

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

**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: Alexander County Housing Authority

PHA Number: IL007

PHA Fiscal Year Beginning: (mm/yyyy) 10/2003

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
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (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: (state mission here)

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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Finances, late payments, inspections pet control, tenant involvement
 - 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 efforts 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:
 - Designate 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)

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Alexander County Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Alexander County Housing Authority.

The mission of the Alexander County Housing Authority is to be the areas affordable housing of choice. We provide and maintain safe, quality housing in a cost-effective manner. By participating with others, we offer rental assistance and other related services to our community in a non-discriminatory manner.

We have also adopted the following goals and objectives for the next five years.

Goal One: Manage the Alexander County Housing Authority's in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives:

1. Remain a high performer housing authority as recognize by HUD.
2. The Alexander County Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list to one that requires a three month wait for housing by December 31, 2004.
3. The Alexander County Housing Authority shall promote a motivation work environment with a capable and efficient team of employees to operate a customer- friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a safe and secure environment in the Alexander County Housing Authority's public housing development.

Objectives:

1. The Alexander County Housing Authority shall reduce crime in its development so that the crime rate is less than their surrounding neighborhood by December 31, 2004.
2. The Alexander County Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
3. The Alexander County Housing Authority shall reduce its evictions due to violations of criminal laws by 80% by December 31, 2004, through aggressive screening procedures.

Goal Three: Expand the range and quality of housing choices available to participants in the Alexander County Housing Authority's tenant based assistance program

Objectives:

1. The Alexander County Housing Authority shall establish a program to help people use tenant-based program to become homeowners by December 31, 2004.
2. The Alexander County Housing Authority shall achieve and sustain a utilization rate of 97% by December 31, 2004, in its tenant-based program.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few high lights of our Annual Plan.

~~///~~ We have adopted three local preferences for applicants who live or work in Alexander County, for working families (seniors and people with disabilities automatically get this preference), and victims of domestic violence.

~~///~~ We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. Our screening policy meets all fair-housing requirements.

~~///~~ We have been designated as a high performer by HUD standards.

~~///~~ Applicants will be selected from the waiting list by preference and in order of the date and time they applied.

~~///~~ We have established a minimum rent of \$25.00.

In an attempt to encourage work and advancement in the workplace we are not requiring interim recertifications if a resident has an increase in income. The increase will be reported at the next regular recertification.

In summary, we are on course to improve the condition of affordable housing in Alexander County.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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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. Note: 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.

Required Attachments:

- | | | |
|-------------------------------------|---|----|
| <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration (Attachment A) | 50 |
| <input type="checkbox"/> | FY 2001 Capital Fund Program Annual Statement | |
| <input type="checkbox"/> | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) | |

Optional Attachments:

- | | | |
|-------------------------------------|---|----|
| <input checked="" type="checkbox"/> | PHA Management Organizational Chart (Attachment B) | 51 |
| <input type="checkbox"/> | FY 2001 Capital Fund Program 5 Year Action Plan | |
| <input type="checkbox"/> | Public Housing Drug Elimination Program (PHDEP) Plan | |
| <input type="checkbox"/> | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) | |
| <input checked="" type="checkbox"/> | Other (List below, providing each attachment name) | |
| | Statement of Progress (Attachment C) | 52 |
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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 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	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
N/A	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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input 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	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input 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
N/A	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	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
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident 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 (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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 results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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	385	5	3	3	1	2	4
Income >30% but <=50% of AMI	376	5	3	3	1	2	4
Income >50% but <80% of AMI	346	5	3	3	1	2	4
Elderly	388	5	2	3	5	1	3
Families with Disabilities	6	5	1	3	5	1	3
Race/Ethnicity	502	5	3	3	1	2	4
Race/Ethnicity	712	5	3	3	1	2	4
Race/Ethnicity							
Race/Ethnicity							

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: 2002
- 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.** PHAs 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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	21		113
Extremely low income <=30% AMI	7	33.33 %	
Very low income (>30% but <=50% AMI)	12	57.14%	
Low income (>50% but <80% AMI)	2	9.52%	
Families with children	14	66.66%	
Elderly families	2	10.5%	
Families with Disabilities	3	14.28%	
Race/ethnicity	22	90%	
Race/ethnicity	2	10%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	6		
2 BR	14		
3 BR	0		
4 BR	1		
5 BR	0		
5+ BR	0		

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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 in tenant-based section 8 assistance
- Employ 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

- Employ 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 vouchers targeted to the elderly, should they become available
- Other: (list below)

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 vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	1,050,097	
b) Public Housing Capital Fund	1,102,715	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
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)		
IL06P00750101	87,957	Capital Improvement
3. Public Housing Dwelling Rental Income	709,311	PHA Operations
4. Other income (list below)	1,000	PHA Operations
Community Room		
4. Non-federal sources (list below)	20,000	New Construction
	14,365	PAH Operations
Total resources	2,985,445	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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) After all pre-application information is recorded and at the time of the actual move in offer.

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) Credit history and last income source.

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 plans 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?0

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? 0

3. Yes No: Families may be on more than one list simultaneously
If yes, how many 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 transfers 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)
 - Other: (list below)
To meet the de-concentration goals.
- 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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)
Elderly, disabled or handicapped

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 0 Homelessness
- 1 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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 ensures 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
- Any time 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: PHAs 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)

(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:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

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 your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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. Among applicants on the waiting list with 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)

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-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 has lost eligibility or is awaiting an eligibility determination for Federal, State or Local assistance; the family would be evicted as a result of the imposition of the minimum rent requirement; the income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

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)

The PHA will allow permissive deductions to earned income, union dues, payroll deductions for uniforms, and deductions for health benefits.

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. Rent re-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
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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)
The authority used cost averaging and FMV.

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)

5. Operations and Management

[24 CFR Part 903.7 9 (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)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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

[24 CFR Part 903.7 9 (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)

-or-

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

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06P00750103 FFY of Grant Approval: (2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	78,027
3	1408 Management Improvements	206,000
4	1410 Administration	78,218
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	10,000
8	1440 Site Acquisition	
9	1450 Site Improvement	163,000
10	1460 Dwelling Structures	217,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	10,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	782,245
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	150,000
24	Amount of line 20 Related to Energy Conservation Measures	136,000

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL7-1 Elmwood Place	Security Storm Doors(FLA)	1460	2,500
	Kitchen Ranges(FLA)	1460	46,000
IL7-2/McBride Place	Security Storm Doors (FLA)	1460	3,000
	Remove Transformers(FLA)	1450	4,000
IL7-3 Scattered Sites	Closet Doors(FLA)	1460	6,000
IL7-5 Shuemaker	Replace Roof	1450	80,000
	Window Seals (FLA)	1460	000
IL7-6 Sunset Terrace	New Refrigerators(FLA)	1460	4,000
	New Doors(FLA)	1460	13,000
	Security Storm Doors(FLA)	1460	7,500
IL7-7 M. A. Meadows	New Refrigerators(FLA)	1460	16,000
	New Doors(FLA)	1460	71,000
	Security Storm Doors(FLA)	1460	39,000
PHA Wide	Project Manager	1408	45,000
	Travel and Training	1408	11,000
	Security & Drug Task Force	1408	150,000
	Salary and Benefits	1408	78,218
	Site Improvement(FLA)	1450	65,000
	Pest Control	1450	18,000
	Office Supplies and Equipment	1475	10,000
	Unit Preparation(FLA)	1460	5,000
	Fees and Cost	1430	10,000
	Operations	1406	98,027

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
IL7-1 Elmwood Place	03/31/05	09/31/06
IL7-2 McBride Place	03/31/05	09/31/06
IL7-3 Scattered Sites	03/31/05	09/31/06
IL7-4 Smith Building	No Work	No Work
IL-5 Shuemaker Building	03/31/05	09/31/06
IL7-6 Sunset Terrace	03/31/05	09/31/06
IL7-7 Mary Alice Meadows	03/31/05	09/31/06
PHA Wide	03/31/05	09/31/06

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06R007501023 FFY of Grant Approval: 2003

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
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	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	98,626
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	98,626
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Replacement Housing	1499	98,626

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
	Funds are not to be obligated until work begins	

(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

-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)

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-1	Elmwood Place	1	1.2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Porch Lights	6,000	2004
Caulk Windows and Doors	6,000	2004
Sidewalk Repair	20,000	2004
Landscape	120,000	2004
Smoke Detector Covers	1,000	2005
Roof Building	15,000	2005
Paint Units	125,000	2006
Security Lights	10,000	2006
Plumbing	25,000	2006
Kitchen Cabinets	180,000	2006
Paint Units	180,000	2006
Closet Doors	12,000	2007
Replace Wiring	200,000	2007
Bathroom Vanity	60,000	2007
Fencing	10,000	2007
Wiring Panels	6,000	2007
Gutter Splashes	3,000	2007
Total estimated cost over next 5 years	979,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-2	McBride Place	2	1.2%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Porch Lights	7,900	2004
Paint Exterior of Buildings	25,000	2004
Sidewalk Repair	20,000	2004
Paint Units	150,000	2005
Smoke detector Covers	1,200	2005
Landscape	120,000	2005
Plumbing	30,000	2006
Gutter Splashes	4,000	2007
Closet Doors	28,000	2007
Bathroom Vanity	80,000	2007
Fencing	12,000	2007
Electrical Panels	7,000	2007
Total estimated cost over next 5 years	485,100	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-3	Scattered Sites	0	0%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
New Toilets	10,000	2004
Security Screens	30,000	2004
Outside Faucet	2,500	2005
Soffit Repairs	3,000	2005
Security Doors	50,000	2006
Awnings	50,000	2006
Floor Drains	25,000	2006
Total estimated cost over next 5 years	170,500	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-4	Connell Smith Building	5	8.62%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint Units	77,000	2004
Generator	43,000	2004
Boilers	48,000	2004
Sprinkler System	75,000	2004
Caulk Exterior of Building	12,000	2004
Replace Water Shut-off Valves	10,000	2005
Curtains	20,000	2005
Replace Roof Vents	6,000	2005
Small Elevator Cab	100,000	2005
A/C Units	28,000	2006
Renovate Bathrooms	174,000	2006
Closet Doors	26,000	2006
Total estimated cost over next 5 years	619,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-5	Shuemaker Building	2	4.65%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Paint Units	64,500	2004
Boilers	25,000	2004
Generator	43,000	2004
Recreation Area	10,000	2004
Cabinets	30,000	2004
Curtains	20,000	2005
Vent Fans	2,500	2005
Exit Doors	3,000	2005
Seal Building	25,000	2005
Carpet Halls	60,000	2005
A/C Units	20,000	2006
Recreation Equipment	2,500	2007
Total estimated cost over next 5 years	305,500	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-6	Sunset Terrace	0	0%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Closet Doors	3,000	2004
A/C Units	5,000	2005
Doors	24,000	2005
Awnings	25,000	2005
Utility Rooms	50,000	2007
Total estimated cost over next 5 years	107,000	

Optional 5-Year Action Plan Tables			
Optional 5-Year Action Plan Tables	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL7-7	Mary Alice Meadows	4	10%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Remodel Bathrooms	150,000	2004
Water Filtration System	50,000	2004
Repair Siding	50,000	2004
A/C Units	2,000	2005
Floor Tile	80,000	2006
Storage Room Doors	16,000	2006
Playground Equipment	10,000	2007
Total estimated cost over next 5 years	358,000	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PHA Wide	PHA Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
New Vehicles	30,000	2004
Grounds Improvement	65,000	2004
Pest Control	22,000	2004
Unit Preparation	6,000	2004
Office Equipment	15,000	2004
Salary and Benefits	99,127	2004
Fees and Cost	69,000	2004
Operating Budget	198,254	2004
Security	200,000	2004
Travel and Training	15,000	2004
Project Manager	45,000	2004
Resident Business	5,000	2004
Grounds Improvement	75,000	2005
Pest Control	22,000	2005
Unit Prep	16,000	2005
Office Equipment	15,000	2005
Fees and Cost	69,000	2005
Operating Budget	198,254	2005
Salary and Benefits	99,127	2005
Security & Task Force	150,000	2005
New Construction	200,000	2005
Travel and Training	15,000	2005
Project Manager	55,000	2005
Resident Business	15,000	2005
Grounds Improvement	125,000	2006
Pest Control	22,000	2006
Dumpsters	10,000	2006
Unit Prep	35,000	2006
Office Equipment	15,000	2006
Salary and Benefits	99,000	2006
Fees and Cost	69,000	2006
Operating Budget	198,000	2006
Security & Task Force	200,000	2006
Travel and Training	15,000	2006
Project Manager	60,000	2006
Resident Business	10,000	2006
Trim Trees	50,000	2006
Tractor	35,000	2007
Grounds Improvement	75,000	2007
Pest Control	22,000	2007
Unit Prep	25,000	2007
Office Equipment	15,000	2007
Salary and Benefits	99,000	2007
Fees and Cost	5,000	2007
Operating Budget	198,000	2007
Security	200,000	2007
Travel and Training	25,000	2007
Project Manager	65,000	2007
Resident Business	5,000	2007
Storage Building	120,000	2007
Total estimated cost over next 5 years	3,458,982	

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-finance 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

[24 CFR Part 903.7 9 (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: (DD/MM/YY)
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

[24 CFR Part 903.7 9 (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) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (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 FY 1996 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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a 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 Plan 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

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

[24 CFR Part 903.7 9 (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"/> HOPE I <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 903.7 9 (l)]

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?

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 programs 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 homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs 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.)

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans 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

PHAs eligible for FY 2000 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 FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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? 2
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

[24 CFR Part 903.7 9 (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

[24 CFR Part 903.7 9 (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 at Attachment (File name)

Provided below:

They are more interested in the CFP and the Five Year Plan than the rest of the plan. They did not understand what flat rents are. They were afraid that this plan would raise their rent. The board was concerned that the drug grant had been discontinued and are hoping that it will be reinstated next year. The PHA tried to answer all of the above questions.

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 the 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: The 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)
All activities are consistent with the State of Illinois Consolidated Plan per Burton Hughes, Senior Housing Coordination Officer.
 - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
No actions or comments other than the plan are consistent with the State of Illinois Consolidated Plan.

D. Other Information Required by HUD

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

Attachment A

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

DE-CONCENTRATION OF POVERTY AND INCOME-MIXING

The PHA's admission policy is designed to provide for de-concentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits at admission and for income-mixing purposes.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.

The PHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's de-concentration efforts.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting the PHA in its de-concentration goals.

De-concentration and Income-Mixing Goals

Admission policies related to the de-concentration efforts of the PHA do not impose specific quotas. Therefore, the PHA will not set specific quotas, but will strive to achieve de-concentration and income-mixing in its developments.

The PHA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA.

Lower income developments where the PHA's goal is to increase higher income families:

IL7-1 Elmwood Place

IL7-2 McBride Place

Higher income developments where the PHA's goal is to increase lower income families:

Attachment B

Alexander County Housing Authority Organization Chart

Board Members Irene McBride, Chairperson Judson Childs, Vice Chairperson Doug Franklin Board Member Bobby Simmons, Board Member John Price Board Member
--

James Wilson Executive Director

Richard Harrington Modernization Coordinator	Rodney Worthington Accountant	Donna Holman Chief Occupancy Clerk
David Hodges Assistant Mod. Coordinator	Barbara Woodson Management Aide	Linda Baldwin Occupancy Clerk
Bill Tatum Construction Coordinator	Joe Williams Project Manager	Martha Franklin Occupancy Clerk
	Clayton Greenley Maintenance Supt.	Buffy Thurston Occupancy Clerk
	Maintenance Employees	

Attachment C

STATEMENT OF PROGRESS IN MEETING 5 YEAR GOAL

The Alexander County Housing Authority has reduced the average unit turnaround days from 223.77 in year 1999 to 88.22 in year 2000.

The PHA's PHAS score in 1999 was 67.6 and in 2002 it has improved to 92.0.

The PHA's total resident score was 9 out of a possible 10.

The PHA's TARS averaged 10.5 for the period 10/99 through 09/00 and improved to an average of 8.66 for the period 10/01 through 9/02.

The PHA has put together a team including the authority lawyer to inspect units, decrease late payments, inspect for pet violations and to get the tenants involved in these goals.

The PHA has an on going modernization program to upgrade the units and sites.

The PHA has reduced the number of units from 572 to 474 this is a decrease of 98 units over the last 10 years.

The PHA has started a replacement housing program. The authority has funds to build 4 new single family homes in this physical year.

The PHA has one complex for elderly one complex for elderly and disabled.

The PHA has improved security through the use of the Drug Elimination Grant and Security Guards that are funded through the Capital Fund Program.

The PHA has entered into an agreement with the Delta Center to provide 10 units at the elderly/disable site to teach persons with a disability to be able to live on their own in society.

The PHA set up a computer lab on housing property, in conjunction with Shawnee College, to teach computer classes. These classes are offered free to tenants of the housing.

The PHA in conjunction with the Southern Illinois Empowerment Zone will oversee a program to help low income clients to find affordable housing, to seek funds to develop new housing stock and improve existing housing stock. This program will make sure that all public housing meets the affirmative action measures.

The above shows the progress that the PHA has made toward meeting its goals as outlined in the PHA Plan.

Attachment D

NAME OF RESIDENT ON THE PHA BOARD

The PHA has one resident on the Board of Commissioners. Her name is Irene McBride. She is also the chairman of the board. Her address is 600 Elmwood Place, Cairo, IL 62914.

Attachment E

NAMES OF PERSONS ON THE RESIDENT ADVISORY BOARD

The Resident Advisory Board consist of Irene McBride, 600 Elmwood Place, Sue Brown 602 Elmwood Place, Monica Woodson 202 Elmwood Place, Arlene Davis 812 McBride Place, Gloria Kylies 727 McBride Place, Octavia Lumpkin 820 McBride Place, Bill Dunker 704 Connell Smith Building, and Katherine Epps #3 Johnson Terrace all of Cairo, IL.

Attachment F

AVERAGE INCOME AND AVERAGE RENT

The average income for each of the family projects is now about equal. Elmwood Place has an average income of \$5,284.00 and pays an average of \$103.00 in rent, Mc Bride Place has an average income of \$48.89.00 and pays an average of \$96.00 in rent, Mary Alice Meadows has an average income of \$5,546.00 and an average rent of \$54.00. The elderly Scattered Sites have an average income of \$10,778.00 and pays an average rent of \$212.00, the Connell Smith Building has an average income of \$13,028.00 an average rent of \$159.00 and the Loren Shuemaker Building has an average income of \$6,064.00 and an average rent of \$148.00, Sunset Terrace has an average income of \$5,476.00 and an average rent of \$108.00.

With these numbers the PHA feels like it has made excellent use of the waiting list and has met the demographic changes necessary to satisfy this requirement.

Attachment G

Voluntary Conversion Required Initial Assessments

Use of Section 18 Authority to Remove Units from Inventory

The Alexander County Housing Authority has seven (7) developments only three of these sites, IL7-1 Elmwood Place, IL7-2 McBride Place and IL7-7 Mary Alice Meadows Apartments are subject to the Required Initial Assessment. IL7-3 Scattered Sites, IL7-4 Connell F. Smith, Sr. Building, IL7-5 Shuemaker Building and IL7-6 Sunset Terrace are not subject to the Required Initial Assessment because they are elderly and/or disabled developments.

IL7-1 Elmwood Place and IL7-2 McBride Place are family developments built in 1941. Given the age and condition of these developments, in the opinion of the authority, they would not be appropriate for conversion based on the Required Initial Assessment. IL7-7 Mary Alice Meadows Apartments is located on the same site as the elderly/disabled development IL7-6 Sunset Terrace and the authority believes that vouchers in the community would not work.

The cost, ability to occupy the developments and the workability of vouchers in the community would make the voluntary conversion inappropriate.

Voluntary Conversion Initial Assessments

- a. Three developments are subject to the Required Initial Assessments.
- b. Four developments are not subject to the Required Initial Assessments based on exemptions.
- c. Three Assessments were conducted for the PHA's covered developments.
- d. None of the developments may be appropriate for conversion based on the Required Initial Assessment.

PUBLIC HOUSING COMPUTATON

1.	Total operating expenditures for the most recent fiscal year	1,651,591
2.	Capital Fund Program for the most recent fiscal year	1,102,715
3.	Total rental income for the most recent fiscal year	709,311
4.	Total annual expenditure of dollars to operate the PHA (Add lines 1 and 2 and subtract line 3)	2,044,995
5.	Total number of PHA units	479
6.	Annual cost of operating the PHA by unit (Divide line 4 by line 5)	4,269
7.	Monthly cost of PHA unit (Divide line 6 by 12)	356

SECTION 8 COMPUTATIONS

8. Number of units by bedroom size 9. Monthly Fair Market Rental 10. Monthly Cost

0 bedrooms	56	232	12,992
1 bedrooms	182	344	62,608
2 bedrooms	109	458	49,922
3 bedrooms	105	574	60,270
4 bedrooms	21	719	15,099
5 bedrooms	4	865	4,325
6 bedrooms	2	1,012	2,024

11.	Monthly charge (total of line 10)	207,244
12.	Annual charge (multiply line 11 by 12 months)	2,728,908
13.	Annual administration fee	182,000
14.	Annual cost of operation (line 12 plus line 13 minus line 3)	2,204,251
15.	Monthly cost of operation (line 14 divided by 12 months)	183,688
16.	Monthly cost of operation by unit (line 15 divided by line 5)	384

SUMMARY

If section 8 housing was available in our area the cost would be 22 dollars more per unit per month than operating under public housing.

Attachment H
Follow-up Plan for 2002 Customer Service and Satisfaction Survey

The Alexander County Housing Authority feels that the majority of residents do not understand the content of the Resident Survey nor do they understand the importance of completing the survey. In order to help residents better understand the contents and how to complete the survey, we will be offering a service through the Resident Councils to assist in the completion and return of the survey.

To address the three areas of low scores we intend to do the following.

Communication:

We have a policy to give residents a written forty-eight (48) hour notice of any repair or maintenance work to be performed. In the event of an emergency there is no prior notice. We are now giving residents the opportunity to ask questions concerning their lease during their re-exam. They will be asked to sign off to the fact they were given this opportunity. We post flyers and pass out notices to residents to advise them of meetings and events. We do our best to respond to all questions and concerns we receive from residents. We direct all calls to someone on the staff that can answer or solve the concern. We strive to do our best at all of our duties. As before the staff is instructed to be courteous and professional in all aspects of performing services in public housing.

Safety:

New lighting has been installed and additional lighting is being installed in some of the developments. A criminal history as well as a credit history check is made on each and every applicant. Upon being vacated all units are secured and then prepared for a new lease. With the exception of the much needed Drug Grant no current crime prevention programs are offered in our county. With a recent fifty-four percent (54%) reduction in funding it will be difficult to take on any new programs. Our Drug Grant ended 12/15/2002. The City of Cairo will be able to continue the program until April 2003. The Capital Fund Program will pick up a reduced program for the next year.

Neighborhood Appearance:

Most of these issues have never been brought to the attention of the Housing Authority as a concern of the residents. The majority of these indicators are under direct control of the Resident Councils. The Resident Councils have been funded and given the responsibility to police the developments to remove trash, litter, glass and graffiti. We have a pest control service for all of our developments. These services are contracted out to a licensed and professional firm. Units are treated on a monthly schedule. We have instructed the firm to have its technicians to be more thorough and communicate with the residents on specific problem areas. We have very few empty units and have not experienced a problem with vandalism.

Attachment I
RHF PLAN FOR NEW CONSTRUCTION

1. A Brief Description

- a. The authority plans to develop four (4) units.
- b. The development method will be new construction
- c. The structure type will be single family.

2. Schedule.

The authority hired a consultant in June 2002. Plans were also purchased at this time. Work began on three (3) units in July 2002. The authority is acting as the developer and is using forced labor from the local unions.

3. Amount and source of Funding.

The authority has received \$123,096.00 for FFY2000, \$125,889.00 for FFY2001 and \$123,464.00 for FFY2002 for a total of \$372,449.00 for new construction.

4. Plan and Obligation/Expenditure Status.

The construction of new units is in the PHA's five year plan and all obligation and expenditure dates have been met. A copy of the Performance and Evaluation Report for the period ending March 31, 2003 is contained in this document.

Attachment J
Capital Fund Program Annual Statement

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06P00750101 FFY of Grant Approval: (2001)

Performance and Evaluation Report for Period Ending March 31, 2003

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations	198,254	198,254	198,254	198,254
3	1408 Management Improvements	169,008	163,273	163,273	163,273
4	1410 Administration	99,127	99,127	99,127	99,127
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	256,066	276,024	276,024	273,241
10	1460 Dwelling Structures	216,770	195,393	195,393	186,972
11	1465.1 Dwelling Equip. Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	52,048	59,202	5,9202	59,202
14	1485 Demolition				
15	1490 Replacement Reserve				
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 line 2-20)	991,273	991,273	991,273	980,069
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 Cost				
25	Amount of line 21 Related to Security – Hard Cost	110,000	114,098	114,098	114,098
26	Amount of line 21 Related to Energy Conservation				

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Original Estimated Cost	Revised Estimated Cost	Funds Obligated Total Actual Cost	Funds Expended Total Actual Cost	Status of Work
IL7-1 Elmwood	Range Hoods	1460	12	2,094.59	2,094.59	2,094.59	2,094.59	Work Completed
	Stair Treads	1460	261	12,610.00	8,511.17	8,511.17	5,248.47	Work on Schedule
	Awnings	1450	110	55,000.00	34,173.71	34,173.71	34,173.71	Work Completed
	Gate	1460	66	9,900.00	14,229.94	14,229.94	14,229.94	Work Completed
L7-2 McBride Place	Stair Treads	1460	547	15,470.00	10,665.26	10,665.26	10,665.26	Work on Schedule
	Range Hoods	1460	12	1,680.19	1,680.19	1,680.19	1,680.19	Work Completed
	Ranges	1460	158	42,000.00	41,321.94	41,321.94	41,321.94	Work Completed
	Awnings	1450	143	70,000.00	43,962.65	43,962.65	43,962.65	Work Completed
	Gates	1460	82	12,300.00	20,171.68	20,171.68	20,171.68	Work Completed
	Paint Units	1460	50	50,000.00	29,536.96	29,536.96	29,536.96	Work Completed
IL7-3 Scattered Sites	Replace Canopy	1450	2	20,000.00	25,531.88	25,531.88	25,531.88	Work on Schedule
	Ranges	1460	58	16,337.39	16,337.39	16,337.39	16,337.39	Work Completed
	Range Hoods	1460	58	7,151.02	7,151.02	7,151.02	7,151.02	Work Completed
	Electric Outlet	1460	58	2,934.18	2,934.18	2,934.18	2,934.18	Work Completed
	Elevator	1450		0.00	85,352.63	85,352.63	85,352.63	Work Completed
IL7-4 Smith Building	Trash Compactor Bldg.	1450	1	10,000.00	10,937.50	10,937.50	10,937.50	Work Completed
	Lights	1450	6	3,000.00	3,000.00	3,000.00	216.60	Work on Schedule
IL7-7 MAM Apts.	Window Glass	1460	50	9,420.00	7,971.63	7,971.63	7,971.63	Work Completed
PHA Wide	Project Manager	1408		32,000.00	32,000.00	32,000.00	32,000.00	Work Completed
PHA Wide	Travel & Training	1408		15,000.00	14,812.46	14,812.46	14,812.46	Work Completed
PHA Wide	Security	1408		110,000.00	114,097.89	114,097.89	114,097.89	Work Completed
PHA Wide	Tenant Business	1408		12,007.63	2,362.85	2,362.85	2,362.85	Work Completed
PHA Wide	Salary	1410		99,127.00	99,127.00	99,127.00	99,127.00	Work Completed
PHA Wide	Site Improvement	1450		55,246.00	55,246.00	55,246.00	55,246.00	Work Completed
PHA Wide	Pest Control	1450		17,820.00	17,820.00	17,820.00	17,820.00	Work Completed
PHA Wide	Supplies	1475		14,580.00	20,838.29	20,838.29	20,838.29	Work Completed
PHA Wide	Unit Prep	1460		10,873.00	32,786.97	32,786.97	32,786.97	Work Completed
PHA Wide	Operations	1406		198,254.00	198,254.00	198,254.00	198,254.00	Work Completed
PHA Wide	Trucks	1475	2	37,468.00	38,363.22	38,363.22	38,363.22	Work Completed

Annual Statement

Capital Fund Program (CFP) Part III Implementation Schedule

Development Number Name/HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL7-1 Elmwood Place	03/03			09/03			No Revisions
IL7-2 McBride Place	03/03			09/03			No Revisions
IL7-3 Scattered Sites	03/03			09/03		06/03	Work Completed Early
IL7-4 Smith Building	03/03			09/03		06/03	Work Completed Early
IL7-5 Shuemaker Building	03/03			09/03			No Revisions
IL7-6 Sunset Terrace	03/03			09/03		06/03	Work Completed Early
IL7-7 MAM Apartment	03/03			09/03		06/03	Work Completed Early
PHA Wide	03/03			09/03		06/03	Work Completed Early

Attachment K
Capital Fund Program Annual Statement

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL06P00750102 FFY of Grant Approval: (2002)

Performance and Evaluation Report for Period Ending March 31, 2003

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations	195,850	195,850	195,850	195,850
3	1408 Management Improvements	257,000	246,500	246,500	65,288
4	1410 Administration	97,925	97,925	97,925	48,962
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	214,600	340,876	275,876	204,065
10	1460 Dwelling Structures	210,500	84,395	84,395	26,395
11	1465.1 Dwelling Equip. Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,376	13,705	13,705	13,705
14	1485 Demolition				
15	1490 Replacement Reserve				
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 line 2-20)	979,251	979,251	914,251	554,265
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 Cost				
25	Amount of line 21 Related to Security – Hard Cost	200,00	200,000	200,000	42,930
26	Amount of line 21 Related to Energy Conservation				

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Original Estimated Cost	Revised Estimated Cost	Funds Obligated Total Actual Cost	Funds Expended Total Actual Cost	Status of Work
IL7-1 Elmwood	Remove Meters	1450	84	8,400.00	7,475.71	7475.71	0.00	Work Completed
L7-2 McBride Place	Remove Meters	1450	92	9,200.00	8,200.00	8,200.00	0.00	Work on Schedule
	Electrical System	1450		0.00	200,200.00	200,200.00	200,200.00	Work Completed
IL7-3 Scattered Sites	Replace Roofs	1450		65,000.00	65,000.00	0.00	0.00	Work on Schedule
	Closet Doors	1460	50	6,000.00	0.00	0.00	0.00	Moved to 2003
IL7-4 Smith Building	Replace Boilers	1450	6	48,000.00	0.00	0.00	0.00	Moved to 2003
IL7-6 Sunset Terrace	Paint Units	1460	10	10,000.00	10,000.00	10,000.00	0.00	Work on Schedule
	Security Doors	1460	13	13,000.00	0.00	0.00	0.00	Moved to 2003
	Storm Doors	1460	13	7,500.00	0.00	0.00	0.00	Moved to 2003
IL7-7 MAM Apts.	Paint Units	1460	40	48,000.00	48,000.00	48,000.00	0.00	Work on Schedule
	Security Doors	1460	80	80,000.00	0.00	0.00	0.00	Moved to 2003
	Storm Doors	1460	80	40,000.00	0.00	0.00	0.00	Moved to 2003
PHA Wide	Site Improvement	1450		62,000.00	60,000.00	60,000.00	3,865.35	Work on Schedule
PHA Wide	Pest Control	1450		22,000.00	0.00	0.00	0.00	Moved to 2003
PHA Wide	Unit Prep	1460	16	6,000.00	26,395.08	26,395.08	26,395.08	Work Completed
PHA Wide	Supplies	1475		3,376.00	13,705.21	13,705.21	13,705.21	Work Completed
PHA Wide	Salary & Benefits	1410		97,925.00	97,925.00	97,925.00	48,962.00	Work on Schedule
PHA Wide	Operations	1406		195,850.00	195,850.00	195,850.00	195,850.00	Work Completed
PHA Wide	Security	1408		200,000.00	200,000.00	200,000.00	42,929.92	Work on Schedule
PHA Wide	Travel & Training	1408		12,000.00	10,500.00	10,500.00	4,357.93	Work on Schedule
PHA Wide	Project Manager	1408		36,000.00	36,000.00	36,000.00	18,000.00	Work on Schedule
PHA Wide	Resident Business	1408		9,000.00	0.00	0.00	0.00	Moved to 2003

Annual Statement

Capital Fund Program (CFP) Part III Implementation Schedule

Development Number Name/HA – Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL7-1 Elmwood Place	03/04		3/03	09/05			
IL7-2 McBride Place	03/04		3/03	09/05			
IL7-3 Scattered Sites	03/04			09/05			
IL7-4 Smith Building	03/04	No Work		09/05	No Work		Moved to Year 2003
IL7-5 Shuemaker Building	No Work			No Work			
IL7-6 Sunset Terrace	03/04		3/03	09/05			
IL7-7 MAM Apartment	03/04		3/03	09/05			
PHA Wide	03/04		3/03	09/05			

Attachment L
Capital Fund Program Annual Statement

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Program Replacement Housing Factor (CFPRHF)

Replacement Housing Factor Grant No.IL06R00750101 FFY of Grant Approval: (2001)

Performance and Evaluation Report for Period Ending March 31, 2003

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration		12,500	12,500	3,068
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equip. Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	125,889	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities		113,389	113,389	35,594
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of line 2-20)	125,889	125,889	125,889	38,662
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 Cost				
25	Amount of line 21 Related to Security – Hard Cost				
26	Amount of line 21 Related to Energy Conservation				

Annual Statement

Capital Fund Replacement Housing Factor (CFPRHF) Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Original Estimated Cost	Revised Estimated Cost	Funds Obligated Total Actual Cost	Funds Expended Total Actual Cost	Status of Work
	Development	1490		123,096.00	0.00	0.00	0.00	
		1410		0.00	12,500.00	12,500.00	3,068.25	Wok on Schedule
		1499		0.00	113,389.00	113,389.00	35,594.04	Wok on Schedule

Annual Statement
Capital Fund Program (CFP) Part III Implementation Schedule

Development Number Name/HA – Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
New Construction	3/04		3/03	9/04			Funds Obligated Early

**Attachment M
Capital Fund Program Annual Statement**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Program Replacement Housing Factor (CFPRHF)

Replacement Housing Factor Grant No.IL06R00750102 FFY of Grant Approval: (2002)

Performance and Evaluation Report for Period Ending March 31, 2003

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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				
11	1465.1 Dwelling Equip. Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	123,464			
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 line 2-20)	123,464		0	0
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 Cost				
25	Amount of line 21 Related to Security – Hard Cost				
26	Amount of line 21 Related to Energy Conservation				

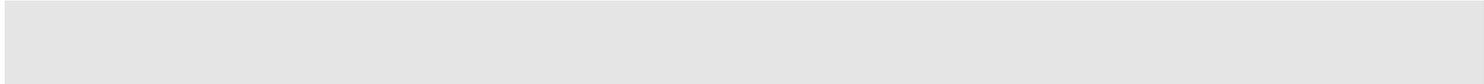
Annual Statement

Capital Fund Replacement Housing Factor (CFPRHF) Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Develop- ment Account Number	Quantity	Original Estimated Cost	Revised Estimated Cost	Funds Obligated Total Actual Cost	Funds Expended Total Actual Cost	Status of Work
	Development	1490		123,464.00		0	0	Work Not Started

Annual Statement
Capital Fund Program (CFP) Part III Implementation Schedule

Development Number Name/HA – Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
New Construction	6/03			9/04			No Revisions



PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
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	
11	1465.1 Dwelling Equipment-Nonexpendable	
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	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

