

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

UPDATED PLAN 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: Housing Authority of Henry County

PHA Number: IL 009

PHA Fiscal Year Beginning: 04/01/2003

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 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

The purpose of the Housing Authority of Henry County is to be a participating member of the community while providing qualified individuals with affordable housing and opportunities that will assist them in achieving their personal goals.

B. Goals

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)
 - 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)

Apply for additional vouchers to include Stark County. A region which currently has no Section 8 program.

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:

Strategic Goal:

- Ensure programs and services that appropriately address the needs of the Residents.

Objectives:

- X Complete Resident Services Long-Range Plan
- X Analyze results of Resident Needs Assessment Survey taken 8/02 and compile report summarizing results
- X Determine impact QWHRA will have on future programs and policies regarding Resident opportunities.

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

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)]

See Attachment G.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	NA
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	10
3. Policies on Eligibility, Selection and Admissions	11
4. Rent Determination Policies	20
5. Operations and Management Policies	25
6. Grievance Procedures	26
7. Capital Improvement Needs	27
8. Demolition and Disposition	28
9. Designation of Housing	29
10. Conversions of Public Housing	30

	<u>Page #</u>
11. Homeownership	32
12. Community Service Programs	
34	
13. Crime and Safety	36
14. Pets	38
15. Civil Rights Certifications (included with PHA Plan Certifications)	38
16. Audit	38
17. Asset Management	39
18. Other Information	39

Attachments

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- C. PHA Management Organizational Chart
- D. FY 2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- E. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (
 - F. Family Development Pet Policy
 - G. Progress Report
 - H. Voluntary Conversion
 - I. Follow Up Plan for Resident Survey
 - J. Capital Fund Program P/E REPORT
 - K. Flat Rent Schedule
 - L. Documentation of Resident Appointment to Board of Commissioners

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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	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
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) 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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NA	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	5%	2	5	2	4	3	2
Income >30% but <=50% of AMI	10%	2	5	2	4	3	2
Income >50% but <80% of AMI	10%	2	5	2	4	3	3
Elderly	15%	2	1	2	4	1	3
Families with Disabilities	5%	2	4	3	3	3	3
Race/Ethnicity Black	2%	2	3	3	4	3	3
Race/Ethnicity White	97%	2	3	3	4	3	3
Race/Ethnicity Hispanic	<1%	1	1	2	3	3	3
Race/Ethnicity Other	0	-----	-----	-----	-----	-----	-----

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: 2003

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

American Housing Survey data

Indicate year:

Other housing market study / City of Kewanee

Indicate year: 1997

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	64		
Extremely low income <=30% AMI	53	83%	
Very low income (>30% but <=50% AMI)	9	17%	
Low income (>50% but <80% AMI)	0	0	
Families with children	58	91%	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity-Black	6	10%	
Race/ethnicity-White	58	90%	
Race/ethnicity	-----	-----	
Race/ethnicity	-----	-----	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)	0	-----	-----
1BR	6	46%	
2 BR	2	15%	
3 BR	2	15%	
4 BR	0	0	
5 BR	0	0	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

(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:

- 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:

- 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

- 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:

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Apply for funding to obtain part-time staff to cover elderly developments
Utilize LIPH reserves to reconfigure 0 bedroom units

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- 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:

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

Strategy 2: Conduct activities to affirmatively further fair housing

- 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 2003 grants)		
a) Public Housing Operating Fund	\$784,543	
b) Public Housing Capital Fund	\$965,085	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$592,038	
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)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$710,408	
Excess utilities	\$5,000	
Non-dwelling Rental	\$1,000	
4. Other income (list below)		
Interest	\$51,186	
Commission/Late chg./CGP OP	\$22,125	
4. Non-federal sources (list below)		
Harry Anderson Trust		
Total resources	\$3,131,385	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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: At the time application is filed due to short/non-existent waiting list.

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

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Lincoln House and Maple City Apartments

- 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?

- 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? 4

- 3. Yes No: May families 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)

Resident choice if an extenuating circumstance exists, similar to an emergency situation and verifiable by police.

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)

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.

1 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
- 1 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:

Fairview Apartments and Lakeland Terrace

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:
Fairview Apartments and Lakeland Terrace

B. Section 8

(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)
- Living skills, rent payment history if available

(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:

If applicant maintains a search record they can be given up to 120 days.

(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)
Date and time of application

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.

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in 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)

Date and time of application

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

(1) Income Based Rent Policies

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:

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)

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)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

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)]

A. PHA Management Structure

(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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	461	15%
Section 8 Vouchers	175	10 %
Section 8 Certificates	0	0
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
Policies are available at the Administration Office
- (2) Section 8 Management: (list below)

On initial HQS inspection a determination is made concerning whether the unit is free from pest infestation. If not, adequate barriers are to be instituted to prevent infestation.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

(2) Optional 5-Year Action Plan

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 B

-or-

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

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

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)]

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:
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)]

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: <u>(DD/MM/YY)</u>
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)]

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)

<p>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.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

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 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has 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? 02/01/2001

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.)

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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 used 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) Neighborhood Watch Reports

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

Fairview Apartments and Lakeland Terrace

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)
Staff Training

2. Which developments are most affected? (list below)
Fairview Apartments and Lakeland Terrace

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)
Fairview Homes (IL-009-1)
Lakeland Terrace (IL-009-7LT)

D. Additional information as required by PHDEP/PHDEP Plan

- 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? _____
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)]

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

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:
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)
Henry County Board appoints resident from list of interested candidates

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

1. Consolidated Plan jurisdiction: (State of Illinois)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

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

D. Other Information Required by HUD

Attachments

Submitted in the following order:

- Attachment A – Admissions Policy for Deconcentration
- Attachment B – FY2003 Capital Fund Program Annual Statement
- Attachment C – PHA Management Organizational Chart
- Attachment D – FY2003 Capital Fund Program Action Plan
- Attachment E – Comments of Resident Advisory Board
- Attachment F – Family Development Pet Policy
- Attachment G – Progress Report
- Attachment H – Voluntary Conversion
- Attachment I - Follow Up Plan For Resident Survey
- Attachment J – Performance and Evaluation Plan for Capital Fund Program
- Attachment K – Flat Rent Schedule

Note: In the electronic submission of this report all attachments will be submitted separately

J. DECONCENTRATION OF POVERTY AND INCOME-MIXING

The HAHC's admission policy is designed to provide for deconcentration 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 HAHC 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 HAHC's deconcentration efforts.

The HAHC 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 HAHC in its deconcentration goals.

If the HAHC's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the HAHC will evaluate the changes to determine whether, based on the HAHC methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the HAHC has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

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

Attachment C

HOUSING AUTHORITY OF HENRY COUNTY
ORGANIZATIONAL CHART

BOARD OF COMMISSIONERS

EXECUTIVE DIRECTOR ----- ASSISTANT TO THE
EXECUTIVE DIRECTOR

<i>ACCOUNTANT</i>	<i>MAINTENANCE SUPERVISOR</i>	<i>MODERNIZATION COORDINATOR</i>	<i>OCCUPANCY COORDINATOR</i>	<i>RESIDENT INITIATIVES COORDINATOR</i>	<i>SECTION 8 COORDINATOR</i>
ACCOUNTS PAYABLE	MAINTENANCE III				
ACCOUNTS RECIEVABLE	MAINTENANCE I				
RECEPTIONIST/ CLERK TYPIST	MAINTENANCE I				
CLERK PT	RESIDENT CARETAKER II				
CLERK PT	RESIDENT CARETAKER II				
CLERK PT	RESIDENT CARETAKER II				
	RESIDENT CARETAKER I				
	RESIDENT MAINTENANCE/PT				

NOTE: DOES NOT REFLECT GRANT AND CONTRACT FUNDED POSITIONS

Attachment E

Formation of Resident Advisory Board

The Housing Authority of Henry County's Resident Advisory Board, which meets monthly throughout the year, consists of the Tenant Council Presidents for each of the HAHC's developments. This group includes the Presidents, Vice Presidents, Housing Authority staff members as needed, and the Executive Director. In addition to this group information on the Annual Plan and its process is made available at regularly scheduled Tenant Council meetings to ensure adequate potential for input from residents.

The Tenant Council President group was originally formed in 1996 in order to ensure direct communication between the Executive Director and the residents and is held at the HAHC administrative offices. Meetings consist of general discussion about issues at each development, a review of changes in regulations, review and update of the Annual Plan, review of the Capital Fund Program and other issues as needed.

Members of the Resident Advisory Board 2002-2003

Fairview Apartments and Lakeland Terrace Bonnie Peterson

Hollis House Virginia Lang

Lincoln House Dorothy Clague

Maple City Apartments Donna Hart

Washington Apartments Corrine Miller

* The resident advisory board is also open to any members wishing to participate

The Housing Authority of Henry County has adopted a pet policy which will take effect on April 1, 2001. The major points of this policy are as follows:

All pets must be approved in advance by HAHC management and registered with the HAHC before they are brought onto the premises.

Types of Pets allowed:

Only one type of pet per household

- 1 dog no larger than 30 pounds, must be spayed or neutered and provide proof of inoculations
- 2 cats, spayed or neutered with proof of inoculations
- 2 birds, must be enclosed in a cage at all times
- fish, in an aquarium no larger than 25 gallons
- 2 Rodents – rabbit, guinea pig, hamster or gerbil ONLY, enclosed in a cage at all times, inoculations as specified by local regulations
- 2 Turtles – enclosed in an acceptable container such as an aquarium

Additional Fees and Charges

A refundable \$75.00 pet deposit must be paid to the Housing Authority before approval by management
A pet waste removal of \$10.00 per occurrence will be assessed against the resident for violation of the policy

All reasonable expenses incurred as the result of the damages will be the responsibility of the resident including: cost of repairs to the units and/or community spaces; fumigation of the unit; other expenses incurred as a result of pet damage.

Other restrictions

With the exception of fish, no animal shall be left unattended for a period of longer than 6 hours

Pet owners must designate two responsible parties to care for the pet if the resident becomes incapacitated or unable to care for their pet(s).

Local City ordinances will apply at all times to the removal of pet waste in and around Housing Authority property.

No animal will be left unattended outside at any time.

Attachment G

Progress Report

The Housing Authority of Henry County has accomplished the following items to date:

- ✓ Developed, written and submitted the Annual and Five Years plans
- ✓ Updated the Plan as necessary
- ✓ Conducted meetings with the resident advisory board on a monthly basis and provided all members with copies of the annual plan
- ✓ Developed, written and implemented a family development pet policy
- ✓ Developed, written and implemented a community service policy
- ✓ Developed, written and submitted the Annual Capital Fund plan
- ✓ Complied with regulations regarding the annual audit
- ✓ Updated all Public Housing and Section Policies as needed to comply with QWHRA and HUD regulations
- ✓ Submitted all HUD requested documents as required
- ✓ Developed a strategy for utilizing Resident Participation Funds
- ✓ Offered Training Seminar to Commissioners
- ✓ Ensured that Resident Commissioner was appointed to Board per QWHRA guidelines

Attachment H

Component 10 B Voluntary Conversion

a) How many of the PHA's developments are subject to the Required Initial Assessments? 2

- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4
- c) How many assessments were conducted for the PHA's covered developments? 2
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
none	0

- (e) The PHA has completed the Required Initial Assessments as follows:

Most of the tenants who live in our family units do not currently qualify for the Section 8 program for a variety of reasons. Those individuals who could not participate in a voucher program would require additional services not provided through the voucher program as it currently exists.

Additionally, according to the Formula for calculating average cost of operation for Public Housing vs. Section 8 the difference would be 334.5 per unit of public housing vs. 372 per unit if converted to Section 8, a total annual increase of \$203, 433.

Attachment I.

Follow Up Plan for Resident Survey

According to the Resident Survey for FYE 2002 the Housing Authority of Henry County received a score of 68.6% in Neighborhood Appearance, requiring the development of a follow up plan. After reviewing the

results by development it was determined that the following steps would be taken to improve communications between residents and management:

1. The Executive Director and Modernization Coordinator will continue attend all Tenant Council meetings
2. Residents will be notified, in writing of all upcoming modernization projects by either fliers and/or in the resident/ management and tenant council newsletters.
3. During FY03, a new road overlay will be completed along with siding and windows for all of the buildings in IL009-2. In addition, dumpster sites will be placed throughout IL009-1,2 & 7lt. This will eliminate the need for residents putting out trash 2x per week which detracts from neighborhood appearance.

Attachment K

Current Policy

Family Developments:

30% of Annual Income up to Ceiling Rent

Hi Rise Developments:

30% of Annual Income – No Limit

QWHRA

All Housing Authorities must establish a Flat Rent Policy. This policy would allow/enable the Housing Authority to establish competitive rents in comparison to rental market. Residents would choose to pay either 30% of adjusted income or flat rent. Those choosing flat rent would only be required to have their income verified every 3 years.

Benefit to residents – as income increases rent will remain the same for those choosing flat rent option.

Rents

Bedroom Size	Ceiling Rent/Current	Section 8 Fair Market	Proposed Flat Rent
0	-	300	250
1	255	414	280
2	300	512	330
3	375	662	412
4	400	718	440

Assuming that all residents will pay 30% up to flat rent limit

Utility Allowances

Development	0	1	2	3	4
Washington Apts.	47	52	-	-	-
Lincoln House	29	31	-	-	-
Hollis House	48	61	-	-	-
Lakeland Terrace	-	-	69	74	90

Utility Allowances for High Rises – Electric
Lakeland Terrace – Electric and Gas

Note: Flat Rent Rates were determined by a section 8 market comparability study for all developments.

Attachment A

Admissions Policy for Deconcentration

J. DECONCENTRATION OF POVERTY AND INCOME-MIXING

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The HAHC 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 HAHC in its deconcentration goals.

If the HAHC's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, the HAHC will evaluate the changes to determine whether, based on the HAHC methodology of choice, the project needs to be redesignated as a higher or lower income project or whether the HAHC has met the deconcentration goals and the project needs no particular designation.

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

PHA Plan Table Library

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

DRAFT

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

Capital Fund Grant Number IL06P00950103 FFY of Grant Approval: (04/2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	86,400.00
4	1410 Administration	94,000.00
5	1411 Audit	5,000.00
6	1415 Liquidated Damages	
7	1430 Fees and Costs	70,000.00
8	1440 Site Acquisition	
9	1450 Site Improvement	45,000.00
10	1460 Dwelling Structures	712,085.00
11	1465.1 Dwelling Equipment-Nonexpendable	20,000.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	20,000.00
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	10,000.00
18	1498 Mod Used for Development	
19	1502 Contingency	50,000.00
20	Amount of Annual Grant (Sum of lines 2-19)	956,085.00
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
HA-WIDE	PART-TIME POLICE	1408	41,400.00
HA-WIDE	RESIDENT SERVICE COORDINATOR	1408	25,000.00
HA-WIDE	SUMMER CAMP ASSISTANTS	1408	5,000.00
HA-WIDE	TRAINING	1408	5,000.00
HA-WIDE	CONSULTANT FEES	1408	5,000.00
HA-WIDE	COMPUTER SOFTWARE	1408	5,000.00
HA-WIDE	ADMINISTRATIVE SALARIES	1410	89,000.00
HA-WIDE	SUNDRY	1410	5,000.00
HA-WIDE	AUDIT	1411	5,000.00
HA-WIDE	A&E SERVICES	1430	60,000.00
HA-WIDE	LEAD BASE PAINT TESTING	1430	10,000.00
HA-WIDE	LANDSCAPING	1450	10,000.00
HA-WIDE	REPLACE SIDEWALKS	1450	20,000.00
IL 9-6 MAPLE CITY	PARKING LOT PAVING	1450	15,000.00
IL 9-6	REPLACE DOMESTIC HOT WATER	1460	20,000.00
IL 9-2 FAIRVIEW	RENOVATE INTERIORS	1460	320,000.00
IL 9-7 HOLLIS HSE.	ADD 2 ND ELEVATOR	1460	292,085.00
HA-WIDE	STOVES / REFRIGERATORS	1465	20,000.00
HA-WIDE	COMPUTER HARDWARE	1475	20,000.00

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
IL 9-2 FAIRVIEW HA-WIDE	RELOCATION CONTINGENCY	1495 1502	10,000.00 50,000.00

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)
HA-WIDE	5/31/05	5/31/06
IL 9-2	5/31/05	5/31/06
IL 9-6	5/31/05	5/31/06
IL 9-7	5/31/05	5/31/06

Attachment C

HOUSING AUTHORITY OF HENRY COUNTY
ORGANIZATIONAL CHART

BOARD OF COMMISSIONERS
|
EXECUTIVE DIRECTOR ----- ASSISTANT TO THE
EXECUTIVE DIRECTOR

<i>ACCOUNTANT</i>	<i>MAINTENANCE SUPERVISOR</i>	<i>MODERNIZATION COORDINATOR</i>	<i>OCCUPANCY COORDINATOR</i>	<i>RESIDENT INITIATIVES COORDINATOR</i>	<i>SECTION 8 COORDINATOR</i>
ACCOUNTS PAYABLE	MAINTENANCE III				
ACCOUNTS RECIEVABLE	MAINTENANCE I				
RECEPTIONIST/ CLERK TYPIST	MAINTENANCE I				
CLERK PT	RESIDENT CARETAKER II				
CLERK PT	RESIDENT CARETAKER II				
CLERK PT	RESIDENT CARETAKER II				
	RESIDENT CARETAKER I				
	RESIDENT MAINTENANCE/PT				

NOTE: DOES NOT REFLECT GRANT AND CONTRACT FUNDED POSITIONS

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	
IL 9-1	FAIRVIEW			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			10,000.00	2004
Replace sidewalks			10,000.00	2004
Replace Roofs (10)			100,000.00	2006
Total estimated cost over next 5 years				

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 9-2	FAIRVIEW (wood)			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			10,000.00	2004
Renovate Interiors (12 units)			420,000.00	2004
Renovate Interiors (12 units)			433,000.00	2005
Renovate Interiors (18 units)			666,000.00	2006
Total estimated cost over next 5 years			1,529,000.00	

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 9-4	WASHINGTON APARTMENTS			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			5,000.00	2004
Renovate Kitchens (74 units)			370,000.00	2005
Replace common area carpet			35,000.00	2006
Replace sewer pipe			100,000.00	2007
Replace fire pump			25,000.00	2007
Total estimated cost over next 5 years			535,000.00	

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 9-5	Lincoln House			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			5,000.00	2004
Renovate kitchens (49)			250,000.00	2006
Convert zero bedroom units to 1 bedroom units			250,000.00	2006
Total estimated cost over next 5 years			505,000.00	

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	
IL 9-6	MAPLE CITY			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			10,000.00	2004
Renovate kitchens (60 units)			300,000.00	2007
Total estimated cost over next 5 years			310,000.00	

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

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 9-7	HOLLIS HOUSE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			10,000.00	2004
Renovate kitchens (50 units)			250,000.00	2007
Total estimated cost over next 5 years			260,000.00	

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL 9-7	LAKELAND TERRACE			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			10,000.00	2004
Renovate interiors			750,000.00	
Total estimated cost over next 5 years			760,000.00	

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Total estimated cost over next 5 years				

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Attachment F

Pet Policy for Family Developments

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Additional Fees and Charges

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- ✓ Developed a strategy for utilizing Resident Participation Funds
- ✓ Offered Training Seminar to Commissioners
- ✓ Ensured that Resident Commissioner was appointed to Board per QWHRA guidelines
- ✓ Conducted on-site Long Range/Planning Retreat with Commissioners
- ✓ Conducted outreach/recruiting meeting with Section 8 Landlords

Attachment H

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1. The Executive Director and Modernization Coordinator will continue to attend all Tenant Council meetings
2. Residents will be notified, in writing of all upcoming modernization projects by either fliers and/or in the resident/ management and tenant council newsletters.
3. During fy03, a new overlay will be completed along with new siding and windows for all of the buildings in IL 009-2. In addition, dumpster sites will be placed throughout IL 009-1&2 and IL009-7LT. This will eliminate the need for residents putting their trash out 2x per week which detracts from the neighborhood.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00970597 Replacement Housing Factor Grant No:	Federal FY of Grant: 1997
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	37,525.97		37,525.97	37,525.97
4	1410 Administration	58,678.01		58,678.01	58,678.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	39,786.29		39,786.29	39,786.29
8	1440 Site Acquisition				
9	1450 Site Improvement	156,625.57		156,625.57	156,625.57
10	1460 Dwelling Structures	488,210.41		488,210.41	488,210.41
11	1465.1 Dwelling Equipment—Nonexpendable	39,249.75		39,249.75	39,249.75
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	206.00		206.00	206.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	820,282.00		820,282.00	820,282.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	18,356.72			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00970597 Replacement Housing Factor Grant No:		Federal FY of Grant: 1997	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00970597 Replacement Housing Factor Grant No:				Federal FY of Grant: 1997		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	MANAGEMENT TRAINING	1408		1,508.00		1,508.00	1,508.00	Complete
HA-WIDE	PART-TIME POLICE	1408		18,356.72		18,356.72	18,356.72	Complete
HA-WIDE	RESIDENT SERV. COORDINATOR	1408		17,661.25		17,661.25	17,661.25	Complete
HA-WIDE	ADMINISTRATIVE SALARIES	1408		56,252.84		56,252.84	56,252.84	Complete
HA-WIDE	SUNDRY	1410		598.32		598.32	598.32	Complete
HA-WIDE	ADVERTISING	1410		1,826.85		1,826.85	1,826.85	Complete
HA-WIDE	A & E FEES	1430		39,768.29		39,768.29	39,768.29	Complete
IL 9-1 & 9-2	REPLACE SEWER	1450		156,625.57		156,625.57	156,625.57	Complete
IL 9-1 & 9-2	RENOVATE INTERIORS	1460		444,230.41		444,230.41	444,230.41	Complete
IL 9-6	NEW ROOF	1460		43,980.00		43,980.00	43,980.00	Complete
HA-WIDE	APPLIANCES	1465		39,249.75		39,249.75	39,249.75	Complete
IL 9-1	MOVING COMPANY FEES	1495		168.00		168.00	168.00	Complete
IL 9-1	TELEPHONE/CABLE TV TRANSFER	1495		38.00		38.00	38.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00970698 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	73,611.00		73,611.00	8,794.68
4	1410 Administration	56,339.00		56,339.00	4,318.57
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00		40,000.00	32,655.56
8	1440 Site Acquisition				
9	1450 Site Improvement	705,112.00		705,112.00	77,890.13
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	875,062.00		875,062.00	123,658.94
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00970698 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00970799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	72,145.63		72,145.63	72,145.63
4	1410 Administration	47,039.57		47,039.57	47,039.57
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000.00	43,331.79	43,331.79	43,331.79
8	1440 Site Acquisition				
9	1450 Site Improvement	529,122.79	527,947.35	527,947.35	527,947.35
10	1460 Dwelling Structures	330,906.35	343,750.00	343,750.00	331,147.88
11	1465.1 Dwelling Equipment—Nonexpendable	36,099.24		36,099.24	36,099.24
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,040.42		3,040.42	3,040.42
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	10,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,073,354.00		1,073,354.00	1,060,751.88
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	10,000.00			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number		Federal FY of Grant:	
		Capital Fund Program Grant No: IL06P00970799		1999	
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	35,473.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	87,050.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00970799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	PART-TIME POLICE	1408		25,924.08		25,924.08	25,924.08	Complete
HA-WIDE	RESIDENT SERV. COORDINATOR	1408	1	25,799.86		25,799.86	25,799.86	Complete
HA-WIDE	SOCIAL SERVICES	1408		12,328.50		12,328.50	12,328.50	Complete
HA-WIDE	TRAINING	1408		236.96		236.96	236.96	Complete
HA-WIDE	SOFTWARE	1408		7,613.30		7,613.30	7,613.30	Complete
HA-WIDE	AUDIT	1408		217.72		217.72	217.72	Complete
HA-WIDE	SUNDRY	1408		25.21		25.21	25.21	Complete
HA-WIDE	ADMINISTRATIVE SALARIES	1410		37,063.04		37,063.04	37,063.04	Complete
HA-WIDE	SUNDRY / ADVERTISING	1410		427.55		427.55	427.55	Complete
HA-WIDE	POLICE	1410		9,548.98		9,548.98	9,548.98	Complete
HA-WIDE	A & E FEES	1430		55,000.00	43,331.79	43,331.79	43,331.79	Complete
IL 9-1	COMPLETE ELEC. DIST. SYSTEM	1450		354,854.00	526,584.03	526,584.03	526,584.03	Complete
HA-WIDE	LANDSCAPING	1450		20,000.00	1,363.32	1,363.32	1,363.32	Complete
IL 9-4	UPGRADE ELEVATORS	1460		176,445.07		176,445.07	176,445.07	Complete
IL 9-7	REPLACE WINDOWS	1460		87,050.00		87,050.00	87,050.00	Complete
IL 9-2	ROOFS	1460		67,411.28		67,411.28	67,411.28	Complete
IL 9-1	REPLACE BOILERS (from CFP 50101)	1460		0.00	12,602.12	12,602.12	0.00	Awarded
IL 9-5	BOILER	1460		0.00	241.60	241.60	241.60	Complete
HA-WIDE	APPLIANCES	1465		36,099.24		36,099.24	36,099.24	Complete
HA-WIDE	MAINTENANCE EQUIPMENT	1475		3,040.42		3,040.42	3,040.42	Complete
HA-WIDE	CONTINGENCY	1502		10,000.00	0.00	0.00	0.00	Delete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00970799 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program No: IL06P00970799 Replacement Housing Factor No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/01	01/02	01/02	09/02	08/02		
IL 9-1 & 9-2	09/01	01/02	01/02	09/02	08/02		
IL 9-4	09/01	01/02	01/02	09/02	08/02		
IL 9-6	09/01	01/02	01/02	09/02	08/02		
IL 9-7	09/01	01/02	01/02	09/02	08/02		

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00950100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	95,698.36		95,698.36	72,256.31
4	1410 Administration	86,000.00	88,592.19	88,592.19	50,854.30
5	1411 Audit	0.00	1,000.00	1,000.00	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00	78,500.00	78,500.00	10,850.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	740,000.00	707,187.77	707,187.77	590,412.39
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	60,000.00	45,000.00	45,000.00	19,345.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	6,000.00	54.68	54.68	54.68
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	21,190.64	0.00		
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,016,033.00			
22	Amount of line 21 Related to LBP Activities	40,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00950100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	40,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	208,600.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00950100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	PART-TIME POLICE	1408		40,000.00		40,000.00	26,855.25	ONGOING
HA-WIDE	RESIDENT SERV. COORDINATOR	1408		40,000.00		40,000.00	29,780.48	ONGOING
HA-WIDE	SOCIAL SERVICES	1408		12,698.36		12,698.36	12,698.36	COMPLETE
HA-WIDE	SOFTWARE MAINTENANCE	1408		3,000.00		3,000.00	2,922.22	
HA-WIDE	ADMINISTRATIVE SALARIES	1410		85,000.00		85,000.00	47,286.51	
HA-WIDE	SUNDRY / ADVERTISING	1410		1,000.00		1,000.00	975.60	
HA-WIDE	INSURANCE	1410		0.00	2,592.19	2,592.19	2,592.19	
HA-WIDE	AUDIT	1411		1,000.00		1,000.00	0.00	
HA-WIDE	A & E FEES	1430		75,000.00		75,000.00	7,350.00	
HA-WIDE	LEAD BASE PAINT TESTING	1430		0.00	3,500.00	3,500.00	3,500.00	
IL 9-1,9-2	GAS SYSTEM	1460		65,000.00	44,824.00	44,824.00	44,824.00	COMPLETE
IL 9-1FAIRVIEW	RENOVATE INTERIORS	1460		375,000.00	406,447.17	406,447.17	406,447.17	COMPLETE
IL 9-5 LINCOLN	REPLACE BOILER SYSTEM	1460		0.00	139,141.22	139,141.22	139,141.22	COMPLETE
IL 9-1FAIRVIEW	REPLACE 8 BOILER SYSTEMS	1460		0.00	69,500.00	69,500.00	0.00	
IL 9-2FAIRVIEW	TRANSITE ABATEMENT	1460		0.00	47,275.38	47,275.38	0.00	
HA-WIDE	MAINTENANCE VEHICLES	1475		60,000.00	45,000.00	45,000.00	19,345.00	
HA-WIDE	RELOCATION	1495		10,000.00		54.68	54.68	
HA-WIDE	CONTINGENCY	1502		19,208.00	32,190.64	0.00	0.00	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00950101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	88,000.00		0.00	0.00
4	1410 Administration	87,000.00		0.00	0.00
5	1411 Audit	1,000.00		0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000.00		50,000.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000.00		0.00	
10	1460 Dwelling Structures	670,000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00		0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	40,000.00		0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00		0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	12,053.00		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,003,053.00			
22	Amount of line 21 Related to LBP Activities	10,000.00			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	60,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00950101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	1000,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF hENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00950101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	PART-TIME POLICE	1408		40,000.00		0.00	0.00	
HA-WIDE	RESIDENT SERV. COORDINATOR	1408	1	40,000.00		0.00	0.00	
HA-WIDE	SOCIAL SERVICES	1408		0.00		0.00	0.00	
HA-WIDE	SOFT WARE MAINTENANCE	1408		3,000.00		0.00	0.00	
HA-WIDE	TRAINING	1408		5,000.00		0.00	0.00	
HA-WIDE	ADMINISTRATIVE SALARIES	1410		86,000.00		0.00	0.00	
HA-WIDE	SUNDRY / ADVERTISING	1410		1,000.00		0.00	0.00	
HA-WIDE	AUDIT	1411	1	1,000.00		0.00	0.00	
HA-WIDE	A & E FEES	1430		60,000.00		50,000.00	0.00	
HA-WIDE	LANDSCAPING	1450		20,000.00		0.00	0.00	
IL 9-1 Fairview	BOILERS	1460	8	60,000.00		0.00	0.00	
IL 9-2 Fairview	RENOVATE INTERIOR/EXTERIOR	1460		610,000.00		0.00	0.00	
HA-WIDE	STOVES / REFRIGERATORS	1465		20,000.00		0.00	0.00	
HA-WIDE	VEHICLES	1475	2	40,000.00		0.00	0.00	
Relocation	RELOCATION	1495		5,000.00		0.00	0.00	
HA-WIDE	CONTINGENCY	1502		12,053.00		0.00	0.00	

PHA Name:HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program No: IL06P00950101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	12/02			07/04			
IL 9-1 & 9-2	12/02			07/04			
IL 9-4	12/02			07/04			
IL 9-6	12/02			07/04			
IL 9-7	12/02			07/04			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	98,000.00			0.00
4	1410 Administration	87,000.00			0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000.00		20,950.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	170,000.00			0.00
10	1460 Dwelling Structures	459,085.00			0.00
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00		3,250.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000.00			0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	37,000.00			0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	956,085.00			0.00
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY	Grant Type and Number Capital Fund Program Grant No: IL06P00950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF hENRY COUNTY		Grant Type and Number Capital Fund Program Grant No: IL06P00950102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	PART-TIME POLICE	1408		40,000.00			0.00	
HA-WIDE	RESIDENT SERV. COORDINATOR	1408	1	40,000.00				
HA-WIDE	TRAINING	1408		5,000.00				
HA-WIDE	UPGRADE SECURITY CAMERA S	1408		10,000.00				
HA-WIDE	SUMMER CAMP ASSISTANTS	1408		3,000.00				
HA-WIDE	ADMINISTRATIVE SALARIES	1410		86,000.00				
HA-WIDE	SUNDRY	1410		1,000.00				
HA-WIDE	A & E SERVICES	1430		60,000.00				
HA-WIDE	LEAD BASE PAINT TESTING	1430		20,000.00				
IL 9-1, 9-2,9-4	ROAD / PARKING RENOVATION	1450		150,000.00	431,493.74			
HA-WIDE	LANDSCAPING	1450		20,000.00				
HA-WIDE	ADA IMPROVEMENTS	1460		40,000.00				
HA-WIDE	CARPETING	1460		13,032.00	8,973.26			
IL 9-2	RENOVATE INTERIOR/EXTERIOR	1460		236,053.00	0.00			DELETE
IL 9-4	REPLACE EXTERIOR PANELS	1460		100,000.00				
IL 9-1 ADM	SECURITY DOORS	1460		40,000.00	0.00			DELETE
IL 9-5 LINCOLN	AIR CONDITION HALLS	1460		15,000.00				
IL 9-6 MAPLE	AIR CONDITION/HEAT HALLS	1460		15,000.00	33,618.00			AWARDED
HA-WIDE	APPLIANCES	1465		20,000.00	0.00			DELETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF HENRY COUNTY		Grant Type and Number Capital Fund Program No: IL06P00950102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	5/31/04			5/30/06			
IL 9-1 FAIRVIEW	5/31/04			5/30/06			
IL 9-2 FAIRVIEW	5/31/04			5/30/06			
IL 9-4 WASHINGTON	5/31/04			5/30/06			
IL 9-5 LINCOLN	5/31/04			5/30/06			
IL 9-6 MAPLE CITY	5/31/04			5/30/06			

Attachment K

Current Policy

Family Developments:

30% of Annual Income up to Ceiling Rent

Hi Rise Developments:

30% of Annual Income – No Limit

QWHRA

All Housing Authorities must establish a Flat Rent Policy. This policy would allow/enable the Housing Authority to establish competitive rents in comparison to rental market. Residents would choose to pay either 30% of adjusted income or flat rent. Those choosing flat rent would only be required to have their income verified every 3 years.

Benefit to residents – as income increases rent will remain the same for those choosing flat rent option.

Rents

Bedroom Size	Ceiling Rent/Current	Section 8 Fair Market	Proposed Flat Rent
0	-	300	250
1	255	414	280
2	300	512	330
3	375	662	412
4	400	718	440

Assuming that all residents will pay 30% up to flat rent limit

Utility Allowances

Development	0	1	2	3	4
Washington Apts.	47	52	-	-	-
Lincoln House	29	31	-	-	-
Hollis House	48	61	-	-	-
Lakeland Terrace	-	-	69	74	90

Utility Allowances for High Rises – Electric
Lakeland Terrace – Electric and Gas

Note: Flat Rent Rates were determined by a section 8 market comparability study for all developments.

Attachment L.

The Housing Authority of Henry County has ensured that, in accordance with QWHRA regulations, a Housing Authority resident has been appointed to its Board of Commissioners.

Name	Term expires
Dorothy McCollam	07/01/04