance Program. Conduct assistance seminars and refer employees to the Employee Assistance Program as needed.
- Increase communication with residents through publication of a resident newsletter every quarter, and through quarterly meetings with Resident Executive Committees.
- Employee newsletter

FINANCE

1. Maintain Public Housing operating reserves at a level to assure the financial viability of the Authority. Invest excess funds in interest bearing accounts in compliance with HUD investment guidelines; monitor interest rates from area banks on a regular basis in order to maximize interest income.
2. Prepare, submit and monitor budgets for all programs. Operate programs at a budget surplus, assuring that routine operating expenses are less than income plus subsidy.
3. Prepare general ledgers for all programs by the 15th of each month; complete internal financial reports by the 20th of each month and distribute detailed monthly financial, investment, vacancy, work order and accounts receivable reports to department heads. Complete HUD year-end financial statements within 45 days of the end of the fiscal year; submit cost center financial reports to board as required by HUD.
4. Maintain detailed utility consumption and cost data for budget and HUD year-end reporting. Monitor well-head purchase data of natural gas and submit comparison reports to HUD for utility cost savings at year-end.
5. Monitor tenant lease compliance for payment of rent. Maintain the court eviction process under 90 days by processing lease terminations for non-payment of rent by the 15th day of each month. Review eviction notices for payment deadlines each week and submit default tenants to the attorney for court eviction action; attend court to assist attorney with evictions. Provide departments with an updated eviction report on a regular basis; coordinate forcible evictions with housing management and maintenance staff.
6. Submit vacated tenant debt information to the board on a semi-annual basis for collection loss write-off. Pursue collection of vacated tenant accounts through post judgement actions and collection agencies.
7. Process and mail Public Housing tenant rent statements by the end of each month. Process and mail Section 8 landlord HAP checks, including utility reimbursements by the 1st day of each month; process adjustments and portable billings on the 15th of each month.
8. In cooperation with the Occupancy Department, maintain accurate public housing rental information on active tenants; maintain records regarding debt and eviction information on prior tenants.
9. Process accounts payables for all programs by the 10th and 20th of each month; assure that invoices are properly expensed and supported by purchase requests and purchase orders and that discounts are taken for prompt payment when applicable. Assure strict compliance with the procurement policy by all departments.
10. Prepare LOCCS payment draws for grant programs as needed for disbursement of funds to vendors within three working days.

11. Prepare Requests for Proposals (RFP's) for financial audits of Housing Authority programs and entities. Prepare bid tabulations for Board approval. Work with auditors to assure that audits are completed and submitted within the time frame established by the funding agency.
12. Update the Indirect Cost Plan as necessary for changes in staffing, staff compensation, programs and funding sources.
13. Review personnel policies and employee benefits for compliance with state and federal employment and benefit laws. Update policies for changes and compliance as necessary. Notify staff of changes; providing information as requested.
14. Conduct new employee orientation during the first week of employment for all new hires. Maintain employee files and time off logs up to date at all times; distribute quarterly status reports of time earned and used to all employees and department heads.
15. Prepare and distribute staff payroll. Complete federal and state income tax reports in accordance with the most current IRS guidelines. Implement changes in procedures and computerized processing to comply with current regulations.
16. Prepare and coordinate worker's compensation incident and injury reports. Implement changes to comply with insurance requirements and distribute information to staff as necessary.
17. Administer the Authority's property, liability and automobile insurance coverage. Prepare Requests for Proposals in compliance with HUD procurement guidelines. Process and document claims, accidents and casualty losses. Coordinate insurance information with management and field staff and maintain current insurance registers and policy manuals.
18. Coordinate and maintain data for the Public Housing Management Assessment Program.
19. Provide ongoing training on all financial matters to finance staff.
20. Cover the telephone at all times, answer each call by the third ring; at all times be courteous, polite and professional. Refer calls to appropriate locations.

HOUSING MANAGEMENT

1. Walk each development at least weekly, ensuring that sites are well -maintained. Single family scattered sites to be done every two weeks.
2. Complete home visits for applicants within 5 working days from the date assigned contingent upon criminal and mental health background checks.
3. Upon receipt of final verification of selection and admissions criteria, lease -up applicants for efficiency apartments within 24 hours, and all other units within 3 working days. Return completed file to central office within 2 days.
4. Assist occupancy in completing interim rent changes and annual re -exams when tenants are uncooperative. Submit changes in family composition information to Occupancy within two days of determination.
5. Contact elderly residents within 2 days from when finance notifies of non -payment of rent. Post final fourteen -day notices for all tenants within 24 hours of receipt from finance.
6. Complete all annual inspections 30 days prior to anniversary date.
7. Conduct housekeeping inspections every 30 days for tenants with housekeeping problems and 7 days for units that meet unsanitary conditions.
8. Investigate tenant complaints within 48 hours of receipt.
9. Maintain site files current at all times, and document all incidents on file chronosheets.
10. Conduct marketing activities based on vacancies, including speaking to groups, mailings, advertisement and contacts with agencies and employers.
11. Maintain a professional attitude at all times, assist tenants in all areas as needed, return messages within 24 hours, and respond to inquiries within 48 hours.
12. Meet with maintenance staff at least weekly to coordinate maintenance work. Discuss tenant complaints and other maintenance concerns. Submit work orders on a daily basis as needed.
13. Work closely with management aides on an ongoing basis. Have formal meetings at least weekly to discuss appropriate issues.
14. Monitor food programs to assure compliance with NOA requirements. Work with Food Service Coordinator to resolve problems. Market food service programs, encourage tenant participation.
15. Conduct mandatory tenant meetings at least semi -annually at every development.

16. Work closely with other agencies, police departments and city officials to secure and coordinate services for residents.
17. Support and assist with other Housing Authority program initiatives conducted at the developments.
18. Work with Occupancy Department to maintain total vacancy days at less than 30 for Public Housing, less than 5 days for Forn of M anors, and less than 5 days for Leland Manor.
19. Maintain an open door policy for all residents, assist in the development of resident councils, provide contributions to the tenant newsletter, and keep residents well informed of all related issues.
20. Approve transfer requests within 5 days of receipt and submit to occupancy within 24 hours of approval.
21. Submit intent to vacate forms to Occupancy within 24 hours.

SPECIAL PROGRAMS & SUPPORT SERVICES

FOOD SERVICE:

1. Work to increase food service program revenue and decrease expenses.
2. Prepare, deliver and coordinate summer food program meals each summer.
3. Continue ongoing cooperative arrangement with NOA, work to increase program participation; train HALC staff on procedures for home delivered meals.
4. Establish and maintain resident kitchen committee at the Ravlin Congregate; work with committee on an ongoing basis; solicit input on menu planning and work to resolve complaints.
5. Develop and maintain kitchen equipment inventory, prepare replacement schedule annually, 90 days prior to the beginning of the fiscal year.
6. Increase bulk purchases; maintain a 30 -day inventory for food and supplies.

SENIOR SERVICES:

1. Continue to support the Adult Day Centers at Fornof Manors, Ravlin Congregate Center and Robert Hughett Towers.
2. Continued development and marketing of the Assisted Living Program at the above locations.
3. Pursue funding for Assisted Living Program to reach very low -income residents.
4. Support senior tenant councils; assist with recreational programs; identify resident leaders, establish and coordinate quarterly meetings of Senior Resident Executive Committee.
5. Research alternative lifestyles that will prolong independence and avoid premature nursing home care.

FAMILY SERVICES:

1. Work with the Streator Child Care Center and The Kids Place to increase assisted housing resident participation to a minimum of 20%.
2. Strive for drug -free public housing through the continuing support of the Resident Assistance Program in all family developments.
3. Support resident councils and identify resident leaders; provide leadership training once each year; establish and coordinate Family Resident quarterly meetings of Executive committee.
4. Continue cooperative arrangement with Youth Service Bureau, and improve the quality of the Summer Recreation Program each year.
5. Continue to support a Family Self -Sufficiency program for families living in public housing; assist families in securing affordable financing for home ownership.

SPECIAL POPULATIONS:

1. Work closely with local agencies to assist with providing suitable housing for their mentally ill clients throughout LaSalle County.
2. Implement a transition plan to develop accessible housing in accordance with our needs assessment.
3. Work with the Department of Rehabilitative Services to make reasonable modifications to existing housing stock for physically handicapped residents.

PUBLICHOUSINGDRUGELIMINATIONPROGRAM:

1. Prepare and submit applications for PHDEP Grant each year in accordance with HUD requirements.
2. Prepare and assure compliance with an approved implementation schedule for each PHDEP program funded.
3. Obligate and expend all PHDEP funds within the frame allotted by each grant.
4. Complete all related paperwork; maintain complete and accurate PHDEP files at all times.
5. Monitor PHDEP programs and activities in conjunction with residents and other community agencies with whom we have established partnerships.
6. Prepare and submit semi -annual progress reports to HUD within 45 days of the end of the reporting period.
7. Prepare closeout documents and submit to HUD upon completion of each grant.
8. Coordinate all aspects of PHDEP with other departments and with the residents as needed.

OCCUPANCY

1. Process and respond to all applications as appropriate in a timely manner. Check all applications against the debt list and current tenant records.
2. Purge housing waiting lists for all programs annually if applications are on file in excess of 12 months.
3. Maintain a pool of completed applications for both Public Housing and Section 8 based on average vacancy and turnover percentages for the previous 12-month period.
4. Begin updating applicants who apply for vacant units that have no other applicants on the waiting list, within two business days of the date the application is received.
5. Issue home visit files to Housing Managers within 5 days of receipt of intent to vacate, or within 2 days of vacate if notice was received.
6. Conduct Section 8 briefings in accordance with available units based on turnover and the average lease-up percentage rates for the previous 12-month period.
7. Maintain Section 8 lease-ups at 100% and issue available vouchers within five business days.
8. Work closely with Housing Managers by attending monthly staff meetings, responding to all queries within 1 business day, and informing Housing Managers of staff absences and back-up coverage.
9. Send lease-up documents for Section 8 units within 2 business days of passed inspection. Request inspection within 1 business day of receipt of Request for Lease Approval.
10. Begin processing annual re-exams 90 days prior to anniversary date for Section 8 and Public Housing. Complete all annuals other than tenant-delayed at least 30 days prior to anniversary date.
11. Request verifications and interim paperwork within 5 business days of reported change.
12. Process appropriate interim rent change within five business days of receipt of all necessary paperwork.
13. Maintain ongoing investigations of program fraud and abuse. Work closely with housing managers, landlords, and other social service agencies to verify information for applicants/tenants.
14. Prepare lease-up files for Managers as requested upon reasonable notification of approved Home Visit from Housing Managers.

15. Purge and place in storage all good standing Section 8 move -out files at least annually.
16. Maintain dead application files in an accessible location for at least three years and then place in storage.
17. Complete all wait list, vacancy, and turnover reports by the 10th of each month. Advise the Director of Housing Management when developments have no applicants.
18. Work with Housing Managers to maintain total vacancy days at less than 30 average for public housing, 5 for Fornof Manor, and 5 for Leland Manor.
19. At all times be courteous, polite and professional. Return all telephone messages promptly.
20. Issue notification of Section 8 rent change to Finance Department one day prior to the end of month. Provide Finance Department with information necessary to process HAP adjustment checks by the 14th of each month.
21. Investigate violations of Section 8 program obligations with 5 business days of report.
22. Issue notice of denial/termination within 5 business days of verification of ineligibility criteria or program violation.

INSPECTIONS:

1. Contact appropriate person within 2 business days of move -in inspection request to arrange for an inspection appointment.
2. Complete all initial move -in inspections within 7 calendar days of inspection request unless tenant/landlord causes a delay.
3. Deny Request for Lease Approval if move -in inspection cannot be performed within 10 calendar days of inspection request.
4. Complete annual inspections within 12 months of the most recently passed complete inspection.
5. Complete move -out inspections for allowable claims within 5 calendar days of Owner's request. Notify owner of results within 2 business days of inspection.
6. Notify tenant of pending claim within 2 business days of inspection.
7. Complete quality control inspections on a monthly basis for a yearly total of at least 5% of all units under contract.
8. Complete health/safety complaint inspections within 3 business days of complaint. Complete other complaint inspections within 5 business days.

9. IssuenotificationofHQSViolationswithin1businessdayofcompletedinspections.
10. Issue Intent to Terminate HAP letters upon completion of 20 -day abatement period. Issue terminationofHAPuponcompletionof30 -dayabatementperiod.
11. Issue intents of termination of assistance to program participants who fail to cooperate with inspections.
12. Arriveatinspectionstimelyandcompleteandsubmitinspectionreportsonadailybasis.
13. Filecompletedinspectionreportsintenantfileswithin5businessdays.
14. Answer tenant/owner questions and advise as necessary on needed corrections.
15. Notify tenant within 2 business days when a move -out claim is submitted by their former landlord.
16. Hold settlement conference within 10 business days of request.
17. Forward file for claim reimbursement approval within 2 business days of settlement conference, or within 14 days of claim submission if no conference was requested.

TECHNICALSERVICES

COMPREHENSIVEGRANTPROGRAM&DEVELOPMENT

1. Prepare and submit applications for CGP funding each year, and development funding as needed,inaccordancewithHUDrequirements.
2. Prepare and assure compliance with an approved implementation schedule for each CGP and Developmentprogramfunded.
3. CompleteallemergencyCGPworkwithin1yearfromthedefunded.
4. ObligateallCGPfundswithin18monthsandcompleteworkwithin3yearsoffunding.
5. Preparespecificationsandbid documentsin accordance withHUDrequirements. Securebids in accordance with the PHA procurement policy. Monitor construction, coordinating closely withcontractors.
6. Completeallrela tedpaperwork;maintaincompleteandaccurateCGPandDevelopmentfilesat alltimes.
7. Reviewpayrollforms,conductemployeeinterviews,processandauthorizecontractpayouts.
8. Preparenarrativereportanddistributebythe15thofeachmonth;prepareAnnualPerformance &EvaluationReportsforCGPandsubmittoHUDwithin30daysofprogramsyearenddate.
9. Complete close -out documents for each contract as needed and complete program closeout within4yearsfromdatefunded.
10. Coordinate a ll aspects of CGP & Development with other departments and with residents as needed.

MAINTENANCE

1. Keepsitestafftrainedontheoperationofcomputerizedmaintenanceandinventoryprograms.
2. Initiate and complete work orders for all site work, common area work and tenant requested workwithintimedeterminedbyappropriateprioritycode.
3. Completeallemergencywork orders within24hoursfromthetime reportedand call -in work orderswithin3days.
4. Completeallworkordersforannual inspectionswithin30daysfromdategenerated.

5. Submit completed work orders to clerical staff for processing at the end of each day.
6. Inspect vacated units with Housing Managers; reach agreement on work to be performed.
7. Complete vacancy turnaround within five days from the date vacate notice is received.
8. Maintain a Maintenance Operations and Preventative Maintenance plan for all building systems within each development.
9. Complete preventative maintenance work on schedule each year.
10. Maintain grounds in excellent condition - bushes and shrubs neatly trimmed, sidewalks and parking areas free of any debris, ice or snow.
11. Complete site inspections jointly with Housing Managers on a monthly basis; make necessary repairs.
12. Submit all reports and related paperwork to the central office by the 5th day of each month.
13. Wear uniforms provided every day; maintain a neat, clean appearance and at all times, maintain a professional attitude.
14. Respond to emergency calls after hours when on beeper duty within 1 hour from receiving call.
15. Keep maintenance schedules up to date for all vehicles and equipment at each site.
16. Meet weekly with Housing Managers to discuss maintenance issues and report problems or concerns in units. Prioritize maintenance work with Housing Managers.
17. Maintain high quality for all work performed, utilize a mutually understood standard for each job performed.
18. Submit ready dates to the proper department within 24 hours from unit completion.
19. Prepare Maintenance Work Order reports by the 15th of each month.
20. Coordinate site computer updates of the work order system and reports for timely closeout of tenant file and account.
21. Process vacated tenant work order charges for timely tenant closeout of file and account.

INVENTORY & PURCHASING:

1. Maintain a minimum of 30 -day stock at each site on all inventory items.

2. Assure strict compliance with the Authority procurement policy at all times.
3. Maintain a master list of all supplies of commonly purchased items and supplies.
4. Secure a minimum of three prices for each purchase, rotating suppliers on the master list.
5. Maintain project-based expense reports for materials for each site office.
6. Maintain a master list of all appliances by development.
7. Maintain a master list of all capitalized items by development.

UTILITIES:

Collect utility consumption data from all Authority developments in accordance with the following schedule:

HALC UTILITY ALLOWANCE SCHEDULE

Public Housing

Effective Date - January 1

Notices and postings must be done in accordance with the lease and 24 CFR Subpart E 965.502(c). Notice must be posted and given to each tenant at least 60 days prior to the effective date, and tenants must be given a 30 day comment period expiring not less than 30 days before the effective date. Occupancy needs to know the proposed allowances at least 60 days prior to effective date. Once the allowances have been established, copy to all Departments.

Section 8

Effective Date - January 1

No notices or postings are required. Occupancy needs to know the proposed allowances at least 60 days prior to the effective date. Once the allowances have been established, copy to all Departments.

Leland Manor

Effective Date - September 1

Utility data and recommendation must be submitted to Farmers Home by June 1. After approval from Farmers Home, notices must be given in accordance with Multiple Housing Management Handbook 1930-c. Notice must be posted and given to each tenant at least 60 days prior to the effective date, and tenants must be given a 20 day comment period following the date of notice. Occupancy needs to know the proposed allowances at least 60 days prior to effective date. Once the allowances have been established, copy to all Departments.

FornofManor

EffectiveDate -January1

Utility data and recommendations must be submitted to IHDA by September 30. No notices or postings are required by IHDA. Occupancy needs to know the proposed allowances at least 60 days prior to effective date. Once the allowances have been established, copy to all Departments.

Utility allowances must be re-evaluated annually for all of these programs. If no changes are required, the postings and notices are not required; however, the rest of the steps must still be completed. If changes in the allowances would result in a rent increase, an additional 30 day notice has to be given to the tenant by Occupancy. This could have an effect on the posting date. If it looks like the allowances would be reduced, you will need to work with Occupancy on the posting dates. Regulations have been changing constantly, so be sure and check for any changes each year prior to doing the allowances.

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

The Community Service Policy has been written, posted for resident comment, approved by the Authority's Board of Commissioners, and made part of the Admissions and Occupancy Plan. Leases are currently being rewritten and will be ready for the implementation date of 7/1/01. The Authority will review current files and notify residents of their status 30 days prior to implementation date. Applicants will be informed during the application process. The Authority will re-verify status at annual re-examination. The Authority has already signed an agreement with the local TANF agency to assist in verifications. The Authority will administer the program itself. Allowable activities shall include, but are not limited to: improving the physical environment of the resident's developments; selected office related services in PHA Developments or Administrative offices; volunteer services in local schools, daycare centers, hospitals, nursing homes, youth or senior organizations, etc.; neighborhood group special projects; participation in programs that develop and strengthen resident self-responsibility; participation in an educational or vocational training program; raising children under the age of 6 at home where spouse is working.

Residents were provided with written notice in January 2002, that pursuant to the Appropriations Act of 2002, that the Housing Authority would continue to determine if residents and applicants fall under the Community Service requirements, but would not implement or enforce the Community Service requirement provision of the lease through the Authority's applicable fiscal year ending June 30, 2003.

AttachmentM

ASSESSMENT OF SITE -BASED WAITING LIST DEVELOPMENT DEMOGRAPHIC CHANGES

The Authority is a Countywide agency in a very large geographic area. The Authority has Developments in 13 cities with as much as 70 miles between some cities. There are individual Elderly and Family Developments in each city with most cities having only one Family and one Elderly Development. There is no public transportation between cities anywhere in the County. Most applicants want to live in the city where they already live, work, or their children attend schools. This was the reason the Authority adopted site-based waiting lists. The Authority has seen virtually no tenant composition changes in any of the Developments and very little changes in the makeup of the waiting lists since the adoption of the site -based waiting lists.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority for LaSalle County		Grant Type and Number Capital Fund Program Grant No: IL06P014501 -01 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input 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	100,000.00		100,000.00	100,000.00
3	1408 Management Improvements Soft Costs	10,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	150,000.00		127,000.00	48,509.07
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	129,550.00		104,237.50	487.50
8	1440 Site Acquisition				
9	1450 Site Improvement	58,000.00			
10	1460 Dwelling Structures	1,298,654.00		44,272.00	23,792.00
11	1465.1 Dwelling Equipment — Nonexpendable	15,000.00			
12	1470 Nondwelling Structures	32,200.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00			
18	1499 Development Activities				
19	1502 Contingency	84,009.00			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority for LaSalle County		Grant Type and Number Capital Fund Program Grant No: IL06P014501 -01 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,882,413.00		375,509.50	172,788.57
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	96,000.00			
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program Grant No: IL06P014502-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
IL14-1	Comprehensive Mod(12 units)		1460	12	435,200.00			Planning
IL14-3	Comprehensive Mod(4 units)		1460	4	137,900.00			Planning
IL14-5	Comprehensive Mod(10 units)		1460	10	399,700.00			Planning
IL14-10	Install 504 Bathrooms		1460	2	48,000.00			Planning
IL14-11	R/R Balcony Doors		1460	16	24,000.00			Planning
IL14-13	Replace Door Phone System		1460	1	10,000.00		8,720.00	Under Contract
IL14-13	Install 504 Bathrooms		1460	1	48,000.00			Planning
IL14-17	Replace Door Phone System		1460	1	10,000.00		10,000.00	Complete
IL14-18	R/R Siding, Soffit, Etc.		1460	1	80,000.00			Planning
IL14-27	R/R Furnaces(5 units)		1460	5	12,000.00			Out for Bid
IL14-27	R/R Roofs(5 units)		1460	6	42,000.00		25,552.00	13,792.00 Under Contract
IL14-27	R/R Boilers(1 units)		1460	1	3,000.00			Out for Bid
IL14-27	R/R Septic System(1 unit)		1460	1	8,000.00			Out for Bid
IL14-27	R/R Siding(3 units)		1460	4	20,104.00			Out for Bid
IL14-27	R/R Windows(3 units)		1460	3	12,000.00			Out for Bid
IL14-27	R/R Overhead Garage Doors(7 units)		1470	7	9,000.00			Out for Bid
IL14-27	R/R Garage Service Doors(7 units)		1470	7	7,000.00			Out for Bid
IL14-27	R/R Garage Roofs(6 units)		1470	6	15,000.00			Out for Bid
IL14-27	R/R Garage Soffit, Fascia, Etc.(2 units)		1470	2	1,200.00			Out for Bid
IL14-27	R/R Entry & System Doors(2 units)		1460	2	2,000.00			Out for Bid
IL14-27	R/R Patio Door(1 unit)		1460	1	750.00			Out for Bid
IL14-27	R/R Kitchen Cabinets(1 units)		1460	1	3,000.00			Out for Bid

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program Grant No: IL06P014502-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
IL14-27	R/R Bathroom Sink - Tub (1 unit)		1460	1	3,000.00			Out for Bid	
HA Wide	Contingency		1502	1	84,009.00				
HA Wide	Operations		1406	1	100,000.00		100,000.00	Complete	
HA Wide	Relocation		1495	1	5,000.00				
HA Wide	Upgrade Computer Software		1408	1	10,000.00			Planning	
PHA Admin	Administration		1410	1	150,000.00		127,000.00	48,509.07	
A/E Services	A/E Services		1430	1	129,550.00		104,237.50	487.50	Under Contract
IL14-1	R/R Appliances (12 units)		1465	12	6,000.00			Planning	
IL14-3	R/R Appliances (4 units)		1465	4	4,000.00			Planning	
IL14-5	R/R Appliances (10 units)		1465	10	5,000.00			Planning	
IL14-1	Sitework		1450	1	40,000.00			Planning	
IL14-3	Sitework		1450	1	18,000.00			Planning	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program No.: IL06P014502-01 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL14-1	12-2002			6-2004			
IL14-3	12-2002			6-2004			
IL14-5	12-2002			6-2004			
IL14-10	12-2002			6-2004			
IL14-11	12-2002			6-2004			
IL14-13	12-2002			6-2004			
IL14-17	12-2002			6-2004			
IL14-18	12-2002			6-2004			
IL14-27	12-2002			6-2004			
Administration	12-2002			6-2004			
Area Wide PHA	12-2002			6-2004			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority for LaSalle County		Grant Type and Number Capital Fund Program Grant No: IL06P014501 -00 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-01 <input 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	80,000.00		80,000.00	80,000.00
3	1408 Management Improvements Soft Costs	10,000.00		10,000.00	7,202.50
	Management Improvements Hard Costs				
4	1410 Administration	142,000.00		142,000.00	131,296.92
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	104,000.00	106,700.00	106,700.00	93,445.00
8	1440 Site Acquisition				
9	1450 Site Improvement	160,000.00	215,069.00	215,069.00	0.00
10	1460 Dwelling Structures	1,193,542.00	1,178,653.67	1,158,653.67	839,572.01
11	1465.1 Dwelling Equipment — Nonexpendable	34,000.00	43,835.00	43,835.00	40,126.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00		516.72	516.72
18	1499 Development Activities				
19	1502 Contingency	112,267.00	59,551.33	0.00	0.00

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName:HousingAuthorityforLaSalleCounty		GrantTypeandNumber CapitalFundProgramGrantNo:IL06P014501 -00 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2000	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12-01 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
	AmountofAnnualGrant:(sumoflines.....)	1,840,809.00		1,756,774.39	1,192,159.15
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoSection504compliance	10,000.00	30,000.00	30,000.00	-0-
	AmountoflineXXRelatedtoSecurity --SoftCosts				
	AmountofLineXXrelatedtoSecurity --HardCosts				
	AmountoflineXXRelatedtoEnergyConservation Measures				
	CollateralizationExpensesorDebtService		82,000.00	82,000.00	65,000.00

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program Grant No: IL06P014501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL14-1	Comprehensive Mod(12units)		1460	12	400,450.00	259,341.10	259,341.10	259,341.10	Complete
IL14-3	Comprehensive Mod(4units)		1460	4	116,250.00		116,250.00	93,188.00	Under Contract
IL14-3	R/R Sidewalks/Stoops		1450	1	18,000.00		18,000.00	0.00	Under Contract
IL14-4/7	Sitework		1450	1	52,000.00	86,779.00	86,779.00	0.00	Under Contract
IL14-5	Comprehensive Mod(10units)		1460	10	367,842.00	330,157.00	330,157.00	220,987.00	Under Contract
IL14-10	Replace Compactor		1460	1	30,000.00	20,000.00	0.00	0.00	Out for Bid
IL14-11	Install Water Softener		1460	1	12,000.00		12,000.00	0.00	Under Contract
IL14-11	Install Trash Compactor		1460	1	30,000.00	19,498.00	19,498.00	19,498.00	Complete
IL14-12	Install Water Softener		1460	1	12,000.00	17,143.60	17,143.60	0.00	Under Contract
IL14-15	Install Water Softener		1460	1	12,000.00	17,063.86	17,063.86	0.00	Under Contract
IL14-16	Install Water Softener		1460	1	12,000.00	12,682.20	12,682.20	0.00	Under Contract
IL14-18	Comprehensive Mod(8units)		1460	8	234,600.00	183,749.00	183,749.00	126,291.00	Under Contract
IL14-18	Sitework		1450	1	30,000.00		30,000.00	0.00	Under Contract
IL14-26	R/R Apartment Doors		1460	85	26,400.00	31,903.00	31,903.00	0.00	Under Contract
Administration	Administration		1410	1	142,000.00		142,000.00	131,296.92	Under Contract
A/E	A/E Services		1430	1	104,000.00	106,700.00	106,700.00	93,445.00	Under Contract
Area Wide	Upgrade Computer Software		1408	1	10,000.00		10,000.00	7,202.50	Under Contract
Area Wide	Operations		1406	1	80,000.00		80,000.00	80,000.00	Complete
Area Wide	Contingency		1502	1	112,267.00	59,551.33	0.00	0.00	
IL14-1	Replace Appliances(12units)		1465	12	12,000.00	7,165.00	7,165.00	6,516.00	Under Contract
IL14-3	Replace Appliances(4units)		1465	4	4,000.00	2,172.00	2,172.00	2,172.00	Complete
IL14-5	Replace Appliances(10units)		1465	10	10,000.00	5,474.00	5,474.00	5,474.00	Complete

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program Grant No: IL06P014501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL14-18	Replace Appliances (8 units)		1465	8	8,000.00	4,344.00	4,344.00	4,344.00	Complete
Relocation	Relocation		1495	1	5,000.00		516.72	516.72	
IL14-11	Replace Bathrooms		1460	67	0.00	49,493.91	49,493.91	49,493.91	Complete
IL14-15	Replace Compactors		1460	1	0.00	10,502.00	10,502.00	10,502.00	Complete
IL14-26	Replace Refrigerators		1465	84	0.00	24,680.00	24,680.00	21,620.00	Under Contract
IL14-13	Paint Caulk Exterior		1460	1	0.00	24,000.00	24,000.00	24,000.00	Complete
IL14-13	Patch Paint Plaster By Windows		1460	1	0.00	3,200.00	3,200.00	3,200.00	Complete
IL14-13	Install Window Coverings		1460	1	0.00	17,670.00	17,670.00	0.00	Under Contract
IL14-1	R/R Sidewalks Stoops		1450	1	0.00	80,290.00	80,290.00	0.00	Under Contract
IL14-4/7	Rehab 3 Units		1460	1	0.00	54,000.00	54,000.00	33,071.00	Under Contract

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program No.: IL06P014501-00 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL14-1	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-3	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-4/7	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-5	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-10	12-2001	3-12-02		6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-11	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-12	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-15	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-16	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-18	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
IL14-26	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
Administration	12-2001	3-12-02	12-01	6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00
Area Wide PHA	12-2001	3-12-02		6-2003	12-12-03		Received HUD ACC Amendment 9 -12-00

CAPITALFUNDPROGRAMTABLESSTARTHERE

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName:HousingAuthorityforLaSalleCounty		GrantTypeandNumber CapitalFundProgramGrantNo:IL06P014708 -99 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 1999	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12-01 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovementsSoftCosts ManagementImprovementsHardCosts				
4	1410Administration	141,367.52	135,558.58	135,558.58	135,558.58
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	44,059.43	44,059.43	44,059.43	44,059.43
8	1440SiteAcquisition				
9	1450SiteImprovement	31,000.00	30,266.69	30,266.69	30,266.69
10	1460DwellingStructures	1,630,362.90	1,683,187.79	1,683,187.79	1,683,187.79
11	1465.1DwellingEquipment —Nonexpendable	31,086.00	30,566.00	30,566.00	30,566.00
12	1470NondwellingStructures				
13	1475NondwellingEquipment	15,000.00	21,336.51	21,336.51	18,139.54
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	70.00		70.00	70.00
18	1499DevelopmentActivities				
19	1502Contingency	52,099.15	0.00		

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary					
PHAName:HousingAuthorityforLaSalleCounty		GrantTypeandNumber CapitalFundProgramGrantNo:IL06P014708 -99 ReplacementHousingFactorGrantNo:		FederalFYofGrant: 1999	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 12-01 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstim atedCost		TotalActualCost	
	AmountofAnnualGrant:(sumof lines.....)	1,945,045.00		1,945,045.00	1,941,848.03
	AmountoflineXXRelatedtoLBPActivities				
	AmountoflineXXRelatedtoSection504compliance	119,000.00		119,000.00	119,000.00
	AmountoflineXXRelatedtoSecurity --SoftCosts				
	AmountofLineXXrelatedtoSecurity --HardCosts				
	AmountoflineXXRelatedtoEnergyConservation Measures	638,500.00		638,500.00	638,500.00
	CollateralizationExpensesorDebtService				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program Grant No: IL06P014708-99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL14-3	Comprehensive Mod(4units)		1460	4	164,250.00		164,250.00	164,250.00	Complete
IL14-3	Replace Appliances		1465.1	4	2,112.00		2,112.00	2,112.00	Complete
IL14-5	Comprehensive Mod(10units)		1460	10	375,792.57	394,190.00	394,190.00	394,190.00	Complete
IL14-5	Replace Appliances		1465.1	10	2,250.00	1,730.00	1,730.00	1,730.00	Complete
IL14-8	Replace Windows/Ext Doors		1460	20	103,800.00		103,800.00	103,800.00	Complete
IL14-10	Install Water Softener		1460	1	13,000.00	12,531.00	12,531.00	12,531.00	Complete
IL14-10	Install Automatic Door		1460	1	3,100.00		3,100.00	3,100.00	Complete
IL14-10	Install Fire Alarm		1460	1	47,000.00	47,700.00	47,700.00	47,700.00	Complete
IL14-10	Replace Refrigerators		1465.1	70	22,500.00		22,500.00	22,500.00	Complete
IL14-11	Rehab Bathrooms		1460	67	186,905.00	224,768.51	224,768.51	224,768.51	Complete
IL14-11	Install Automatic Doors		1460	1	1,728.00		1,728.00	1,728.00	Complete
IL14-12/15	R/R Comm Space Windows		1460	1	30,000.00		30,000.00	30,000.00	Complete
IL14-12/15	Install Automatic Door		1460	1	20,000.00		20,000.00	20,000.00	Complete
IL14-13	Replace Windows/Balcony Doors		1460	60	356,826.85		356,826.85	356,826.85	Complete
IL14-13	Install Automatic Doors		1460	3	4,615.00		4,615.00	4,615.00	Complete
IL14-13	Sitework		1450	1	31,000.00	30,266.69	30,266.69	30,266.69	Complete
IL14-14	Install Windows/Ext Doors		1460	14	43,200.00		43,200.00	43,200.00	Complete
IL14-16	Install Automatic Doors		1460	1	2,841.00		2,841.00	2,841.00	Complete
IL14-17	Install Automatic Doors		1460	1	3,647.48		3,647.48	3,647.48	Complete
IL14-17	Install Fire Alarm		1450	1	47,000.00		47,000.00	47,000.00	Complete
IL14-18	Comprehensive Mod(8units)		1460	8	226,657.00	222,989.95	222,989.95	222,989.95	Complete
IL14-18	Replace Appliances		1465	8	4,224.00		4,224.00	4,224.00	Complete

AnnualStatement/PerformanceandEvaluationReport									
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)									
PartII:SupportingPages									
PHAName:HousingAuthorityforLaSalleCounty			GrantTypeandNumber CapitalFundProgramGrantNo: IL06P014708-99 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
Administration	UpgradeComputerHardware		1475	1	15,000.00	21,336.51	21,336.51	18,139.54	
Administration	Administration		1410	1	141,367.52	135,558.58	135,558.58	135,558.58	Complete
PHA	A/EServices		1430	1	44,059.43		44,059.43	44,059.43	Complete
PHA	Contingency		1502	1	52,099.15	0.00	0.00	0.00	Complete
PHA	Relocation		1495	1	70.00		70.00	70.00	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority for LaSalle County			Grant Type and Number Capital Fund Program No.: IL06P014708 -99 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL14-3	12-2000		9-2000	6-2002		3-2001	
IL14-5	12-2000		12-2000	6-2002		12-2001	
IL14-8	12-2000		9-2000	6-2002		9-2001	
IL14-10	12-2000		12-2000	6-2002		6-2001	
IL14-11	12-2000		12-2000	6-2002		6-2001	
IL14-12/15	12-2000		12-2000	6-2002		9-2001	
IL14-13	12-2000		12-2000	6-2002		9-2001	
IL14-14	12-2000		9-2000	6-2002		9-2001	
IL14-16	12-2000		12-2000	6-2002		6-2001	
IL14-17	12-2000		6-2000	6-2002		3-2001	
IL14-18	12-2000		12-2000	6-2002		12-2000	
Administration	12-2000		12-2000	6-2002		9-2001	
PHA	12-2000		12-2000	6-2002			

AttachmentQ

Component10(B)VoluntaryConversionInitialAssessments

- a. HowmanyofthePHA'sdevelopmentsaresubjecttotheRequiredInitial Assessments?
11
- b. HowmanyofthePHA'sdevelopmentsarenotsubjecttotheRequiredInitial Assessmentsbasedonexempt ions(e.g.,elderlyand/ordisableddevelopmentsnot generaloccupancyprojects)?
10
- c. HowmanyAssessmentswereconductedforthePHA'scovereddevelopments?
11
- d. IdentifyPHAdevelopmentsthatmaybeappropriateforconversionbasedonthe RequiredInitialAssessments:

DevelopmentName	NumberofUnits

- e. IfthePHAhasnotcompletedRequiredInitialAssessments,describethestatusof theseassessments: