

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

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Small PHA Plan Update  
Annual Plan for Fiscal Year: **2002**

# Grundy County Housing Authority

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

**PHA Plan  
Agency Identification**

**PHA Name: Grundy County Housing Authority**

**PHA Number: IL027**

**PHA Fiscal Year Beginning: (mm/yyyy) 10/2002**

**PHA Plan Contact Information:**

Name: T. Brent Newman, Executive Director

Phone: 815 942-6198

TDD: NA

Email (if available): ghaewman@uti.com

**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

**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

Main administrative office of the local, county or 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)

**PHA Programs Administered:**

Public Housing and Section 8

Section 8 Only

Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 2002**  
 [24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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- Attachment A: Supporting Documents Available for Review
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- Attachment F: Membership of Resident Advisory Board or Boards
- Attachment   : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  
- Attachment G: Deconcentration and Income Mixing
- Attachment H: Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments

**ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

**This Section is left blank since it is optional.**

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

**We have made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.**

- **Implementation of Community Service Requirements:**

The Housing Authority has suspended enforcement of the 8-hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in their community and enhance their self sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

In addition we have made the following discretionary changes:

- The Housing Authority is taking over administration of the Section 8 Housing Choice Voucher Program currently being administered by LaSalle County Housing Authority. We intend to phase in the program beginning this current fiscal year.
- The Housing Authority is increasing the Security Deposit to \$150.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

- A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$120,497**
- C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.
- D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

**3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for units Public housing for units Preference for admission to other public housing or section 8 Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

**B. Capacity of the PHA to Administer a Section 8 Homeownership Program - NA**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources

Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$

\_\_\_\_\_

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

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 Attached at Attachment (File name)

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment \_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment \_\_\_\_.

Other: (list below)

### **B. 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)

• The Grundy County Housing Authority will continue to provide a drug free workplace.

• The Grundy County Housing Authority will continue to maintain its public housing units in a decent, safe and sanitary condition.

• The Grundy County Housing Authority will continue to maintain and renovate its public housing units utilizing Operating Funds and Capital Fund Program funds provided by HUD.

• The Grundy County Housing Authority will continue to meet the special needs of families with disabilities by providing reasonable accommodation and accessible housing in the public housing program.

• The Grundy County Housing Authority will continue to market its public housing program to make elderly and disabled families and individuals aware of the availability of decent, safe, sanitary and affordable housing in the City of Morris and Grundy County.

• The Grundy County Housing Authority will continue to apply its limited resources to the effective and efficient management and operation of the public housing program.

Other: (list below)

• The Grundy County Housing Authority Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

1. Provide improved living conditions for very low and low-income elderly and disabled families and individuals while maintaining their rent payments at an affordable level.

2. To operate a socially and financially sound public housing agency that provides violence and drug-free, decent, safe and sanitary housing with a suitable living environment for residents.
3. To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
4. To facilitate the judicious management of our inventory and efficient management of our staff.
5. To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Our agency is part of the entire effort undertaken by Grundy County, the City of Morris, and the State of Illinois to address our jurisdiction's affordable housing needs. While we cannot ourselves meet the entire need identified in the Consolidated Plan, in accordance with our goals and objectives included in this Plan, we will try to address some of the identified need by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to enhance the affordable housing available in our community. We intend to continue working with our local partners to try and meet these identified needs.

This year we expect to continue to utilize the funds we receive for our existing programs to house people. We will be focusing on management improvements and modernization. Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may change over the coming year if there are program changes beyond our control.

### 3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The State Consolidated Plan Action Plan identifies the following State Priorities:

#### Affordable Housing

The provision of affordable housing for low and very low-income households in the State is a major priority. Specific actions required to address the affordable housing need include the

preservation and rehabilitation of existing housing stock and homebuyer assistance as well as other actions.

B. Supportive Housing for the Homeless

The provision of supportive housing is a priority in the State's Consolidated Plan. In addition to programs to address supportive housing for the homeless, the State will address programs to meet the needs of the population at risk of being homeless.

C. Supportive Housing for Persons With Special Needs

The State has identified an increasing need for programs for the elderly and persons with disabilities and for housing that is integrated in and typical of local communities. This priority includes addressing the needs for persons with alcohol and substance abuse problems and the need for drug-free affordable housing.

The Action Plan addresses the following activities will be maintained by the State regarding Public Housing Resident Initiatives:

- Resource Guide updates on PHA homeownership programs.
- NOFA distribution to statewide housing organizations and advocacy groups on federal and state-funded resident management and homeownership programs, as is available.
- Limited application review via the Consolidated Plan Certification of Consistency process for applicable programs.
- Participation of interested groups, including PHA tenant representatives, on the OHCS Advisory Committee.

The Action Plan addresses the need for changes to be made by the State with regard to welfare reform and housing. The State is joining forces with other State agencies, nonprofit organizations and PHAs to address the needs of low-income residents moving from welfare to work.

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

#### **B. Significant Amendment or Modification to the Annual Plan:**

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

## Attachment A

### Grundy County Housing Authority

#### Agency Plan

#### Fiscal Year Beginning 10/2002

#### Supporting Documents Available for Review

PHAs are to 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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 jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents 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 check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies 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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures 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 any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

NA	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies (Elderly Only)	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
NA	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <a href="#">check here if included in the public housing A &amp; O Policy</a>	Pet Policy
X	The results of 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 results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration/Income Mixing Documentation Voluntary Conversion Documentation	(specify as needed)  ACOP/Annual Plan Annual Plan ACOP/Annual Plan Annual Plan

**Attachment B**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Grundy County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P02750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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	32,497			
3	1408 Management Improvements	10,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	73,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	5,000			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	120,497			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Grundy County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P02750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
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
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA Wide</b>	<b>Operations</b>							
	P H Operations Expenses; maintenance vehicle replacement	1406	Lump Sum	32,497				
	<b>Subtotal Acct 1406</b>			<b>32,497</b>				
<b>HA Wide</b>	<b>Management Improvements</b>							
	Staff Training;	1408	Lump Sum	10,000				
	<b>Subtotal Acct 1408</b>			<b>10,000</b>				
<b>IL027-1</b>	<b>Fees and Cost</b>							
	A&E Fees: Reimbursable Costs	1430	Lump Sum	0				
	<b>Subtotal Acct 1430</b>							
<b>IL027-1</b>	<b>Dwelling Structures</b>							
	Replace Bathroom sinks & vanities	1460	50 units	35,000				
	Renovate community room kitchen		Lump Sum	38,000				
	<b>Subtotal Acct 1460</b>			<b>73,000</b>				
<b>IL027-1</b>	<b>Replacement Reserve</b>							
	Reserve for roof replacement fund	1490	Lump Sum	5,000				
	<b>Subtotal Acct 1490</b>			<b>5,000</b>				
	<b>Grand Total</b>			<b>120,497</b>				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Grundy County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P02750101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
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	
HA Wide Operations	03/31/04			09/30/05			
HA Wide Mgt. Improvements	03/31/04			09/30/05			
IL027-1 Dwelling Structures	03/31/04			09/30/05			
IL027-1 Replacement Reserve	03/31/04			09/30/05			

**Attachment C**  
**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name : Grundy County Housing Authority				<b>Original 5-Year Plan</b> <b>Revision No:</b>	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 10/01/03	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 10/01/04	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 10/01/05	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 10/01/06
	Annual Statement				
IL027-1		87,497	87,497	87,497	87,497
HA Wide		33,000	33,000	33,000	33,000
<b>CFP Funds Listed for 5-year planning</b>		<b>120,497</b>	<b>120,497</b>	<b>120,497</b>	<b>120,497</b>
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2003 PHA FY: 10/01/03			Activities for Year: <u>3</u> FFY Grant: 2004 PHA FY: 10/01/04		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide	<b>Operations (1406)</b>		HA Wide	<b>Operations (1406)</b>	
Annual		P H Operations Expenses	15,000		P H Operations Expenses	15,000
Statement	HA Wide	<b>Mgt. Improvements (1408)</b>		HA Wide	<b>Mgt. Improvements (1408)</b>	
		Staff Training	10,000		Staff Training	10,000
	HA Wide	<b>Fees and Costs (1430)</b>		HA Wide	<b>Fees and Costs (1430)</b>	
		A&E Fees; reimbursable costs	8,000		A&E Fees; reimbursable costs	8,000
		<b>Subtotal HA Wide</b>	<b>33,000</b>		<b>Subtotal HA Wide</b>	<b>33,000</b>
	IL027-1	<b>Dwelling Structures (1460)</b>		IL027-1	<b>Dwelling Structures (1460)</b>	
		Replace 45 bathroom sinks and vanities	31,500		Replace 31 kitchen cabinets, sinks & faucets	50,997
		Replace 31 kitchen cabinets, sinks & faucets	50,997		Replace 6 tub/shower units	31,500
		<b>Replacement Reserve (1490)</b>			<b>Replacement Reserve (1490)</b>	
		Roof Replacement fund	5,000		Roof Replacement fund	5,000
		<b>Subtotal IL027-1</b>	<b>87,497</b>		<b>Subtotal IL027-1</b>	<b>87,497</b>
		<b>Total CFP Estimated Cost</b>	<b>120,497</b>			<b>120,497</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2005 PHA FY: 10/01/05			Activities for Year: <u>5</u> FFY Grant: 2006 PHA FY: 10/01/06		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>HA Wide</b>	<b>Operations (1406)</b>		<b>HA Wide</b>	<b>Operations (1406)</b>	
	P H Operations Expenses	15,000		P H Operations Expenses	15,000
<b>HA Wide</b>	<b>Mgt. Improvements (1408)</b>		<b>HA Wide</b>	<b>Mgt. Improvements (1408)</b>	
	Staff Training	10,000		Staff Training	10,000
<b>HA Wide</b>	<b>Fees and Costs (1430)</b>		<b>HA Wide</b>	<b>Fees and Costs (1430)</b>	
	A&E Fees; reimbursable costs	8,000		A&E Fees; reimbursable costs	8,000
	<b>Subtotal HA Wide</b>	<b>33,000</b>		<b>Subtotal HA Wide</b>	<b>33,000</b>
<b>IL027-1</b>	<b>Dwelling Structures (1460)</b>		<b>IL027-1</b>	<b>Dwelling Structures (1460)</b>	
	Replace 33 kitchen cabinets, sinks & faucets	53,687		Masonry repairs and exterior water proofing (partial cost)	53,687
	Replace 5 tub/shower units	28,810		Replace 6 tub/shower units	28,810
	<b>Replacement Reserve (1490)</b>			<b>Replacement Reserve (1490)</b>	
	Roof Replacement fund	5,000		Roof Replacement fund	5,000
	<b>Subtotal IL027-1</b>	<b>87,497</b>		<b>Subtotal IL027-1</b>	<b>87,497</b>
<b>Total CFP Estimated Cost</b>		<b>120,497</b>			<b>120,497</b>

**Attachment D**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Grundy County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P02750101 Replacement Housing Factor Grant No:		Federal FY of Grant: <b>2001</b>	
Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1) Performance and Evaluation Report for Period Ending: 03/31/02 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	18,260		0	0
3	1408 Management Improvements	10,000		4,384.12	4,384.12
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,600		10,418.00	10,418.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	76,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	5,000		0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	122,860		14,802.12	14,802.12
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Grundy County Housing Authority			Grant Type and Number Capital Fund Program Grant No: IL06P02750101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
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
				Original	Revised	Funds Obligated	Funds Expended	
<b>HA Wide</b>	<b>Operations</b>							
	Excessive Natural Gas Costs	1406	Lump Sum	18,260		0	0	To Be
	<b>Subtotal Acct 1406</b>			<b>18,260</b>		<b>0</b>	<b>0</b>	obligated
<b>HA Wide</b>	<b>Management Improvements</b>							
	Training/Inspection software	1408	Lump Sum	10,000		4,384.12	4,384.12	In Progress
	<b>Subtotal Acct 1408</b>			<b>10,000</b>		<b>4,384.12</b>	<b>4,384.12</b>	
<b>IL027-1</b>	<b>Fees and Cost</b>							
	A&E Fees: Reimbursable Costs	1430	Lump Sum	8,600		9,218.00	9,218.00	In Progress
	Physical Needs Assessment		Lump Sum	5,000		1,200.00	1,200.00	Complete
	<b>Subtotal Acct 1430</b>			<b>13,600</b>		<b>10,418.00</b>	<b>10,418.00</b>	
<b>IL027-1</b>	<b>Dwelling Structures</b>							
	Replace closet doors	1460	95 units	76,000		0	0	Planning
	<b>Subtotal Acct 1460</b>			<b>76,000</b>		<b>0</b>	<b>0</b>	
<b>IL027-1</b>	<b>Replacement Reserve</b>							
	Reserve for roof replacement	1490	Lump Sum	5,000		0	0	To Be
	<b>Subtotal Acct 1490</b>			<b>5,000</b>		<b>0</b>	<b>0</b>	obligated
	<b>Grand Total</b>			<b>122,860</b>		<b>14,802.12</b>	<b>14,802.12</b>	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Grundy County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P02750101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
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	
HA Wide (1406)	03/31/02	03/31/03		03/31/02	09/30/04		Obligated and Expended dates revised to be in compliance with HUD Notice PIH 2001-26 and to provide a more realistic schedule for work completion.
HA Wide (1408)	03/31/02	03/31/03		03/31/02	09/30/04		
IL027-1 (1430)	03/31/02	03/31/03		03/31/03	09/30/04		
IL027-1 (1460)	03/31/02	03/31/03		09/30/02	09/30/04		
IL027-1 (1490)	03/31/02	03/31/03		03/31/02	09/30/04		

## Attachment E

### Grundy County Housing Authority

#### Agency Plan

#### Fiscal Year Beginning 10/2002

#### Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Marcella Gudac

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 5 year term that expires in May, 2007

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? NA

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: May, 2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Grundy County Board of Commissioners

Don Kauffman, Chairman

**Attachment F**  
**Grundy County Housing Authority**  
**Agency Plan**  
**Fiscal Year Beginning 10/2002**

**Required Attachment: Membership of the Resident Advisory Board or Boards**

- i. List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Kathy Slater

Marge Connelly

Muriel Cannon

Jan Armin

Swanee Cwiok

Janet Thompson

# Attachment G

## Grundy County Housing Authority

### Agency Plan

#### Fiscal Year Beginning 10/2002

##### **Component 3, (6) Deconcentration and Income Mixing**

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

The Grundy County Housing Authority owns and operates 95 units of public housing designed for occupancy by elderly and disable families and individuals only.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

**Attachment H**

**Grundy County Housing Authority**

**Agency Plan**

**Fiscal Year Beginning 10/2002**

**Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments**

As stated in Notice PIH 2001-26, beginning with Fiscal Year 2002, all PHAs must address the following questions about their Required Initial Assessments and include the following information as a required attachment to the PHA Plan:

- a. **How many of the PHA's developments are subject to the Required Initial Assessments?**

None

- b. **How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?**

One Development (IL027-1)

- c. **How many assessments were conducted for the PHA's covered developments?**

None

- d. **Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

<b>Development Name</b>	<b>Number of Units</b>
None	None

- e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

N/A