

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2008

Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Rock Island, Illinois

PHA Number: IL018

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 – 2008
[24 CFR Part 903.5]

A. Mission

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

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

*The MISSION OF THE ROCK ISLAND HOUSING AUTHORITY is:
To pursue new and creative ways
to meet the changing housing needs
of the residents of Rock Island*

B. Goals

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

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

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

- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- Increase the number and percentage of employed persons in assisted families
 - Provide or attract supportive services to improve assistance recipients' employability
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Five-Year Goals

- ◆ Safe, Well-Maintained Housing Units
- ◆ Effective Organization with Measured Performance
- ◆ Solid, Credible Financial Condition
- ◆ Full Occupancy of Units
- ◆ Positive Image: Within Our Community; Within Quad Cities

Fiscal Year Goals

- ◆ Ensure Long-Term Financial Viability

- ◆ Continue to Improve Customer Service
- ◆ Enhance Public Image
- ◆ Implement Asset Management Plan
- ◆ Maintain “High Performer” Designation

**Annual PHA Plan
PHA Fiscal Year 2003**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. RIHA is pursuing new and creative ways to meet the changing housing needs of Rock Island residents and is committed to improving the quality of public and affordable housing by providing more choices for current and future residents.

Under state enabling legislation [310 ILCS 10], RIHA is charged with the responsibility to provide affordable housing to Rock Island residents. To achieve that goal, we will work closely with the City of Rock Island, ensuring that the authority's strategies support and compliment the City's Comprehensive Plan.

The Rock Island Housing Authority owns and manages 550 units of conventional low-income public housing. We operate a Housing Choice Voucher Program with 167 units of subsidized Section 8 housing. In total, we provide housing assistance for seven hundred families – nearly 1200 persons.

The public housing units are located on five sites, Spencer Towers, Sunset Heights, Valley Homes, Lincoln Homes, and Manor Homes, and six single-family homes located on scattered sites. Spencer Towers and Sunset Heights are high-rise structures. Spencer primarily houses the elderly, and the physically and mentally disabled; and Sunset, the general adult population. Valley, Lincoln, and Manor Homes are family sites.

Purpose and Structure of the Agency Plan

Since the passage of the National Housing Act in 1937, no legislation has impacted public housing more than the passage of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) on October 21, 1998. The Act, attached to the FFY 1999 appropriations bill, dramatically and permanently amends the laws governing the delivery of assistance to the economically disadvantaged, including public housing and the Section 8 Housing Choice Voucher programs of the federal Department of Housing and Urban Development (HUD).

Among its many provisions, QWHRA mandates that each public housing authority (PHA) assess its management and operational practices and develop a plan that will ensure that the PHA will meet established goals and objectives. An Agency Plan includes a Five-Year Plan and an Annual Plan. The Five-Year Plan is a strategic document that defines the agency's mission, goals, and objectives, and outlines the long-term utilization of HUD's Capital Fund allocation to the PHA. The Annual Plan is an implementation document that analyzes participants' needs, details policies for the authority's operations, programs and services, and identifies processes for the implementation of the Agency Plan in the upcoming fiscal year.

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while meeting its own needs. It outlines the PHA's efforts in meeting the needs of the low and very-low income population in its community and effectively serves as a management, operational and accountability tool for the Authority. An Annual Plan and/or update of the Agency Plan will be submitted to HUD annually at least 75 days before the start of the succeeding fiscal year. This Agency Plan contains a Five-Year Plan for Fiscal Years 2001 through 2005 and an Annual Plan for Fiscal Year 2004.

Preliminary planning sessions were conducted with the Authority's residents, Resident Advisory Board, community leaders and organizations, and State and local authorities during the development of the Agency Plan to ensure that the needs of the residents and community are addressed in the Agency Plan. The Agency Plan is consistent with the Consolidated Plan/CHAS for the City of Rock Island.

The Asset Management Plan

One component of the Annual Plan is an Asset Management assessment of each of a PHA's properties. QWHRA requires local housing authorities to review the present and future utility of each property. As part of an Asset Management Plan, a decision must be made to keep and maintain, to keep and upgrade, or to demolish each property.

In response to this requirement, the Rock Island Housing Authority conducted a nationwide search for a firm to perform the study and formulate the plan. In accordance with the RIHA procurement policy, Goodwin and Associates of Atlanta, Georgia, was selected to prepare the Asset Management Plan.

All activities regarding the removal of properties from its public housing inventory must be authorized in the PHA's annual agency plan. A relocation plan covering all families in residence at each property is required. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents may transfer to other RIHA properties, receive a temporary Section 8 Housing Choice Voucher, or qualify for a permanent voucher. Relocation expenses will be paid.

The Rock Island Housing Authority is committed to revitalizing the communities and neighborhoods in which their properties exist by evaluating their continued longevity and ultimately replacing them with quality affordable housing. We do not intend to dislocate people from their neighborhoods, but rather to enhance their housing options including the opportunity to achieve the American Dream of homeownership, allowing residents to gain self-sufficiency and economic independence.

The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is committed to improving the quality of public and affordable housing, and providing more choices for current and future residents.

The implementation of the strategic Asset Management Plan will require ten or more years. Many activities will ensue; the following list is neither exhaustive nor sequential. Some of the activities may occur during Fiscal Year 2003-04. Each project is subject to the availability of financing; each must be approved by the Board of Commissioners of the housing authority.

Create a Non-for-Profit Corporation. The Rock Island Housing Authority has created a not-for-profit corporation for purposes of housing development. This entity will be a vehicle that can incur debt, purchase and dispose of property, and manage and operate mixed-income rental housing. This corporate structure would enhance the basis for computing tax credits that would not be available to the housing authority. Ownership of some RIHA properties may be transferred to this corporation. Funds generated by the corporation will be reinvested to develop additional affordable rental and homeownership housing opportunities.

Spencer Towers: Keep and Upgrade. Ownership of Spencer Towers should be transferred to the not-for-profit corporation for redeveloped into a mixed-income housing opportunity, either wholly-owned or as a joint venture.

Sunset Heights: Keep and Maintain. Sunset Heights has many remaining years of service, however, significant modifications must occur for this property to reach its full potential. Decisions relative to tenant profile and composition need to be considered for the long-term. Sunset will be used as part of the relocation plan for Spencer Towers residents.

Manor Homes: Maintain and Monitor. While it is not physically obsolete, Manor Homes is rapidly approaching the point where no reasonable rehabilitation program will return it to housing use. However, the property can continue to be maintained over the next 5 years and utilized as part of a relocation plan for other properties. At that time, Manor should be reevaluated to determine its long-term value and sustainability as a viable property.

Lincoln Homes: Maintain and Monitor. Lincoln Homes is an anchor for its neighborhood and should be capitalized upon as part of redevelopment activities in the community. It could also be used as part of the relocation plan-of-action. Due to its age, Lincoln needs to be reevaluated in the next five to ten years to determine its long-term value and sustainability as a viable property.

Valley Homes: Demolish and Replace. Modifications required to maintain the useful life of Valley Homes exceed 90 percent of the Total Development Costs (TDC) for this area. It is physically obsolete and has reached the end of its useful life. Valley poses multiple structural and infrastructural challenges; the property should be redeveloped, using better design and construction methods. No reasonable rehabilitation program will return Valley to housing use and additional Capital Funds invested will not resolve density issues, overall construction concerns, or enormous maintenance costs associated with poor design and quality. The optimal usage of this site is the construction of affordable single-family and low-density multi-family residences in a mixed-finance development.

In-Fill Housing. The Rock Island Housing Authority will develop single-family and very low-density multi-family housing opportunities, revitalizing neighborhoods in Rock Island. Multiple modes of financing these units exist; the method selected will determine occupancy of each unit as public housing, affordable rental housing, or affordable owner-occupied properties.

Scattered Sites: Disposition. To benefit the greatest number of families, the sale of these units is appropriate. Obtaining rehabilitation financing, abating the lead-based paint hazard, and renovating the structures would be as time consuming as the development of several new-construction projects. As an alternative, Capital Funds could be used to abate any lead-based paint hazard in and to renovate the six units. The houses could then be offered under the Section 5(h) homeownership program as replacement housing for eligible households displaced by the Valley Homes redevelopment.

Section 8 Program. The Housing Choice Voucher program is fully leased. The Rock Island Housing Authority will apply for additional permanent vouchers through the Fair Share redistribution and for temporary replacement-housing vouchers to support the relocation of displaced public housing residents.

Section 202 and Section 811 Supportive Housing. Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities were specifically designed to provide the construction and management of housing, including independent-living projects and small group homes with the availability of supportive services to meet the needs of these special populations.

Warehouse Redevelopment. The Rock Island Housing Authority has completed the renovation of a portion of the former Voss Brothers building and has moved our central offices to that site. Currently, the creation of rental housing units in other areas of the building is should proceed. Ownership of this property is being transferred to the not-for-profit corporation.

Timetable

The timetable for effecting these actions is subject to securing adequate financing is important to note. As a general scheduling blueprint, projects have been bunched in three non-sequential groups. Projects within a given group are generally sequential.

GROUP I

- ③ Warehouse development; Phase I and II
- ③ Scattered sites
- ③ Develop In-fill housing (on-going in all groups)
- ③ Homeownership (on-going in all groups)

GROUP II

- ③ 811 Program
- ③ Sunset Height renovation
- ③ Spencer Towers

GROUP III

- ③ Family developments
 - 1. Valley Homes
 - 2. Manor Homes
 - 3. Lincoln Homes

Conclusion

The Rock Island Housing Authority is committed to building new communities based on transition and hope. By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. The revitalization of Rock Island communities and neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

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		
Annual Plan		<u>Page #</u>
i.	Annual Plan Type	1
ii.	Executive Summary	2
iii.	Table of Contents	7
1.	Housing Needs	12
2.	Financial Resources	20
3.	Policies on Eligibility, Selection and Admissions	21
4.	Rent Determination Policies	31
5.	Operations and Management Policies	36
6.	Grievance Procedures	38
7.	Capital Improvement Needs	39
8.	Demolition and Disposition	44
9.	Designation of Housing	45
10.	Conversions of Public Housing	47
11.	Homeownership	49
12.	Community Service Programs	52
13.	Crime and Safety	55
14.	Pets (Inactive for January 1 PHAs)	58
15.	Civil Rights Certifications (included with PHA Plan Certifications)	59
16.	Audit	60
17.	Asset Management	61
18.	Other Information	62

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. NOTE: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

<u>Filename</u>	<u>Attachment Description</u>
	Required Attachments:
il018a03	<input checked="" type="checkbox"/> Admissions Policy for Deconcentration
il018b03	<input checked="" type="checkbox"/> FY 2003 Capital Fund Program Annual Statement
	<input type="checkbox"/> Most recent board-approved operating budget (required attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
	Optional Attachments:
	<input type="checkbox"/> PHA Management Organizational Chart
il018c03	<input checked="" type="checkbox"/> FY 2003 Capital Fund Program Five-Year Action Plan
	<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan
il018d03	<input checked="" type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
	<input checked="" type="checkbox"/> Other: (list below, providing each attachment name)
il018e03	Asset Management Plan Executive Summary (Components 7 and 18)
il018f03	Pet Policy (Component 14)
il018g03	Replacement Housing Fund IL06R018501-99 Annual Statements
il018h03	Capital Fund IL06P018501-00 Annual Statements
il018i03	Replacement Housing Fund IL06R018501-00 Annual Statements
il018j03	Capital Fund IL06P018501-01 Annual Statements
il018k03	Replacement Housing Fund IL06R018501-01 Annual Statements
il018l03	Capital Fund IL06P018501-02 Annual Statements
il018m03	Replacement Housing Fund IL06R018501-02 Annual Statements

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Troubled PHAs: MOA / Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1854	5	5	5	1	2	4
Income >30% but <=50% of AMI	1784	4	4	5	1	2	4
Income >50% but <80% of AMI	2703	3	3	5	1	2	4
Elderly	4574	4	4	4	4	1	4
Families with Disabilities	N/A	4	4	4	4	2	4
Black	2950	5	4	5	1	2	4
Hispanic	1013	4	4	5	1	2	4

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 – City of Rock Island, Illinois
Indicate year: 2003 (draft)
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
U.S. Bureau of the Census, Census 2000, Tables DP-1 (Profile of General Demographic Characteristics) and DP-3 (Profile of Selected Economic Characteristics)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	147		56
Extremely low income (<=30% AMI)	127	86.39%	
Very low income (>30% but <=50% AMI)	20	13.61%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with Children	106	72.11%	
Elderly Families	0	0.00%	
Families with Disabilities	31	21.09%	
Black	97	65.99%	
White	35	23.81%	
Hispanic	13	8.84%	
Other	2	1.36%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 10			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Elderly sites

	# of families	% of total families	Annual Turnover
Waiting list total	16		115
Extremely low income (<=30% AMI)	15	93.75%	
Very low income (>30% but <=50% AMI)	1	6.25%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with Children	106	72.11%	
Elderly Families	0	0.00%	
Families with Disabilities	31	21.09%	
Black	97	65.99%	
White	35	23.81%	
Hispanic	13	8.84%	
Other	2	1.36%	

Characteristics by Bedroom Size (Public Housing Only)

1 BR	16	100.00%	102
2 BR	0	0.00%	13
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction: Family sites

	# of families	% of total families	Annual Turnover
Waiting list total	76		90
Extremely low income (<=30% AMI)	74	97.37%	
Very low income (>30% but <=50% AMI)	2	2.63%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with Children	47	61.84%	
Elderly Families	0	0.00%	
Families with Disabilities	4	5.26%	
Black	53	69.74%	
White	18	23.68%	
Hispanic	5	6.58%	
Other	0	0.00%	

Characteristics by Bedroom Size (Public Housing Only)

1 BR	29	38.16%	7
2 BR	31	40.79%	36
3 BR	13	17.11%	31
4 BR	3	3.95%	15
5 BR	0	0.00%	1
5+ BR			

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

- Other: (list below)
Implement Asset Management Plan, which will explore various opportunities including those mentioned above

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Coordinate with providers of social services to elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose 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)
Consider the implementation of project-based Section 8 vouchers granting preference to developments serving the disabled

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing:

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$ 1,661,976	
b) Public Housing Capital Fund	1,133,975 (est.)	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	835,035	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 501-01	640,401	Public Housing Capital Improvements
501-02	649,262	
PHDEP FY 2001	50,000	Public Housing Safety/Security
3. Public Housing Dwelling Rental Income	831,125	Public Housing Operations
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	\$ 5,801,774	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

When families are within a certain time of being offered a unit: (state time)

Other: (describe)
At time of application

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

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

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

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

(2) Waiting List Organization

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

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office
 - Other (list below)
- c. If the PHA 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?
 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)

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)
Near-elderly

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.

5 Date and Time

Former Federal preferences:

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

1 Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences: (select all that apply)

3 Working families and those unable to work because of age or disability

Veterans and veterans' families

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 Near-elderly

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)
Resident Lease Handbook

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

- d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - Other: (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
 - List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
 - List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity: (list factors below)
 - Other: (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords?
(select all that apply)
- Criminal or drug-related activity
- Other: (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program: (list below)
- b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other: (list below)

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:
Difficulty of the household in locating a unit

(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)
 - Family
 - Elderly

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.

6 Date and Time

Former Federal preferences:

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

Other preferences: (select all that apply)

- 4 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)
- 1 Family
- 5 Elderly

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other: (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income-Based Rent Policies

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

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rental amount to any family unable to pay such amounts because of financial hardship, which shall include situations in which:

- ⌚ The family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;

- ⌚ The family would be evicted as a result of the imposition of the minimum rent requirement;
- ⌚ The income of the family has decreased because of changed circumstances, including loss of employment; or
- ⌚ A death in the family has occurred.

If a resident requests a hardship exemption and the Housing Authority reasonably determines the hardship to be of a temporary nature, an exemption shall not be granted during the 90-day period beginning upon the making of a request for the exemption. A resident shall not be evicted during the 90-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long-term basis, the Housing Authority shall retroactively exempt the resident from applicability of the minimum rent requirement for such 90-day period.

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:

A family may elect to pay a flat rental amount for the dwelling unit, based on the rental value of the unit. The Flat Rent charged is determined and revised from time to time by the Housing Authority, as itemized in the following schedule.

Unit Size	Flat Rent
1 Bedroom	\$ 325
2 Bedrooms	350
3 Bedrooms	375
4 Bedrooms	400
5 Bedrooms	425

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:

For increases in earned income of \$40 per month or more

- 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)
\$25 above Flat Rent

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: \$ 40 per month)
 Other: (list below)
Any time the family composition changes

- 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)
Current market study

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 100% of FMR

- Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)
- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other: (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 To increase housing options for families
 Other: (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 Other: (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 Rent burdens of assisted families
 Other: (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 \$1-\$25
 \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A High Performer, RIHA is exempt from this component.

A. PHA Management Structure

Describe the PHA's management structure and organization (select one).

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A High Performer, RIHA is exempt from this component.

A. Public Housing

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

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other: (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?
If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other: (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: (state name) **il018b03**

---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

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: (state name) **il018c03**

--or--

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

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

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

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

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. By implementing this Asset Management Plan, RIHA will be in a position to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is pursuing new and creative ways to meet the changing housing needs of Rock Island residents and is committed to improving the quality of public and affordable housing by providing more choices for current and future residents.

As part of the Asset Management Plan each property has been evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommends options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property. The Executive Summary of the Asset Management Plan is an attachment to this PHA Plan (il018e01).

Not-for-Profit Corporation: Create a Not-for-Profit Corporation. Rock Island has numerous opportunities for development. The RIHA has the occasion to use its unique status and the creation of a not-for-profit corporation to become an integral partner in the transformation of the City and a major player in the provision of quality housing for current and future residents. Funds generated by the corporation will be invested to develop additional affordable rental and homeownership housing opportunities within the community for current and future residents.

Spencer Towers: Keep and Upgrade. Spencer Towers should be kept in the RIHA inventory in some form and developed into a mixed-income housing opportunity. Ownership of the property should be transferred to the not-for-profit, which could develop the project either wholly owned or as a joint venture. Cash flow from the transfer will enable the agency to improve, develop and/or purchase other suitable property.

Sunset Heights: Keep and Maintain. Sunset Heights has many remaining years of service, however, significant modifications must occur for this property to reach its full potential. The installation of air conditioning and cosmetic enhancements, such as paint, wallpaper, accent touches, and carpeting treatments, will enhance appeal. Decisions relative to tenant profile and composition need to be considered for the long-term. Sunset will be used as part of the relocation plan for Spencer Towers residents in the short-term.

Manor Homes: Maintain and Monitor. While this property is not physically obsolete, it is rapidly approaching the point where no reasonable rehabilitation program will return it to housing use. However, the property can continue to be maintained over the next five years and utilized as part of the relocation plan-of-action. At that time, the property should be reevaluated to determine its long-term value and sustainability as a viable property.

Lincoln Homes: Maintain and Monitor. This property is an anchor for its neighborhood. With some maintenance and cosmetic changes for marketing purposes, this development should be capitalized upon as part of redevelopment activities in the community. Lincoln Homes could also be used as part of the relocation plan-of-action. It should be noted that due to its age, Lincoln Homes would need to be reevaluated in the next five- to ten- year period to determine its long-term value and sustainability as a viable property.

Valley Homes: Demolish and Replace. Modifications required to maintain the useful life of Valley Homes exceed 90 percent of the Total

Development Costs (TDC) for that property. Valley Homes is physically obsolete and has reached the end of its viable life. It poses multiple obstacles; the RIHA would be better served to tear it down and rebuild using better design and construction methods. No reasonable rehabilitation program will return it to housing use and additional Capital Funds invested will not resolve density issues, overall construction concerns, or enormous maintenance costs associated with poor design and quality.

Because of its location, the best usage of this property would be the construction and sale of affordable single-family homes. Depending on building type (townhouse, single-story, condominium) and market demand, up to 40 mixed-income units could be constructed. Construction could start at the current playground area and additional units could be constructed as other buildings are demolished.

In-Fill Housing: Acquire Existing and/or Develop New. The Rock Island Housing Authority should acquire existing and/or develop new housing opportunities, stabilizing neighborhoods in Rock Island and providing additional options and opportunities for current and future residents over the long-term.

Scattered Sites: Disposition. To benefit the greatest number of families, the sale of these units is appropriate. Obtaining rehabilitation financing, abating the lead-based paint hazard, and renovating the structures would be as time consuming as the development of several new-construction projects. As an alternative, Capital Funds could be used to abate any lead-based paint hazard in and to renovate the six units. The houses could then be offered under the Section 5(h) homeownership program as replacement housing for eligible households displaced by the Valley Homes redevelopment.

Section 8 Program: Homeownership Opportunities Available. By implementing recommendations made by this Asset Management Plan regarding in-fill housing, more rental and homeownership housing opportunities will become available under the Section 8 program, providing additional options for current and future RIHA residents over the long-term.

Supportive Housing: Section 202 and Section 811. Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Non-Elderly Persons with Disabilities were specifically designed to provide funds for the construction and management of housing, including independent living projects, condominium units and small group homes with the availability of supportive services to meet the needs of these special populations.

Warehouse Redevelopment: Renovate Warehouse. The RIHA should complete plans to renovate the office building and effect a move of the administrative offices to this site. At the same time, efforts for the

creation of rental housing units should proceed. Ownership of this property should be transferred to the not-for-profit.

Relocation: Develop Relocation Plan. HUD regulations require that any application for the disposition of property be accompanied by a relocation plan. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents may transfer to alternate RIHA properties, receive a temporary voucher, or could qualify for a Section 8 Housing Choice Voucher.

Funding Resources. Multiple funding sources are available for each Asset Management strategy.

Timetable. The timetable required to implement the recommended Asset Management Plan is subject to securing adequate financing. In addition, any project requiring the relocation of residents will be handled within the guidelines set forth in the Uniform Relocation Act (URA).

The Rock Island Housing Authority is committed to building new communities based on transition and hope. By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. The revitalization of Rock Island communities and neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

- e.) Yes No: 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:

(see response to question d, above)

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

A High Performer, RIHA is exempt from the remainder of this component.

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)]

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

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No," skip to component 11; if "Yes," complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved Section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under Section 5(h), the HOPE I program, or Section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No,” skip to component 11B; if “Yes,” complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant-Based Assistance

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

A High Performer, RIHA is exempt from the remainder of this subcomponent.

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 to 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 (I)]

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

A High Performer, RIHA is exempt from this component.

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?
DD/MM/YY

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

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)]

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

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

A High Performer, RIHA is exempt from this subcomponent.

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)

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

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

A High Performer, RIHA is exempt from this subcomponent.

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
 - Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Crime Prevention through Environmental Design
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Other: (describe below)
2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

A High Performer, RIHA is exempt from this subcomponent.

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
 - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities: (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

This subcomponent is no longer applicable.

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 2003 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)]

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

A High Performer, RIHA is exempt from this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment: (File name) **il018d03**
 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)

 - b. Eligible candidates: (select one)
 Any recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Rock Island, 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)

The intent of the Housing Authority of the City of Rock Island is to work with the City of Rock Island and other governmental and not-for-profit organizations in the area to provide a comprehensive solution to the housing problems of low-income residents of Rock Island. The RIHA is well-suited to provide low-income rental housing in the form of public housing and Section 8 tenant-based rental assistance. This will continue to be extremely useful in helping to reduce the cost burden and other housing problems facing extremely-low income renter families, particularly female-headed families, elderly households, and disabled individuals.

Over the five-year period in which this Agency Plan is in effect, the RIHA will investigate other opportunities to provide high quality housing assistance to families in need. Because affordability, the substandard condition of older housing stock, and the high vacancy rate of existing housing stock are key issues identified in the Consolidated Plan, the

RIHA will investigate and spearhead, where possible, partnerships designed to create new assisted-housing units for low-income households.

Other: (list below)

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires local housing authorities to conduct an Asset Management assessment for each of its properties. Responding to this requirement, the Rock Island Housing Authority conducted a nationwide search for a firm to perform the study and formulate the plan. In accordance with the RIHA procurement policy, Goodwin and Associates was selected to prepare the Asset Management Plan.

In formulating the plan, Goodwin and Associates sought input from all constituencies, meeting with the residents, commissioners, City staff, community leaders, RIHA staff, and citizens of Rock Island. In keeping with the input provided by these groups and the analysis of both the physical maintenance needs of the properties and the housing needs of current and future residents, an innovative approach allowing all participants and stakeholders to benefit was developed.

The Executive Summary of the Asset Management Plan is an attachment to this PHA Plan (**il018e03**). By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. By implementing this Asset Management Plan, RIHA will be in a position to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. The Rock Island Housing Authority is pursuing new and creative ways to meet the changing housing needs of Rock Island residents.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) (*Page numbers refer to the draft 2003-2008 Consolidated Plan for the City of Rock Island, Illinois, which was released for public comment on May 28, 2003. The final Consolidated Plan was not available at the time this PHA Plan was submitted.*)

The City of Rock Island has developed a five-year strategic plan to address the city's community development needs and all anticipated resources. Priorities have been determined through analysis of multiple data sources. Priority groups to be addressed by this Consolidated Plan continue to include low- and moderate-income homeowners, low- and moderate-

income renters, homeless persons, and non-homeless persons with special needs. These groups will be assisted through the following priority activities over the next five years: *(pgs. 64-65)*

Priority 1: Promote, Increase, and Maintain Homeownership for Households with Low and Moderate Incomes (30%, 50%, 80% MFI).

Priority 2: Provide Safe, Affordable, Decent Housing for Renters with Low and Moderate Incomes (30%, 50%, 80% MFI).

Priority 3: Provide Transitional & Permanent Supportive Housing, and Services for Homeless Persons.

Priority 4: Provide Supportive Services for Non-homeless Persons with Special Needs.

To meet the designated priorities over the next five years, the City of Rock Island and additional community partners will perform a broad range of activities. *(pg. 65)*

The provision of standard affordable housing to homeowners and renters is a key component in the city's anti-poverty strategy. Without access to affordable housing, extremely-low and very-low income households will continue to pay large portions of their incomes on housing, leaving little left for other necessities such as food, transportation or insurance. Over the next five years, the City will continue to work closely with entities that provide greater housing options to Rock Island residents including the Rock Island Housing Agency *(sic)*, the Rock Island Economic Growth Corp., and Project NOW Inc. In addition, the City's Housing Rehabilitation Programs assist low-income renters and homeowners by making critical repairs so families may remain in their homes. *(pg. 76)*

The RIHA can utilize its unique status to become an integral partner in the transformation of the City of Rock Island and a major player in the provision of quality housing. *(pg. 39)* The City will work closely with the RIHA in the implementation of its Asset Management Plan and other efforts to create affordable housing. *(pg. 77)*

D. Other Information Required by HUD

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

Attachments

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



il018a03.doc

Admissions Policy for Deconcentration



il018b03.xls

FY 2003 Capital Fund Annual Statement



il018c03.xls

FY 2004 Capital Fund Program Five-Year Action Plan



il018d03.doc

Comments of Resident Advisory Board



il018e03.doc

Asset Management Plan Executive Summary (Components 7 and 18)



il018f03.doc

Pet Policy (Component 14)



il018g03.xls

Replacement Housing Fund IL06R018501-99 Annual Statements



il018h03.xls

Capital Fund IL06P018501-00 Annual Statements



il018i03.xls

Replacement Housing Fund IL06R018501-00 Annual Statements



il018j03.xls

Capital Fund IL06P018501-01 Annual Statements



il018k03.xls

Replacement Housing Fund IL06R018501-01 Annual Statements



il018l03.xls

Capital Fund IL06P018501-02 Annual Statements



il018m03.xls

Replacement Housing Fund IL06R018501-02 Annual Statements

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of Units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / Disposition <i>Component 8</i>	Designated Housing Component 9	Conversion <i>Component 10</i>	Home-Ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Manor Homes IL018002	102 Walk-up units	Capital Fund Program Annual Statement (i018b01) and Five-Year Action Plan (i018c01) attached	Asset Management Plan Executive Summary attached (i018e01)		A High Performer, RIHA is exempt from this component.			A High Performer, RIHA is exempt from this component.
Lincoln Homes IL018003	45 Walk-up units							
Sunset Heights IL018004	141 Elevator units							
Valley Homes IL018005	57 Walk-up units			Demolition – application considered for entire development				
Spencer Towers IL018006	199 Elevator units							
Scattered Sites IL018007	6 Single-family units			Disposition – application planned for entire development		Section 5(h) – application considered for entire development		

Rock Island Housing Authority Deconcentration Policy

A policy of deconcentration will help to achieve a more equitable distribution of families between RIHA developments. The PHA shall determine the average income of all families residing in each covered development by using the Established Income Range (EIR) method. The Housing Authority will try to achieve an equitable distribution of families on the PHA's waiting list by factoring household income into the site referral decisions after admission, while continuing to respect a family's decision to live at either of the other Housing Authority properties.

The Housing Authority encourages program participation by higher income families. In an effort to create mixed-income communities and lessen the concentration of extremely-low and very-low income families within the Housing Authority's public housing developments, the Housing Authority will conduct outreach targeted to higher income working families. Outreach may include printed material, radio advertising, public housing program list on the Housing Authority's web site, formal and informal discussions and meetings.

In order to achieve deconcentration, the HA Admission Policy allows the PHA to skip an applicant on the waiting list in order to house a higher-income family who is willing to accept a unit in a targeted development. The HA Admission Policy allows the PHA to grant incentive rents (or other incentives) for the purpose of creating mixed income communities and lessening the concentration of extremely-low and very-low income families in one area. The applicant family shall have the sole discretion in determining whether to accept the incentive and the Housing Authority shall not take any adverse action toward any eligible family for choosing not to accept an incentive.

CF 501 03 BUDGET

FFY 2003

Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-03	FFY of Grant Approval: 2003
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

[xx] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number__ [] Performance and Evaluation Report for Program Year Ending _____
 [] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	226,795			
3	1408 Management Improvements	50,500			
4	1410 Administration	113,397			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	210,000			
10	1460 Dwelling Structures	450,783			
11	1465.1 Dwelling Equipment-Nonexpendable	10,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	42,500			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,133,975	\$0		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

2 To be completed for the Performance and Evaluation Report

Page __1__ of __1__

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	General site improv/landscape	1450	1	5,000				
	Replace sewer drain & trunk lines	1450	1	40,000				
	Remodel Bathrooms	1460	1	27,713				
	Screens for Bathroom Windows	1460	1	3,570				
	Total for IL.18-2, Rock Island Manor			76,283	0			
	Sub-total account 1450			45,000				
Sub-total account 1460			31,283					
Total for IL.18-2, Rock Island Manor			76,283	0				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Repair bathrooms	1460	45	40,000				
	Repair kitchens	1460	45	40,000				
	Vent Range Hood to Outside	1460	45	67,500				
	Total for IL.18-3, Lincoln Homes			147,500	0			
	Sub-total account 1450			147,500				
Sub-total account 1460			147,500					
Total for IL.18-3, Lincoln Homes				147,500	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Encapsulate asbestos floor tile	1460	1	141,000				
	Repair Exterior Stair Concrete	1460	1	20,000				
	Replace Sewer Lines	1460	1	11,000				
	Replace Windows	1460	141	100,000				
	Total for IL.18-4 Sunset Heights			272,000	0			
	Sub-total account 1450			272,000				
	Sub-total account 1460							
	Total for IL.18-4, Sunset Heights			272,000	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair/repave existing parking and sidewalks	1450	1	25,000				
	Repair/replace drive	1450	1	50,000				
	Total for IL.18-5, Valley Homes				75,000	0		
	Sub-total account 1460				75,000	0		
	Total for IL.18-5, Valley Homes				75,000	0		
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X Susan Anderson				X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Landscaping	1450		10,000				
	Repair exterior stair concrete	1450		30,000				
	Repair/Repave existing parking areas	1450		50,000				
	Air conditioners/covers	1465		10,000				
	Total for IL.18-6, Spencer Towers			100,000	0			
	Sub-total account 1450			90,000				
	Sub-total account 1465			10,000				
Total for IL.18-6, Spencer Towers			100,000	0				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408	1	15,000				
	Resident Training	1408	1	500				
	Marketing	1408	1	20,000				
	CPU software upgrade/training	1408	1	5,000				
	Studies/Plans	1408	1	10,000				
	Total for 1408 Management Improvements			50,500	0			
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475		35,000				
	Computer Hardware	1475		2,500				
	Security Equipment	1475		5,000				
	Total for 1475, Maintenance Equipment			42,500	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		89,518				
	Modernization employee benefits	1410		22,379				
	Modernization publications	1410		500				
	Modernization advertising	1410		500				
	Modernization legal fees	1410		500				
	Total for 1410, Administration Costs			113,397	0			
	OPERATIONS	1406		226,795				
	PHA-WIDE ARCHITECT/ENG. FEES	1430		30,000				
	CONTINGENCY	1508						
	WAREHOUSE PURCHASE/RENOVATION	1470						
	GRANT TOTAL			1,133,975	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2005			9/30/2007			
IL.18-3 Lincoln Homes	9/30/2005			9/30/2007			
IL.18-4 Sunset Heights	9/30/2005			9/30/2007			
IL.18-5 Valley Homes	9/30/2005			9/30/2007			
IL.18-6 Spencer Towers	9/30/2005			9/30/2007			
IL.18-7 Scattered Sites	9/30/2005			9/30/2007			
IL.18-9 Warehouse	9/30/2005			9/30/2007			
Management Improvement	9/30/2005			9/30/2007			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Five-Year Action Plan
 Part I: Summary
 Comprehensive Grant Program (CGP)

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

OMB Approval No 2577-0157 (Exp. 7/31/97)

HA Name:		Locality: (City/County & State)			
The Housing Authority of the City of Rock Island		Rock Island, Rock Island County, IL		<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No: ___
A. Development Number/Name	Work Statement for Year 1 FFY: 02	Work Statement for Year 2 FFY: 2004	Work Statement for Year 3 FFY: 2005	Work Statement for Year 4 FFY: 2006	Work Statement for Year 5 FFY: 2007
IL 18-2, Rock Island Manor		105,000	100,000	100,000	15,000
IL 18-3, Lincoln Homes	See	184,783	200,000	252,500	15,000
IL 18-4, Sunset Heights	Annual	141,000	288,283	363,283	575,783
IL 18-5, Valley Homes	Statement	100,000	100,000	0	105,000
IL 18-6, Spencer Towers		150,000	0	0	10,000
IL 18-7, Scattered Sites		0	0	0	0
B. Physical Improvements Subtotal		680,783	688,283	715,783	720,783
C. Management Improvements		50,500	40,500	50,500	45,500
D. HA-Wide Nondwelling Structures and Equipment		12,500	40,000	7,500	7,500
E. Administration		113,397	113,397	113,397	113,397
F. Other		50,000	25,000	20,000	20,000
G. Operations		226,795	226,795	226,795	226,795
H. Contingency					
I. Replacement Reserve					
J. Mod Used for Development					
K. Total CGP Funds		\$1,133,975	\$1,133,975	\$1,133,975	\$1,133,975
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0
M. Grand Total		\$1,133,975	\$1,133,975	\$1,133,975	\$1,133,975
Signature of Executive Director Susan Anderson	Date:	Signature of Public Housing Director/Office of Native American Programs Administrator			Date:

Five-Year Action Plan
 Part II: Supporting Pages
 Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004 Rock Island, IL			Work Statement for Year 3 FFY: 2005				
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost		
See Annual Statement	<u>PHA-Wide</u>			<u>PHA-Wide</u>				
	<u>Management Improvements</u>			<u>Management Improvements</u>				
	Staff Training		15,000	Staff Training		15,000		
	Resident Training		500	Resident Training		500		
	CPU Software/Training		10,000	CPU Software/Training		10,000		
	Studies and Plans		5,000	Studies and Plans		5,000		
	Marketing		20,000	Marketing		10,000		
	Subtotal		50,500	Subtotal		40,500		
	Subtotal of Estimated Cost			\$50,500	Subtotal of Estimated Cost			\$40,500

form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006			Work Statement for Year 5 FFY: 2007			
	Rock Island, IL						
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
Statement	<u>PHA-Wide</u>			<u>PHA-Wide</u>			
	<u>Management Improvements</u>			<u>Management Improvements</u>			
	Staff Training		15,000	Staff Training		15,000	
	Resident Training		500	Resident Training		500	
	Strategy 5 yr plan		15,000	Marketing		10,000	
	CPU Software upgrade/training		5,000	Strategy 5 yr plan		10,000	
	Studies/Plans		5,000	CPU Software upgrade/training		5,000	
	Marketing		10,000	Studies/Plans		5,000	
		Subtotal		50,500		Subtotal	45,500
		Subtotal of Estimated Cost		\$50,500	Subtotal of Estimated Cost		\$45,500

form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part III: Supporting Pages
 Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 Rock Island, Rock Island FFY: 2004			Work Statement for Year 3 FFY: 2005			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>PHA-Wide Administration</u>			<u>PHA-Wide Administration</u>			
	Salary		89,518	Salary		89,518	
	Employee Benefit Contributions		22,379	Employee Benefit Contributions		22,379	
	Publication		500	Publication		500	
	Advertising		500	Advertising		500	
	Legal Fees		500	Legal Fees		500	
	Subtotal		113,397	Subtotal		113,397	
	<u>Fees & Cost</u>			<u>Fees & Cost</u>			
	A & E Design Fee		50,000	A & E Design Fee		25,000	
	Subtotal		50,000	Subtotal		25,000	
	<u>Warehouse Purchase/Renovation</u>			<u>Warehouse Purchase/Renovation</u>			
	Warehouse Purchase/Renovation		0				
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>			
	Maintenance Equipment		10,000	Maintenance Equipment		5,000	
Computer Hardware		2,500	Computer Hardware		35,000		
Subtotal		12,500	Subtotal		40,000		
<u>Contingency</u>			<u>Contingency</u>				
Annual Allocation for Contingency		0	Annual Allocation for Contingency		0		
Subtotal		0	Subtotal		0		
Subtotal of Estimated Cost			\$175,897	Subtotal of Estimated Cost			\$178,397

form HUD-52834 (10/96)

ref Handbook 7485.3

Five-Year Action Plan
 Part III: Supporting Pages
 Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006 Rock Island, Rock Island			Work Statement for Year 5 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>PHA-Wide Administration</u>			<u>PHA-Wide Administration</u>			
	Salary		89,518	Salary		89,518	
	Employee Benefit Contributions		22,379	Employee Benefit Contributions		22,379	
	Publication		500	Publication		500	
	Advertising		500	Advertising		500	
	Legal Fees		500	Legal Fees		500	
	Subtotal		113,397	Subtotal		113,397	
	<u>Fees & Cost</u>			<u>Fees & Cost</u>			
	A & E Design Fee		20,000	A & E Design Fee		20,000	
	Subtotal		20,000	Subtotal		20,000	
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>			
	Maintenance Equipment		5,000	Maintenance Equipment		5000	
	Computer Hardware		2,500	Computer Hardware		2500	
	Subtotal		7,500	Subtotal		7,500	
	<u>Contingency</u>			<u>Contingency</u>			
Annual allocation for contingency		0	Annual allocation for contingency		0		
Subtotal		0	Subtotal		0		
Subtotal of Estimated Cost			140,897	Subtotal of Estimated Cost			140,897

form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004			Work Statement for Year 3 FFY: 2005		
	Rock Island, Rock Island					
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>IL 18-2</u> <u>Site Improvement</u> General site improv/landscape		5,000	<u>IL 18-2</u> <u>Site Improvement</u>		
	Subtotal		5,000	Subtotal		0
	<u>Dwelling Equipment</u> New HVAC System		100,000	<u>Dwelling Equipment</u> New HVAC System		100,000
	Subtotal		100,000	Subtotal		100,000
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Subtotal		0	Subtotal		0
	Total IL 18-2		105,000	Total IL 18-2		100,000
Subtotal of Estimated Cost		\$105,000	Subtotal of Estimated Cost		\$100,000	

form HUD-52834 (10/96)

ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006 Rock Island, Rock Island			Work Statement for Year 5 FFY: 2007			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	<u>IL 18-2</u> <u>Site Improvements</u>			<u>IL 18-2</u> <u>Site Improvements</u>			
	Subtotal		0	Subtotal		0	
	<u>Dwelling Structures</u>		0	<u>Dwelling Structures</u>		0	
			0				
	Subtotal		0	Subtotal		0	
	<u>Dwelling Equipment</u> New HVAC System		100,000	<u>1485 Demolition</u>		5,000	
				<u>1495.1 Relocation</u>		5,000	
				<u>1499 Redevelopment</u>		5,000	
	Subtotal		100,000	Subtotal		15,000	
	Total IL 18-2		100,000	Total IL 18-2		15,000	
Subtotal of Estimated Cost			\$100,000	Subtotal of Estimated Cost			\$15,000

form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004 Rock Island, Rock Island			Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>IL 18-3</u> <u>Site Improvement</u> Sidewalk replacement/mud jacking		80,000	<u>IL 18-3</u> <u>Site Improvement</u> Gen Site Improve/Perimeter fencing		100,000
			80,000			100,000
	<u>Dwelling Structures</u> Repair kitchens		104,783	<u>Dwelling Structures</u> Repair bathrooms		100,000
			104,783			100,000
	Total IL 18-3		184,783	Total IL 18-3		\$200,000
	Subtotal of Estimated Cost		184,783	Subtotal of Estimated Cost		\$200,000

form HUD-52834 (10/96)

ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006 Rock Island, Rock Island			Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>IL 18-3</u> <u>Site Improvements</u> Gen Site Improve/Perimeter fencing		90,000	<u>IL 18-3</u> <u>Site Improvements</u>		
	Subtotal		90,000	Subtotal		0
	<u>Dwelling Structures</u> New Interior Doors/Frames		162,500	<u>Dwelling Structures</u>		
	Subtotal		162,500	Subtotal		0
	<u>Dwelling Equipment</u>			<u>1485 Demolition</u>		5,000
				<u>1495.1 Relocation</u>		5,000
				<u>1499 Redevelopment</u>		5,000
	Subtotal		0	Subtotal		15,000
	Total IL 18-3, Lincoln Homes		252,500	Total IL.18-3, Lincoln Homes		15,000
Subtotal of Estimated Cost			\$252,500	Subtotal of Estimated Cost		
				\$15,000		

form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004 Rock Island, Rock Island			Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>IL 18-4</u> <u>Site Improvement</u>			<u>IL 18-4</u> <u>Site Improvement</u>		
	Subtotal		0	Subtotal		0
	<u>Dwelling Structures</u> Replace Galvanized Pipes		101,000	<u>Dwelling Structures</u> Install Exterior Elevator Repair Exterior Stair Concrete Paint dwelling units		250,000 20,000 18,283
	Subtotal		101,000	Subtotal		288,283
	<u>Dwelling Equipment</u>			<u>Dwelling Equipment</u>		
	Subtotal		0	Subtotal		0
	<u>Non-Dwelling Structure</u> Renovate Office/Community Space		40,000	<u>Non-Dwelling Structure</u>		0
			40,000			0
	Total IL18-4		141,000	Total IL18-4		288,283
	Subtotal of Estimated Cost			\$141,000	Subtotal of Estimated Cost \$288,283	

Form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006 Rock Island, Rock Island			Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	<u>IL 18-4</u> <u>Site Improvement</u>		0	<u>IL 18-4</u> <u>Site Improvement</u>		
	Subtotal		0	Subtotal		0
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Replace Sewer Lines		163,283	Renovate Kitchens		50,000
	Install Exterior Elevator		200,000	Renovate Bathrooms		50,000
				Replace Sewer Lines		189,217
				Replace Water lines		282,000
	Subtotal		363,283	Subtotal		571,217
	<u>Dwelling Equipment</u>					
	Subtotal		0	<u>1495.1 Relocation</u>		4,566
Total IL18-4		363,283	Total IL18-4		575,783	
Subtotal of Estimated Cost			\$363,283	Subtotal of Estimated Cost		
				\$575,783		

Form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004 Rock Island, Rock Island			Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Annual Statement	<u>IL 18-5</u>			<u>IL 18-5</u>		
	<u>Site Improvement</u>			<u>Site Improvement</u>		
	Repair/replace drive		100,000	Replace sewer drain and trunk lines		50,000
			100,000			50,000
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
	Subtotal		0	Subtotal		0
	Total IL 18-5		\$0	Total IL 18-5		50,000
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$50,000

form HUD-52834 (10/96)

ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006			Work Statement for Year 5 FFY: 2007		
	Rock Island, Rock Island					
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>IL 18-5</u> <u>Site Improvements</u>			<u>IL 18-5</u> <u>Site Improvements</u>		
			0			0
	<u>Dwelling Structures</u>			<u>1485 Demolition</u>		50,000
				<u>1495.1 Relocation</u>		50,000
				<u>1499 Redevelopment</u>		5,000
	Subtotal		0	Subtotal		105,000
	<u>Dwelling Equipment</u>			<u>Dwelling Equipment</u>		
	Subtotal		0	Subtotal		0
	Total IL 18-5		\$0	Total IL 18-5		\$105,000
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		105,000

form HUD-52834 (10/96)
 ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 2 FFY: 2004		Rock Island, Rock Island		Work Statement for Year 3 FFY: 2005	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	<u>IL 18-6</u> <u>Site Improvements</u> Repair/Repave existing parking areas		150,000	<u>IL 18-6</u> <u>Site Improvements</u>		
	Subtotal		150,000	Subtotal		0
	<u>Dwelling Structure</u>		0	<u>Dwelling Structure</u>		
	Subtotal		0	Subtotal		0
	<u>Dwelling Equipment</u>		0	<u>Dwelling Equipment</u>		
	Subtotal		0	Subtotal		0
	Total IL 18-6		150,000	Total IL 18-6		0
	<u>IL 18-7</u> <u>Dwelling Structures</u>		0	<u>IL 18-7</u> <u>Dwelling Structures</u>		
	Subtotal		0	Subtotal		0
	Total IL 18-7		\$0	Total IL 18-7		\$0
Subtotal of Estimated Cost			\$150,000	Subtotal of Estimated Cost		
				\$0		

form HUD-52834 (10/96)

ref Handbook 7485.3

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2003	Work Statement for Year 4 FFY: 2006 Rock Island, Rock Island			Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>IL 18-6</u> <u>Site Improvements</u>			<u>IL 18-6</u> <u>Site Improvements</u>		
	Subtotal		0	Subtotal		0
	<u>Dwelling Structures</u>			<u>Dwelling Structures</u>		
				<u>1495.1 Relocation</u>		5,000
				<u>1499 Redevelopment</u>		5,000
	Subtotal		0	Subtotal		10,000
	<u>Dwelling Equipment</u>			<u>Dwelling Equipment</u>		
	Total IL 18-6		0	Total IL 18-6	0	10,000
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		10,000

form HUD-52834 (10/96)
 ref Handbook 7485.3

Rock Island Housing Authority

Resident and Participant Consultative Process

Agency Plan for Fiscal Year 2003-04

Resident Advisory Board

The involvement of the Resident Advisory Board in the review and revision process for the Fiscal Year 2003-04 Agency Plan for the Rock Island Housing Authority started on February 10, 2003. The 2003 board consisted of ten individuals representing three family sites, two high-rise buildings, and the Section 8 voucher program.

The RAB met a total of six times for training and review and discussion of the Agency Plan, including the recommend Asset Management Plan. The Board also met with tenants at every public housing development and with participants in Section 8 program. The purpose of these meetings was to educate residents and participants concerning the consultative process and to solicit comments on the Agency Plan.

From these meetings, the RAB developed residents' concerns and recommendations, which were shared with the Board of Commissioners of the Rock Island Housing Authority on June 3, 2003; that document follows.

**Report and Recommendation
Of
The Resident Advisory Board
To
The Rock Island Housing Authority Board of Commissioners
June 3, 2003**

Ladies and Gentlemen of the Board of Commissioners my name is Leland Carlisle and I am a resident of Spencer Towers. I have been given the task of addressing you about the Agency Plan for RIHA. Before I start with my report, I would like to have all of the RAB who are present to stand and introduce themselves.

The RAB met on six occasions to discuss the proposed changes to the Agency Plan and the recommend Asset Management Plan. We also gathered comments from the various residents of our developments for submission to HUD.

Overall the RAB is supportive of the Agency Plan and supportive of the recommended Asset Management Plan and recommends that the Board approve it and forward the same to HUD for final approval.

While the recommended Asset Management Plan is a work-in-process document, I want to raise some concerns that are in the minds of many of our residents.

- Will the residents of those sites targeted for redevelopment and or demolition and replacement be eligible to move back in to their respective sites?
- What will happen if people can't find a place to live and become homeless?
- After redevelopment, will rents increase?
- What happens to those individuals who do not qualify for homeownership?

Again, we realize that this is a work-in-process plan and is subject to approval by you as well as HUD. We are recommending approval of the plan.

We are requesting that as the Rock Island Housing Authority proceeds with their efforts, that the Resident Advisory Board continue to receive information so we can our keep ours residents informed of the plans implementation.

Written Comments

Written comments were received from 28 individuals or groups; in addition, three individuals or groups spoke at the public hearing, and one response was in a letter published in a regional newspaper. Twenty-three commenters are participants in housing authority programs, as described below:

Program	Responses
Manor Homes	3
Lincoln Homes	1
Sunset Heights	11
Valley Homes	4
Spencer Towers	3
Total public housing residents	22
Section 8	1
Total RIHA participants	23

Written comments were also received from one resident council, two neighborhood groups, and three members of the general public.

Twelve of the written comments supported the housing authority, its proposed Agency Plan, or its recommended Asset Management Plan. Seven of the commenters supported the development of in-fill housing opportunities, especially for low-income persons. The diffusion of housing-assisted households throughout the city received favorable reactions. Two commenters specifically favored the demolition and redevelopment of the Valley Homes site, and one complemented the housing authority's Maintenance Department.

A variety of concerns were shared in the written comments. The timeframe and mechanism for the relocation of residents who could be displaced by the implementation of the Asset Management Plan was a concern of four commenters from Valley Homes, Spencer Towers and a community advocate. The letter to the editor questioned the qualifications of the consultant who determined the functional obsolescence of Valley Homes.

The large number of commenters from Sunset Heights brought several issues relating to their development. A proposal to install carpeting in common areas was vigorously opposed by four respondents. These comments indicated that the lack of respect of the property shown by some residents would be manifest by the quick destruction of the carpet. Four commenters asked for enhancements to the development's site, including additional lighting for the parking lot and the development of garden and sitting areas. Three others sought improvements to the interior of the building, including the expansion of community room and laundry facilities, uniform window shades or blinds, and air conditioning. Three responses asked for increased social activities. A couple of commenters complained about inconsiderate neighbors and two others were concerned about the debris around the garbage chutes. One response sought changes in the Pet Policy to lower damage deposits and to allow lizards as pets.

Two respondents questioned the appropriateness of the proposed demolition of Valley Homes. Other commenters cited additional signage warning of children, a lack of parental supervision, and minor maintenance issues. One comment asked for fencing around garbage bins and splashguards behind stoves at Lincoln Homes.

One neighborhood group supported the goals of the recommended Asset Management Plan, favoring the demolition and redevelopment of the Valley Homes site with esthetically compatible affordable single-family units. Another neighborhood group encouraged the disposition of a particular scattered site house in its area to an occupying buyer.

The Valley Homes Resident Council (VHRC) submitted six pages of comments on the proposed changes to the Agency Plan; that document follows.

• VALLEY HOMES RESIDENT COUNCIL



June 2, 2003

Susan Anderson
Executive Director
Rock Island Housing Authority
111 20th Street
Rock Island, IL 61201

Dear Ms. Anderson:

Enclosed are the contracts for the RIFA 2003 - 2004 Agency Plan provisions.

The contracts were hand delivered to the Valley Homes Housing Manager's office on June 2, 2003.

Sincerely,

VALLEY HOMES RESIDENT COUNCIL

Elvis J. Davis

A handwritten signature in cursive script that reads "Elvis J. Davis".

Enclosures

1003 25th STREET • ROCK ISLAND, IL • 61201
PHONE: (309) 788-7026 • FAX: (309) 788-3543

Comments
Submitted to the
Housing Authority of the City of
Rock Island, Illinois

As Presented by:

Valley Homes Resident Council

Ceiling Rents:

The Department of Housing and Urban Development lists two rent choices for residents of public housing, which are:

1. Income based (30%) and
2. Flat Rents

Rock Island Housing Authority, however, includes in its 2003-2004 Agency Plan Revision for the Admissions and Occupancy Policy, Ceiling Rents as a choice.

HUD eliminated Ceilings Rents through the Quality Housing and Work Responsibility Act in 1999. As of this date, the Rock Island Housing Authority has not presented sufficient verification to the residents that shows that HUD as directed PHAs to re establish Ceiling Rents.

What RIIA proposes is confusing and questionable. It needs to be verified that a third choice of rent has been approved by statute before residents be subjected to a third rent choice.

Dated: June 2, 2003

Comments received by:

RIHA represents by Jessica Simpson Date 6-2-03

Time received: 3:00pm

Comments
Submitted to the
Housing Authority of the City of
Rock Island, Illinois

As Presented by:

Valley Homes Resident Council

Demolition of Valley Homes

1. **Violation of 24 CFR 970.4 (a), General Requirements for HUD approval of applications for demolition or disposition,**

Neither residents nor the resident organization for Valley Homes knew that plans and application to demolish Valley Homes were being processed for approval, which is a violation of Valley Homes residents' rights through the federal requirement of **24 CFR 970 Public Housing Program – Demolition or Disposition of Public Housing Projects**

Based on this requirement, the Department of Housing and Urban Development should not approve the Rock Island Housing Authority's application for demolition because the application was not "**developed in consultation with tenants of the project involved, any tenant organization for the project, and PHA-wide tenant organization that will be affected by the demolition...**" which is a general requirement for HUD approval of applications for demolition under 24 CFR 970.4 (a).

2. **Lack of clarity about the availability of relocation resources (homes) for displaced residents of Valley Homes as indicated in 24 CFR 970.5 (a) and (b)**

The failure of the Rock Island Housing Authority to consult with residents, as required in 24 CFR 970.4 (a), on demolition, denied Valley Homes residents the chance to ask relevant questions regarding displacement and relocation. Therefore, HUD should not approve the Rock Island Housing Authority's Relocation Plan based on the following reasons:

24 CFR 970.5 (a), **Relocation of displaced tenants on a non-discriminatory basis,** indicates that tenants to be displaced must be offered opportunities to relocate to other comparable/suitable, decent, safe, sanitary, and affordable housing, which is to the maximum extent practicable, housing of their choice on a non-discriminatory basis. 24 CFR 970.5 (b), additionally, indicates relocation may be to other publicly assisted housing or housing available for lease under the Section 8 Housing Voucher Program.

provided the PHA ensures that displaced tenants are provided referrals to comparable/suitable relocation dwelling units where the family's share of the rent to owner following relocation will not exceed the total tenant payment.

Rock Island Housing Authority proposes to:

1. Cease all three families at Rock Island Manor and Lincoln Homes
2. Issues Section 8 Vouchers and two year temporary vouchers

This create problems because Manor and Lincoln are practically full and will probably remain so, therefore, Valley Homes residents will be forced to take Section 8 Vouchers/temporary vouchers, and their acceptance of these Section 8 Vouchers burden them with not only finding a home but an affordable home. It must be noted that Rock Island Housing Authority's 2002-2003 Admissions Policy for Decentralization indicates that the average family income for Valley Homes was \$6,270.

The Rock Island Housing Authority's Relocation Plan does not:

1. Provide the assurance mentioned in 24 CFR 970.3 (b), Relocation resources, that Rock Island Housing Authority would provide displaced tenants referrals to comparable/suitable relocation dwelling units where the family's share of the rent to owner following relocation will not exceed the total tenant payment for regards to Section 8 Vouchers/temporary two year voucher

Families with children will not find it easy to leave affordable housing if burdened with accepting Section 8 vouchers.

3. **Due to the millions of dollars in modernization funds received, in different stages and for different reasons over the last 15 years, Valley Homes should not be obsolete.**

Rock Island Housing Authority's failure to consult with residents, as required in 24 CFR 970.4 (a), on demolition denied, Valley Homes residents the chance to ask relevant questions and view documents such as, market studies, engineering studies, or other documents to substantiate the statement that Valley Homes is physically obsolete.

There was an excess of 43 million dollars given to Rock Island Housing Authority from the Department of Housing and Urban Development, as recently as the late 1980s to early 1990s, which should have been used to repair all of the deficiencies now claimed to make Valley Homes physically/structurally obsolete. In addition, to this renovation, RTIA:

- A. Applied for and received \$2.2 million in Vacancy Reduction funds, some of which was designated for Valley Homes. (Applied for in 1991)

- B. Applied for and received Valley Housing Drug Elimination Funds (PH077) used to make physical property improvements for security purposes (Applied for 1994-2001)
- C. Received yearly financing through the Comprehensive Grant Program for major modernization needs (some of which were cancelled as modernization needs for Valley Homes).

4. Rock Island Housing Authority's "Vision" for affordable housing excludes housing opportunities for the extremely low and very low income families

Rock Island Housing Authority's 2003-2004 Agency Plan phases out affordable public housing for the poorest families with children.

The City of Rock Island's Fiscal Year 1998 - 2003 Consolidated Plan lists four (4) household types, based on income and housing problems. They are: extremely low, very low, low income, and moderate income families.

The City of Rock Island's Fiscal Year 1998 - 2003 Consolidated Plan indicated that Extremely Low Income renters and homeowners (income of \$9,201 or below) are having the most difficulty with finding housing that is decent and affordable. In addition, it was noted that very low income households (income of \$9,508-\$15,336) especially renters occupied households, are also having some difficulty in finding housing that is decent and affordable. Rock Island Housing Authority plan for public housing indicates it will be:

"A provider of affordable, decent and sanitary housing opportunities to low and moderate income families, including elderly and disabled households."

In the future, where will that leave extremely and very low income families?

Phasing out public housing for the poorest families, which apparently starts with the approval of the demolition request for Valley Homes, as outlined in the Rock Island Housing Authority's 2003-2004 Agency Plan. This additionally gives more relevance to the present concern that demolition of Valley Homes, will cause the majority of the current residents chronic housing problems in the very near future.

In regard to Homeless of Single Parent Families, the City of the City of Rock Island's 1998 - 2003 Consolidated Plan states on page 46:

"It is predicted that single parent family cases will increase over the next five years. One reason is due to decreased assistance from state and federal levels. This places more responsibility on local assistance efforts. As more responsibility

is placed on local's feet, it will require time for the community to prefer housing and supportive services that were once provided by other levels of government."

The Consolidated Plan goes on to indicate that:

"Decent and affordable housing is difficult to obtain, which creates an even higher demand."

It is not understood, then, if the City of Rock Island forecasted a homelessness problem for single parent homes, why the Housing Authority of the City of Rock Island, Illinois, plans to add to the problem by eliminating public housing for the poorest families with children?

Dated: June 2, 2003

Comments received by:

RHA representative Shirley G. Simpson, RHA Date 6-2-03
Name

Time: 3:30pm

Public Hearing

At the public hearing a resident of Valley Homes, the Executive Director of the Valley Homes Resident Council, and a representative of the Broadway Historic District Association. Notes from that meeting, which were submitted to the Board of Commissioners, follow.

NOTES FROM THE PUBLIC HEARING
ON THE FISCAL YEAR 2004 AGENCY PLAN
FOR THE ROCK ISLAND HOUSING AUTHORITY

Monday, June 2, 2003

New Housing Authority Boardroom

Representing the Housing Authority were Commissioners Vern Winter, who chaired the meeting, and Shirley Combs, and Executive Director Susan Anderson. Approximately thirty people were in attendance, including members of the Resident Advisory Board, residents of several housing authority developments, community groups (Broadway Historic District Assn., Community Caring Conference, and Rock Island Economic Growth Corp.), print and electronic media, and other housing authority staff.

Commissioner Winter opened the meeting by welcoming the public. He explained that this is an information-gathering event to receive comments from the public about our Agency Plan for Fiscal Year 2004, which is to be submitted to HUD.

Director Anderson explained that the Asset Management Plan is one component of the Agency Plan. She gave a brief overview of the Asset Management Plan. Each property is designated “keep and maintain,” “keep and upgrade,” or “demolish,” as specified by HUD.

Spencer Towers is categorized “keep and upgrade.” It will become a mixed-income development, perhaps with fewer units than it currently houses. Sunset Heights is identified as “keep and maintain,” and could be used to house any persons that may be displaced from Spencer Towers. Because HUD requires that any development whose maintenance cost exceeds ninety percent of the Total Development Cost (TDC), as established by the Department, Valley Homes has been designated “demolish and replace.” Lincoln and Manor Homes have been classified “keep and maintain;” they will be monitored during the next ten years for possible replacement.

The Plan will be implemented in three groups. Additional housing units will be created as loft apartments in the warehouse building and as new low-density residences throughout the community. Sunset Heights will receive some maintenance before Spencer Towers is renovated. Family housing at Manor and Lincoln will receive some attention before Valley Homes is replaced.

The housing authority is exploring future opportunities for supportive housing for the elderly (Section 202) and the non-elderly disabled (Section 811). The Section 8 program will be expanded. The relocation of residents will not occur for at least one to two years; affected households will receive ample notice and will have multiple options for their new homes, in accord with HUD regulations. The timetable is based upon receiving financing.

Commissioner Winter reinforced the criticality of obtaining financing in completing these projects. He then invited comments from the audience.

Linda Gay, a resident of Valley Homes asked several questions. The Asset Management Plan identifies housing for low- and moderate-income households. Ms. Gay expressed concern that very-low and extremely-low income households were not considered. She asked if current residents could return to the Valley Homes site after it is redeveloped. She could not understand why Valley Homes is considered obsolete when \$4.3 million was spent on improvements in the late 1980's. She also wanted to know how the average cost to renovate Valley was determined and what the qualifications of the estimator are.

Commissioner Winter responded that the consultant that prepared the Asset Management Plan, Goodwin and Associates, is qualified to conduct the architectural and engineering analysis. Additional HUD regulations have caused costs to escalate. Director Anderson gave assurances that all public housing residents will be included in any relocation plan.

Ms. Gay asked for the eligibility qualifications for current residents to return to the new housing on the Valley site. Director Anderson stated that the various funding sources have specific eligibility rules that must be honored. She said that each displaced household would be given three options for replacement housing. Commissioner Winter added that the relocation and redevelopment would be done in stages, and that each family will receive several choices.

Ms. Gay asked that if the development is to be destroyed, why is the housing authority moving new households into the units. Commissioner Winter responded that the buildings are safe and habitable, but the cost to maintain and upgrade in the near future exceeds ninety percent of the Total Development Cost.

Elvis Davis, representing the Valley Homes Resident Council, expressed concerns relating to the federal regulation 24 CFR 970.4. She said that residents were not consulted in regard to the demolition of Valley Homes. The resident meeting at Valley that was held at the same time of the news conference that announced the Asset Management Plan was the residents' first notice of the impending demolition.

Director Anderson responded that this public hearing is part of the HUD-mandated 45-day comment period. The housing authority has not yet applied for HUD approval of the demolition of Valley Homes. Commissioner Winter stated that numerous meetings with residents have occurred during this comment period. Director Anderson added that the Asset Management Plan is a required component of the Agency Plan. The Agency Plan does not include an application for the demolition of Valley Homes.

Ed Hanna, representing the Broadway Historic District Association, expressed support for the housing authority's effort to increase the quality of housing. His group is especially concerned with Valley Homes and the concentration of Section 8 participant properties in proximity to the Broadway neighborhood. He supported the housing authority goal to build communities based on transition and hope. He noted that Valley Homes has been plagued by

problems throughout its existence and is recognized by the community as an eyesore. His group supports the development of single-family homes on that site. He also supports the development of additional housing on scattered sites to avoid the concentration of public housing in one area.

Commissioner Winter asked Mr. Hanna if he was expressing the opinions of the board of the Broadway Historic District Association. Mr. Hanna responded in the affirmative.

Commissioner Winter closed the session by stating that community input is important to the development of housing authority policy. He reiterated that securing financing is the critical step that may slow implementation of the Asset Management Plan. He thanked the commenters and the audience for their participation.

EXECUTIVE SUMMARY

of the

Recommended Asset Management Plan

Prepared For

Rock Island Housing Authority

By

Goodwin & Associates

April 2003

Rock Island Housing Authority Vision

RIHA provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. By implementing this Asset Management Plan, RIHA will be in a position to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is pursuing new and creative ways to meet the changing housing needs of Rock Island residents and is committed to improving the quality of public and affordable housing by providing more choices for current and future residents.

As part of the Asset Management Plan each property has been evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommends options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property.

Rock Island Housing Authority

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth.

The RIHA provides rental assistance to families who pay no more than 30% of their income toward rent and utilities. RIHA is an independent, not-for-profit agency that receives most of its funding through the federal Department of Housing and Urban Development (HUD).

Under state law, RIHA is charged with the responsibility to provide affordable housing to Rock Island residents. To achieve that goal, RIHA will work closely with the City of Rock Island, ensuring the authority's strategies support and compliment the City's Comprehensive Plan.

RIHA Properties

The Rock Island Housing Authority owns and manages 550 units of low-income conventional public housing. It operates a Housing Choice Voucher Program with 167 units of subsidized Section 8 housing. In total, it provides homes for seven hundred families – nearly 1200 persons.

Table 1. Development characteristics.

Site	Number of Units	Monthly Rent Roll	Occupancy Rate	Year Built
Spencer Towers	199	32,268	89%	1972
Sunset Heights	141	23,316	91%	1968
Valley Homes	57	5,551	88%	1969
Manor Homes	102	11,275	92%	1952
Lincoln Homes	45	4,377	100%	1954
Scattered Sites	6	<i>n/a</i>	17%	(various)

Note: Rent roll information withheld for scattered sites to protect confidentiality.

The public housing units are located on five sites, Spencer Towers, Sunset Heights, Valley Homes, Lincoln Homes, and Manor Homes, and six single-family homes located on scattered sites. Spencer Towers and Sunset Heights are high-rise structures. Spencer primarily houses the elderly and the non-elderly disabled; and Sunset, the general adult population. Valley, Lincoln, and Manor Homes are family sites.

Quality Housing and Work Responsibility Act of 1998

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires local housing authorities to conduct an Asset Management assessment for each of its properties. The purpose of the plan is to review the present and future use and value of each property. As part of an Asset Management Plan, a decision must be made to keep and maintain, to keep and upgrade, or to demolish each property.

Periodically, public housing authorities (PHAs) determine that some housing units should be removed from inventory. In these cases, public housing may be torn down or sold. Because of public investment, specific rules (Section 18 of the 1937 Act, Section 531 of the QHWRA) guide the process for removing properties from stock.

All activities regarding the removal of properties must be authorized in the PHA's annual Agency Plan. The applications are sent to HUD's Special Applications Center in Chicago. A relocation plan covering all families in residence at each property is required. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA).

Either an entire or a partial public housing development may be demolished if it conforms to these criteria:

- ⌚ The project is physically obsolete and is unsuitable for housing use
- ⌚ No reasonable rehabilitation program will return it to housing use
- ⌚ For partial development applications, the demolition will help ensure the useful life of the rest of the development

For disposition, an application must meet one of these two criteria:

- ⌚ Keeping the property is not in the best interests of the residents
- ⌚ Funds from the disposition will enable the agency to improve, develop or purchase other more suitable property

The agency may determine that the disposition is appropriate because it is in the best interest of the agency and its residents and is consistent with the goals of the Agency Plan.

Agencies are required to consult with residents and prepare a relocation plan that provides alternative housing choices to residents that are of an appropriate bedroom size and as similar as possible in type and cost to their current dwelling.

RIHA is committed to revitalizing the communities and neighborhoods in which their properties exist by evaluating their continued longevity and ultimately replacing them with quality affordable housing.

Relocation

The Rock Island Housing Authority will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents may transfer to other RIHA properties, receive a temporary Section 8 Housing Choice Voucher, or qualify for a permanent voucher. Relocation expenses will be paid.

A Housing Choice Voucher allows the holder to find housing anywhere in Rock Island. Eligible residents dislocated from a RIHA site may have the opportunity to return to the site once reconstruction is completed.

Neither this plan nor RIHA intend to dislocate people from their neighborhoods, but rather to enhance their housing options including the opportunity to achieve the American Dream of homeownership, allowing residents to gain self-sufficiency and economic independence. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

The Asset Management Plan

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is committed to improving the quality of public and affordable housing and providing more choices for current and future residents.

As part of the Asset Management Plan each property has been evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommends options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property.

The Rock Island Housing Authority is committed to revitalizing the communities and neighborhoods in Rock Island. This Asset Management Plan allows RIHA to proactively evaluate their properties for their continued value and longevity.

This Plan provides RIHA residents with more options, more choices, and more control over where they live. The Plan provides an opportunity for residents to break the welfare chain, gain economic independence, and increase self-sufficiency with the opportunity to own their own home, achieving the American Dream. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

Current & Future Residents

Current and future residents of the Rock Island Housing Authority benefit from this plan through the creation of more affordable housing opportunities in Rock Island. Affordability indicates that a household spends no more than thirty percent of its annual income for housing. Families who pay more than thirty percent of their income for housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

Families benefit through the expansion of affordable housing, allowing some households the opportunity to participate in the American Dream of homeownership. These opportunities present themselves in a variety of ways in which residents may participate, including lease/purchase programs, credit analysis and corrective actions, “seasoning” loans through use of guarantees, and below-market interest rates.

Residents benefit by having newer modern housing units with energy-efficient heating and cooling systems, amenities such as carpeting, carports/garages and yards, privacy, and the comfort, pride and independence of owning their own home.

Residents benefit as a result of recommended replacement housing, including single-family detached homes and rental communities consisting of no more than fourteen units. They benefit due to the removal of the public housing stigma and the immersion into smaller neighborhood sites, providing enhanced quality of life.

By implementing this plan, residents can gain a sense of belonging to a community with many other homeowners. They gain economic independence and have the opportunity and support required to break the welfare cycle. These opportunities are consistent with HUD’s initiative for more accountability and self-sufficiency of both PHAs and their residents.

Non-for-Profit Corporation

Create a Non-for-Profit Corporation. The Rock Island Housing Authority should create a not-for-profit corporation for purposes of housing development. This entity would be a vehicle that can incur debt, purchase and dispose of property, and manage and operate mixed-income rental housing. The not-for-profit would also qualify for Community Reinvestment Act (CRA) rates from lenders.

The not-for-profit would give the housing authority greater flexibility in the development and management of rental properties. This corporate structure would enhance the basis for computing tax credits that would not be available to RIHA. Funds generated by the corporation will be invested to develop additional affordable rental and homeownership housing opportunities within the community for current and future residents.

The not-for-profit is the strategically appropriate owner for the redevelopment of Spencer Towers, the in-fill housing, the new RIHA office, retail and residential areas of the warehouse, and the development of affordable housing for occupancy by Section 8 Housing Choice voucher holders and all Section 811 and 202 housing.

Spencer Towers

Keep and Upgrade. Spencer Towers should be kept in the RIHA inventory in some form and developed into a mixed-income housing opportunity. Ownership of the property should be transferred to the not-for-profit, which could develop the project either wholly owned or as a joint venture. Cash flow from the transfer will enable the agency to improve, develop and/or purchase other suitable property.

Sunset Heights

Keep and Maintain. Sunset Heights has many remaining years of service, however, significant modifications must occur for this property to reach its full potential. The installation of air conditioning and cosmetic enhancements, such as paint, wallpaper, accent touches, and carpeting treatments, will enhance appeal. Decisions relative to tenant profile and composition need to be considered for the long-term. Sunset will be used as part of the relocation plan for Spencer Towers residents in the short-term.

Manor Homes

Maintain and Monitor. While this property is not physically obsolete, it is rapidly approaching the point where no reasonable rehabilitation program will return it to housing use. However, the property can continue to be maintained over the next 5 years and utilized as part of the relocation plan-of-action. At that time, the property should be reevaluated to determine its long-term value and sustainability as a viable property.

Lincoln Homes

Maintain and Monitor. This property is an anchor for its neighborhood. With some maintenance and cosmetic changes for marketing purposes, this development should be capitalized upon as part of redevelopment activities in the community. Lincoln Homes could also be used as part of the relocation plan-of-action. It should be noted that due to its age, Lincoln Homes would need to be reevaluated in the next 5 – 10 year period to determine its long-term value and sustainability as a viable property.

Valley Homes

Demolish and Replace. Modifications required to maintain the useful life of Valley Homes exceed 90 percent of the Total Development Costs (TDC) for that property. Valley Homes is physically obsolete and has reached the end of its viable life. It poses multiple obstacles; the RIHA would be better served to tear it down and rebuild using better design and construction methods. No reasonable rehabilitation program will return it to housing use and additional Capital Funds invested will not resolve density issues, overall construction concerns, or enormous maintenance costs associated with poor design and quality.

Because of its location, the best usage of this property would be the construction and sale of affordable single-family homes. The housing authority should initiate discussion with the owners of the apartment complex to the south of Valley Homes and of the vacant land to the east of the property to expand the six-acre site. Depending on building type (townhouse, single-story, condominium) and market demand, up to 40 mixed-income units could be constructed. Construction could start at the current playground area and additional units could be constructed as other buildings are demolished.

In-Fill Housing

Acquire Existing and/or Develop New. The Rock Island Housing Authority should acquire existing and/or develop new housing opportunities, stabilizing neighborhoods in Rock Island and providing additional options and opportunities for current and future residents over the long-term.

Scattered Sites

Disposition. To benefit the greatest number of families, the sale of these units is appropriate. Obtaining rehabilitation financing, abating the lead-based paint hazard, and renovating the structures would be as time consuming as the development of several new-construction projects.

Section 8 Program

Homeownership Opportunities Available. By implementing recommendations made by this Asset Management Plan regarding in-fill housing, more rental and homeownership housing opportunities will become available under the Section 8 program, providing additional options for current and future RIHA residents over the long-term.

Supportive Housing

Section 202 and Section 811. Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Non-Elderly Persons with Disabilities were specifically designed to provide funds for the construction and management of housing, including independent living projects, condominium units and small group homes with the availability of supportive services to meet the needs of these special populations.

Warehouse Redevelopment

Renovate Warehouse. The RIHA should complete plans to renovate the office building and effect a move of the administrative offices to this site. At the same time, efforts for the creation of rental housing units should proceed. Ownership of this property should be transferred to the not-for-profit.

Relocation

Develop Relocation Plan. HUD regulations require that any application for the disposition of property be accompanied by a relocation plan. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents may transfer to alternate RIHA properties, receive a temporary voucher, or could qualify for a Section 8 Housing Choice Voucher.

Funding Resources

The asset management strategies presented in this Plan are not unique; numerous PHAs have successfully implemented them nationwide. Funding options for these proposed strategies may include:

Tax Credits. Federal, State and Historical tax credits are available under this program in the form of a grant for as much as 50% of the cost of the project.

Trust Fund. Long-term, low- or no-cost loan with a balloon payment that is forgivable provided that the project remains as affordable housing for the entire term of the loan agreement.

Mixed Finance Option. Includes multiple funding sources. Special funds from HUD are available provided that one new public housing unit is created for every ten removed from inventory.

Conventional Financing. Direct loans through financial institutions.

Section 202. A HUD grant program developed to construct and operate housing for the elderly.

Section 811. A HUD grant program developed to construct and operate housing for non-elderly persons with disabilities.

HOME Funds. A federal housing program operated by the state that includes a wide range of match funding options to develop affordable housing.

Foundation Funding. Includes loans and grants from philanthropic organizations.

Donations. Property and financial gifts from persons, corporations, organizations and units of local government.

Bonds. Special loans, some with government repayment guarantees.

Replacement Housing. HUD funds available for replacing demolished public housing units. *Note: Available only for special and limited circumstances.*

Community Housing Development Organization (CHDO). Special non-profit organizations, which receive at least 15% of available HOME funds.

Capital Fund Program. A formula-funded HUD grant for renovating an authority's public housing properties.

Renovation Tax Credits. A special tax credit program available for the renovation of housing properties at a lower rate than new construction.

HOME Renovation Funds. Part of the HOME program providing for renovation rather than new construction.

Historical Preservation Tax Credits (HPTC). Available for renovation of designated historical properties.

Timetable

The timetable required to implement the recommended Asset Management Plan is subject to securing adequate financing. In addition, any project requiring the relocation of residents will be handled within the guidelines set forth in the Uniform Relocation Act (URA).

THIS IS NOT HAPPENING TOMORROW

Based on a very aggressive schedule, RIHA could conceivably create 50 to 100 new housing opportunities per year. Based on that schedule, it would take from 5 to 10 years to replace all 550 RIHA units.

A general timetable has been developed for the purposes of the recommended Asset Management Plan and projects have been placed in three groups. The three groups are not sequential. For example, all of the projects in Group I may not be entirely completed before beginning activities identified in Group II. Depending upon available financing, activities in more than one group may progress simultaneously.

GROUP I

- ③ Warehouse development: Phase I and II
- ③ Scattered sites
- ③ In-fill housing (on-going)
- ③ Homeownership (on-going)

GROUP II

- ③ Section 202 and Section 811 Programs
- ③ Sunset Height renovation
- ③ Spencer Towers
- ③ In-fill housing (on-going)
- ③ Homeownership (on-going)

GROUP III

- ③ Family developments
 1. Valley Homes
 2. Manor Homes
 3. Lincoln Homes
- ③ In-fill housing (on-going)
- ③ Homeownership (on-going)

Rock Island Housing Authority

RIHA is committed to building new communities based on transition and hope. By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. The revitalization of Rock Island communities and neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

Attachment F
ROCK ISLAND HOUSING AUTHORITY
PET POLICY

INTRODUCTION

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all tenants to clean, quiet, and safe surroundings. This policy explains the RIHA's policies on keeping pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this PHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the RIHA.

A. ENABLING REGULATIONS

“Section 526 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) provides that residents of public housing may own one (1) or more common household pets. This is subject to the reasonable requirements of the PHA. The resident must maintain each pet responsibly and in accordance with applicable State and local public health, animal control, and animal anti-cruelty laws and regulations and with the policies established in the agency plan for the PHA. To this end, the Rock Island Housing Authority has adopted ‘reasonable’ pet requirements...”

These “Reasonable Pet Requirements” incorporate the various state and local laws governing pets that include inoculating, licensing, and restraint, and provide sufficient flexibility to protect the rights and privileges of other residents who chose not to own pets.

In the event of an emergency or building evacuation it is the responsibility of the pet owner to remove the animal.

B. TYPE OF DWELLING UNITS PERMITTING PETS

All residents of RIHA are eligible for pets according to the “Pet Policy.”

C. TYPE OF PETS AND NUMBER PER UNIT

A common household pet is defined as being a cat, dog, goldfish or tropical fish, canary, parakeet, cockateel, lovebird, hamster, gerbil, guinea pig or rabbit. Examples of animals that are not considered common household for purposes of this policy include: reptiles, amphibians, insects, mice, rats or other animals not listed above. No dangerous or intimidating pets, i.e. pit-bull dogs, rottweilers, or doberman pinchers, will be permitted.

The following number of pets to a unit will be permitted: two cats, one dog, one fish bowl or

tank, one cage with no more than two birds, two hamsters, two guinea pigs, one gerbil, one rabbit.

D. REGULATION REQUIREMENTS PRIOR TO ADMISSION (EXHIBIT I)

All pets must be registered with Management before permission is granted. Registration must show type of pet, recent picture, name, age, license number, and current inoculation information, name and address of the pet's veterinarian, plus a signed responsibility card showing the names of three (3) persons to call to come get the pet in the event of the tenant's illness or death.

Residents will be refused pet registration if management determines the tenant is unable to fulfill their past or future obligations as a pet owner, unable to adhere to the terms of the lease, or house pet rules, the animal does not meet the definition of common household pet, or the temperament of the animal is considered dangerous.

A pet damage deposit at time of submission of "Pet Permit Application" in the amount of fifty dollars (\$50.00) will accompany the application. This amount will be applied on the one hundred fifty dollar (\$150.00) pet deposit if the pet application is approved. The pet deposit is to be used to cover cost of damages or fumigation as the result of pet ownership. The pet deposit will be refunded minus any applicable charges within thirty (30) days after resident vacates the unit or the pet is permanently removed from the unit.

In the event the pet owner is incapacitated or no longer available to care for the pet, the person designated on the registration form must remove the pet. In absence of the designated person's availability, management will place the pet with the Rock Island County Humane Society.

E. PET RESPONSIBILITY CARD (EXHIBIT I)

Prior to pet admission, the owner must fill in and sign a written responsibility form showing name, address and phone number of three (3) local persons who will come and get the pet in the event of a tenant's illness, vacation, or death. The responsibility form must be renewed each year by June 30th. Persons so named will be responsible in the order of their names on the responsibility card.

F. PET DAMAGE DEPOSIT

A "Pet Damage Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Damage Deposit" is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including, but not limited to the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The amount of the "Pet Damage Deposit" will be one hundred fifty dollars (\$150.00) for hi-rises and family developments. Tenant will pay fifty dollars (\$50.00) at the time of application and remaining balance at time of application approval. If this creates a financial hardship, the remaining balance may be paid in full by six (6) months. Upon vacancy or pet has been permanently removed the Pet Damage Deposit will be refunded minus repairs or damage or necessary fumigation incurred by the pet.

Residents liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse the project for the amount for the real cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.

All units occupied by a dog or cat will be fumigated upon being vacated, the cost of which will be born by the security deposit. Infestation of a unit by fleas carried by his/her pet shall be the responsibility of the pet owner.

G. DOG OWNER REQUIREMENTS

Any dog must be no less than six (6) weeks old.

Dogs must be spayed or neutered by six (6) months of age and proof must be furnished to the Housing Manger.

Each dog must be licensed by proper Authority and proof of license renewal must be furnished by the tenant each year by June 30th to his or her Housing Manager.

The dog must wear a collar at all times showing license and owner's name and address.

Each year by June 30th, the tenant must show proof that the dog has had the proper Parvo shots and distemper and rabies shots; the proof must be signed by a veterinarian.

A dog cannot be over twenty (20) inches tall at the top of the shoulder, or weigh over thirty (30) pounds when it is considered full-grown.

A dog must be on a leash at all times when outside owners apartment unless it is in an approved locked pet carrier. The leash must be no longer than six (6) feet long. Any city, county or state rules governing the leashing of animals shall also apply.

Dogs cannot be exercised on Rock Island Housing Authority property between 9:00 a.m. and 4:30 p.m.

The pet owner must have a utensil such as a "Pooper Scooper" to use to remove any waste from his pet as soon as it is deposited on Rock Island Housing Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.

IMPORTANT: Only one pet is allowed in an elevator at a time. If one pet is in the car when it stops at a floor, the pet owner must wait for a car without a pet.

No dog may stay alone in an apartment for more than twelve (12) hours. It is the responsibility of the tenant if they have to leave suddenly and be away for more than (12) hours to take the pet elsewhere until they return. If a pet is found alone, see Pet Removal policy.

Pet owner must designate an alternative residence for the pet before management approves pet.

Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to the Housing Authority property due to pet or removal of pet

feces by staff

Pet owners shall be charged ten dollars (\$10.00) for their first offense of not removing the feces of their pet, the second time the pet owner shall have a written warning placed in their tenant file and must meet with their Housing Manager, and the third time the pet owner will permanently remove the pet from the unit. Failure to comply can result in termination of their lease.

Pet owners are not to allow their pet to urinate on bushes.

Clean-up of common areas required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all costs incurred if their pet inflicts bodily injuries to a person.

Pet owners will be responsible for all costs incurred if their pet damages property belonging to RIHA or another tenant.

H. CAT OWNER REQUIREMENTS

Cats may be not less than six (6) weeks old

All cats must be litter-trained before admission.

Proof that the cat has been declawed front claws (only) and spayed or neutered by six (6) months and proof must be shown to the Housing Manager.

The cat must wear a collar at all times showing owner's name and address plus a flea collar.

Proof must be shown before admission and each year by June 30th that the cat has had the proper FVR-CP and rabies and distemper shots. This proof must be signed by a veterinarian.

Cat must be on a leash at all times when outside of the owner's apartment unless is in an approved locked pet carrier. The least must be no longer than six (6) feet. Any city, county, or state rule governing the leashing of animals shall apply.

Tenant must use a Rock Island Housing Authority approved type litter box, which is kept clean daily. Litter must be put in a sealed plastic bag and disposed of daily.

No cat can be over eight (8) inches tall at the shoulders and weigh over fifteen (15) pounds.

Cats may be exercised on the Rock Island Housing Authority property.

No cat may stay alone in an apartment overnight for more than twenty-four (24) hours. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, see Pet Removal policy.

The pet owner must have a utensil such as a "Pooper Scooper" to use to remove any waste from

his pet as soon as it is deposited on Rock Island Housing Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.

The flea collar must be changed every three (3) months.

All animal waste or litter from cat litter boxes shall be picked up immediately by the pet owner and disposed of in a sealed plastic bag and placed in trash bins. Cat litter shall be changed at least twice a week.

Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets or clean-up of common area required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their pet inflicts bodily injuries.

Pet owners will be responsible for all cost incurred if their pet damages property belonging to RIHA or another tenant.

I. BIRD OWNER REQUIREMENTS

No monthly maintenance fee unless a problem exists.

No more than (2) birds to a unit will be permitted, canaries, parakeets, cockateels or lovebirds, only. No parrots.

The cage must be no larger than five (5) feet high and four (4) feet wide.

Cages must be cleaned and debris disposed of in a plastic bag to be put in the trash immediately.

Birds must be healthy and free of disease at all times.

Birds that do not have their wing clipped must be in a cage when inside of the resident's apartment or entering or leaving the building.

Birds must be in a cage when entering or leaving the building.

Birds are not permitted to be left alone in an apartment over twenty-four (24) hours unless arrangements for daily care has been made by the owner.

Clean-up of common areas required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all costs incurred if their pet inflicts bodily injuries.

Pet owners will be responsible for all costs incurred if their pet damages property belonging to RIHA or another tenant.

J. FISH OWNER REQUIREMENTS

Monthly maintenance charge of two dollars (\$2.00) for fish tanks over ten (10) gallons to be paid with the rent by the fifth of each month in a facility where the tenant does not pay for electricity. No charge for fish tanks under ten (10) gallons.

One (1) fish tank only permitted to a unit and must not be bigger than twenty (20) gallon size, or one (1) large gold fish bowl no more than one (1) gallon size.

Fish may not be alone in the unit over one (1) week unless the owner has made arrangements for daily care.

Pet owner must be aware when cleaning of filling fish tanks that water damage done to tenant's apartment or apartments under him will be billed to the pet owner and any charges must be paid within thirty (30) days of the incident.

Clean-up of common area required because of attributable aquarium nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their aquarium damages property belonging to RIHA or another tenant.

L. GENERAL POLICY FOR AUTHORIZED PETS

Pets must go directly from their floor to the elevator and down to first floor to the outside and back the same way.

Only one pet is allowed in elevator at a time. If one pet is in the car when it stops at a floor, the pet owner must wait for a car without a pet.

Pets are not permitted on floors other than first floor or their own apartment floor.

Pets are never permitted in the public rooms, i.e.: office, community room, laundry room, lounge, or smoking room.

Pets are not permitted in hallways except for proceeding directly to the elevator or apartment when entering or exiting.

Any pet suffering illness must have an appointment within two (2) days to a veterinarian for diagnosis and treatment. The Rock Island Housing Authority must, upon demand, be shown a statement from the veterinarian indicating the diagnosis. Any pet suspected of suffering symptoms of rabies or any other disease considered to be a threat to health must be immediately removed from the premises until signed evidence from a veterinarian can be produced to indicate that the animal is not so afflicted.

Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to other tenants. Failure to so control pet noise may result in the removal of the pet from the premises.

PUBLIC HOUSING AUTHORITY SHALL TAKE ALL NECESSARY ACTIONS

UNDER THE LAW TO REMOVE ANY PET THAT CAUSES BODILY INJURY TO ANY TENANT, GUEST, VISITOR, OR STAFF MEMBER

All resident pet owners shall provide adequate care, nutrition, exercise, and medical attention for his/her pet. Pets which appear to be poorly cared for or which are left unattended for longer than the required designated time as specified under the described pet requirements for that pet will be reported to the Humane Society and will be removed from the premises at the pet owner's expense.

In the event of a tenant's sudden illness the resident pet owner agrees that management shall have discretion with respect to the provision of care to the pet consistent with policy guidelines and at the expense of the resident pet owner unless written instruction with respect to such area are provided in advance by the resident to the project office and all care shall be at the resident's expense.

Unwillingness on the part of named caretakers of a pet to assume custody of the pet shall relieve management of any requirement to adhere to any written instruction with respect to the care or disposal of a pet and shall be considered as authorization to management to exercise discretion in such regard consistent with policy guidelines.

Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets or be easily frightened by such animals. The resident, therefore, agrees to exercise common sense and common courtesy with respect to such other resident's right to peaceful and quiet enjoyment of the premises.

Tenants shall not alter the interior of their unit, patio, or balcony to create enclosure for an animal or bird.

Tenants shall not tie pets outside of the dwelling unit.

Doghouses are not allowed on Housing Authority property.

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to pet sit or house a pet without fully complying with this policy.

Tenants shall not feed stray or unregistered animals. This shall constitute having pet without permission of the Authority.

M. PET REMOVAL

Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:

- a. Creation of a nuisance after proper notification consistent with this Pet Policy. Notice shall be within a forty-eight (48) hour period.
- b. Excessive pet noise or odor with proper notification.

- c. Unruly or dangerous behavior.
- d. Excessive damage to the resident's apartment unit.
- e. Repeated problems with vermin or flea infestation.
- f. Failure of the tenant to provide for adequate care of his/her pet.
- g. Leaving a pet unattended for more than the designated time as described under the Pet Owner requirements.
- h. Failure of the tenant to provide adequate appropriate care.
- i. Tenant serious illness and/or death.
- j. Failure to observe any other rule contained in this section and not here listed upon proper notification.

ROCK ISLAND HOUSING AUTHORITY
PET POLICY

EXHIBIT I

PET PERMIT APPLICATION (con't)

Color Photograph Attached: _____

Date application received: _____ by: _____

Policy explained to tenant by: _____

Apartment inspected for housekeeping: _____ Yes _____ No

Approved by: _____

Rejected by: _____

Reason(s): _____

Date Permit Issued: _____ Permit Number: _____

ROCK ISLAND HOUSING AUTHORITY
PET POLICY

EXHIBIT II

PET PERMIT No. _____

1. **Parties and dwelling unit:** Parties are the ROCK ISLAND HOUSING AUTHORITY, referred to as the management /landlord, and _____ referred to as the tenant. The Landlord leases to the tenant unit number _____ located at _____
2. **Length of Time (Term):** The term of this permit shall begin on _____ and end as per the Pet Policy.
3. **Pet Security Deposit:** The tenant has deposited \$_____ with the landlord. The landlord will hold the pet security deposit for the period the tenant occupies the unit. After the tenant has moved from the unit or the pet has been permanently removed, the landlord will determine whether the tenant is eligible for a refund of any or all of the pet security deposit, and make such within thirty (30) days.
4. The tenant agrees to file a copy of any Municipal registration or license with the landlord, and to keep same current.
5. The tenant agrees to keep the pet properly inoculated for rabies and distemper, and to file proof that such inoculations or vaccinations are current.
6. The tenant agrees to assume all personal financial responsibility for damages to any personal or project property caused by the pet, and assumes personal responsibility for personal injury to an party, caused by the pet.
7. The tenant hereby certifies and agrees to the general terms and conditions of the management of this pet by the tenant, and understands and acknowledges that the Pet Permit can be revoked for failure to follow and abide by the Pet Policy.
8. The tenant agrees to make the apartment available for inspection, during normal working hours, upon thirty (30) minutes' notice.
9. The tenant agrees to have a pet use outside relief area, if pet is dog or cat, or cats may use approved kitty litter container in apartment. Tenant further agrees to pay for the cost of any clean up as the result of "accidents" by the pet.
10. The tenant agrees to dispose of pet waste and kitty litter by placing in double plastic bags and putting bag in trash receptacle daily.

11. The tenant agrees and understands that the Pet Policy is a part of the lease and this permit.
12. The tenant agrees to file a "Pet Emergency Card Plan" with the Landlord and agrees to hold the landlord and employees harmless of any liability in connection with the Pet Emergency Card Plan.

**AS A CONDITION OF THE APPLICATION FOR A PET PERMIT ON _____,
I, _____ UNDERSTAND AND AGREE TO THE TERMS
AND CONDITIONS OF THE PET POLICY.**

Landlord

Date

Tenant

Date

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000								
	Replacement Housing	1490		97,262	97,262			
	Renovations	1460		0	0			
	GRANT TOTAL			0	97,262			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2002	9/30/2003		9/30/2003			
IL.18-3 Lincoln Homes	9/30/2002	9/30/2003		9/30/2003			
IL.18-4 Sunset Heights	9/30/2002	9/30/2003		9/30/2003			
IL.18-5 Valley Homes	9/30/2002	9/30/2003		9/30/2003			
IL.18-6 Spencer Towers	9/30/2002	9/30/2003		9/30/2003			
IL.18-7 Scattered Sites	9/30/2002	9/30/2003		9/30/2003			
IL.18-9 Warehouse	9/30/2002	9/30/2003		9/30/2003			
Management Improvement	9/30/2002	9/30/2003		9/30/2003			

Signature of Executive Director & Date _____ Signature of Public Housing Director/Office of Native American Programs Administrator & Date: _____

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

CGP 501 BUDGET

Annual Statements/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
 APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-00	FFY of Grant Approval: 2000
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	240,548	240,548	240,548	240,548
3	1408 Management Improvements	113,422	101,556	101,556	75,877
4	1410 Administration	125,786	125,786	125,786	125,786
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	35,000	80,287	80,287	80,287
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	15,000	30,956	30,956	11,378
10	1460 Dwelling Structures	271,675	396,830	396,830	386,402
11	1465.1 Dwelling Equipment-Nonexpendable	37,485	86,835	86,835	37,485
12	1470 Nondwelling Structures	341,276	97,481	97,481	97,481
13	1475 Nondwelling Equipment	22,551	42,464	42,464	42,464
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (May not exceed 8% of line 19)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,202,743	\$1,202,743	\$1,202,743	\$1,097,708
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-2 Manor Homes	Exterior building improvements	1460	3 bldgs.	25,133	52,948	53672	53528.24	Completed	
	General Site Improvement/landscape	1450	L/S	10,000	11,378	11,378	1,900	Completed	
	Renovations	1460	L/S	3,713	41,916	41,916	41,916	Completed	
	Closet Doors	1460	L/S	9,535	9,535	9,535	9,535	Completed	
	Remodel Kitchen	1460	L/S	0	24,595	24,595	24,595	Completed	
	Remodel Bathrooms	1460	L/S	0	4,488	4,488	4,488	Completed	
	CO2 and Smoke Detectors	1460	L/S	0	3,035	3,035	3,035	Completed	
	Total for IL.18-2, Rock Island Manor				48,381	147,895			
	Sub-total account 1450				10,000	11,378			
	Sub-total account 1460				38,381	136,517			
Total for IL.18-2, Rock Island Manor				48,381	147,895				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-3 Lincoln Homes	Exterior Modifications	1460	2 Bldg	6,283	17,445	17,626	17,590	Completed	
	Remodel Kitchens	1460	45	56,479	11,354	11,354	12,089	Completed	
	Remodel Bathrooms	1460	45	50,000	1,980	1,980	4,180	Completed	
	Renovations	1460	L/S	13,130	12,025	12,025	12,025	Completed	
	Closet Doors	1460	L/S	4,206	4,206	4,206	4,206	Completed	
	Total for IL.18-3, Lincoln Homes				130,098	47,010			
	Sub-total account 1460 Total for IL.18-3, Lincoln Homes				130,098	47,010			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X					

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Renovations	1460	L/S	1,000	1,188	1,188	2339	Completed
	Site Improvements	1450	L/S	0	0			
	Air Conditioners	1465	L/S	0	49,350	49,350		In process
	New Roof	1460	L/S	0	79,160	79,160	74633	Completed
	New Entry Doors	1460	L/S	0	4,150	4,150	4050	Completed
	Total for IL.18-4 Sunset Heights			1,000	133,848			
	Sub-total account 1465			0	49,350			
	Sub-total account 1450			0	0			
	Sub-total account 1460			1,000	84,498			
Total for IL.18-4, Sunset Heights			1,000	133,848				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Storm Screen Doors	1460	1 L/S	24,700	22,644	22785	22644	Completed
	Renovations	1460	L/S	20,000	300	300	621	Completed
	Site Improvements	1450	L/S	0	1,090	1090		In process
	Security System Upgrade	1460	L/S	0	13,900	13900		95% Complete
	Total for IL.18-5, Valley Homes				44,700	37,934		
	Sub-total account 1470				0	1,090		
	Sub-total account 1460				44,700	36,844		
Total for IL.18-5, Valley Homes				44,700	37,934			

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X Susan Anderson

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-6 Spencer Towers	Landscape/Beautification	1450	L/S	5,000	18,488	18488	0	Proposal Signed	
	Hallway Remodel	1460	L/S	52,896	18,254	18254	18913	Complete	
	Renovations	1460	L/S	1,000	0	0	0		
	Windows	1460	L/S	100	0	0	0		
	Refrigerators	1465	L/S	19,600	19,600	19600	19600	Completed	
	Air Conditioners	1465	L/S	17,885	17,885	17885	17885	Completed	
	Community Room Kitchen	1460	L/S	3,500	4,472	4472	4472	Completed	
	New Roof	1460	L/S	0	69,235	74235	78239	Completed	
	Total for IL.18-6, Spencer Towers				99,981	147,934			
	Sub-total account 1450				5,000	18,488			
Sub-total account 1465				37,485	37,485				
Sub-total account 1460				57,496	91,961				
Total for IL.18-6, Spencer Towers				99,981	147,934				
IL.18-7 Scattered Sites	605 10th Street	1460	1	0	0				
	812 45th Street	1460	1	0	0				
	1016 23rd Avenue	1460	1	0	0				
	1216 12th Avenue	1460	1	0	0				
	1511 9th Street	1460	1	0	0				
	1919 10th Avenue	1460	1	0	0				
	Total for IL.18-7, Scattered Sites				0	0			

Signature of Executive Director & Date:
 X
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Resident job training	1408		650	650	650	650	Completed
	Marketing	1408		1,141	2,926	2,926	1,141	Completed
	Staff Training	1408		24,350	29,545	29,545	29,545	Completed
	Computer Software Upgrade / Training	1408		28,859	10,013	10,013	9,223	In process
	Studies and Plans	1408		58,422	58,422	58,422	50,882	Waiting for report
	Total for 1408 Management Improvements			113,422	101,556			
	PHA-WIDE EQUIPMENT							
	Computer Hardware	1475		20,153	20,153	20,153	20,895	Completed
	Maint Radio System	1475		11,926	11,926	11,926	11,550	Completed
	Maintenance Equipment	1475		10,385	10,385	10,385	10,018	Completed
	Total for 1475, Maintenance Equipment			42,464	42,464			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		106,215	106,215	106,215	106,215	To Reflect Actual
	Modernization employee benefits	1410		19,441	19,441	19,441	19,441	To Reflect Actual
	Modernization publications	1410		130	130	130	130	To Reflect Actual
	Modernization advertising	1410		0	0	0	0	To Reflect Actual
	Modernization legal fees	1410		0	0	0	0	To Reflect Actual
	Total for 1410, Administration Costs			125,786	125,786			
	OPERATIONS	1406		240,548	240,548	240,548	240,548	
	PHA-WIDE ARCHITECT/ENG. FEES	1430		80,287	80,287	80,287	80,287	
	CONTINGENCY	1508		0	0	0	0	
	WAREHOUSE PURCHASE/RENOVATION	1470		89,359	97,481	97,481	97,481	
	GRANT TOTAL			1,016,026	1,202,743			

Signature of Executive Director & Date:
 X
 Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
 X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2002			9/30/2003			
IL.18-3 Lincoln Homes	9/30/2002			9/30/2003			
IL.18-4 Sunset Heights	9/30/2002			9/30/2003			
IL.18-5 Valley Homes	9/30/2002			9/30/2003			
IL.18-6 Spencer Towers	9/30/2002			9/30/2003			
IL.18-7 Scattered Sites	9/30/2002			9/30/2003			
IL.18-9 Warehouse	9/30/2002			9/30/2003			
Management Improvement	9/30/2002			9/30/2003			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-00	FFY of Grant Approval: 2000
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 06/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	149,947			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$149,947			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

2 To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000	Replacement Housing	1490		149,947				
	GRANT TOTAL			149,947				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2002	9/30/2003		9/30/2003			
IL.18-3 Lincoln Homes	9/30/2002	9/30/2003		9/30/2003			
IL.18-4 Sunset Heights	9/30/2002	9/30/2003		9/30/2003			
IL.18-5 Valley Homes	9/30/2002	9/30/2003		9/30/2003			
IL.18-6 Spencer Towers	9/30/2002	9/30/2003		9/30/2003			
IL.18-7 Scattered Sites	9/30/2002	9/30/2003		9/30/2003			
IL.18-9 Warehouse	9/30/2002	9/30/2003		9/30/2003			
Management Improvement	9/30/2002	9/30/2003		9/30/2003			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

CGP 501 01 BUDGET

FFY 2001

Annual Statements/Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-01	FFY of Grant Approval: 2001
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Program Year Ending 6/30/03

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	246,000	246,000	246,000	246,000
3	1408 Management Improvements	40,000	34,457	34,457	25,400
4	1410 Administration	112,148	112,462	112,462	112,386
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	30,000	30,000	30,000	16,414
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	29,000	24,000	786	0
10	1460 Dwelling Structures	145,000	148,787	70,629	13,800
11	1465.1 Dwelling Equipment-Nonexpendable	0	0		
12	1470 Nondwelling Structures	627,948	627,948	627,948	169,252
13	1475 Nondwelling Equipment	0	6,442	6,442	
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,230,096	\$1,230,096	\$1,128,724	
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

2 To be completed for the Performance and Evaluation Report

Page __1__ of __1__

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	General Ste Improv/landscape	1450	L/S	5,000	5,000	786	786	
	Exterior building improvements	1460	3 bldgs.	0	0			
	Remodel Kitchens	1460	L/S	30,000	30,000	20,700	20,700	
	Remodel Bathrooms	1460	L/S	50,000	40,000	14,535	14,535	
	Total for IL.18-2, Rock Island Manor			85,000	75,000			
	Sub-total account 1450			5,000	5,000			
	Sub-total account 1460			80,000	70,000			
Total for IL.18-2, Rock Island Manor			85,000	75,000				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Landscaping	1450	L/S	15,000	14,000			
	Repair Kitchens	1460	45	30,000	30,000	6,900	6,900	
	Repair Bathrooms	1460	45	10,000	15,947	15,947	15,947	
	Total for IL.18-3, Lincoln Homes			55,000	59,947			
	Sub-total account 1450			15,000	14,000			
	Sub-total account 1460			40,000	45,947			
Total for IL.18-3, Lincoln Homes				55,000	59,947			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Sand and Paint all exterior railings/fixtures	1450	L/S	4,000	4,000			
	Repair/Replace Boiler	1460	L/S	0	16,833			Moved from 5 year plan
	Replace Domestic Hot Water Heaters	1460	L/S	10,000	11,771	11771		To reflect actual
	Repair Bathrooms	1460	L/S	0	3,460	3460	3460	Moved from 5 year plan
	Total for IL.18-4 Sunset Heights			14,000	36,064			
	Sub-total account 1460			10,000	32,064			
	Sub-total account 1450			4,000	4,000			
	Total for IL.18-4, Sunset Heights			14,000	36,064			

Signature of Executive Director & Date:

X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

501 01

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Page 3 of 7

form HUD-52837 (10/96)
ref Handbook 74853

\$ASQIL0182003200309250746-11SupportC

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair drywall and paint all unit interiors	1460	L/S	5,000	0			Moved from 501 00
	Security Equipment Upgrade	1460	L/S	10,000	0			
	Family Investment Center	1470	L/S	214,000	0			
	Site Improvement	1450	L/S	0	1,000			
	Total for IL.18-5, Valley Homes			229,000	1,000			
	Sub-total account 1450				1,000			
	Sub-total account 1470			214,000	0			
	Sub-total account 1460			15,000	0			
Total for IL.18-5, Valley Homes			229,000	1,000				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement

501 01

2 To be completed for the Performance and Evaluation Report

Page 4 of 7

ref Handbook 74853

\$ASQIL0182003200309250746-11SupportD

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-6 Spencer Towers	Outdoor Screen Area	1450	L/S	5,000	0			Moved from 501 00 Extra work	
	Replace Roof, Cant, Flashing	1460	L/S	0	776				
	Total for IL.18-6, Spencer Towers				5,000	776			
	Sub-total account 1450				5,000	0			
	Sub-total account 1460				0	776			
	Total for IL.18-6, Spencer Towers				5,000	776			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2001	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408		10,000	15,335	15,335	15,335	To reflect actual
	Resident Training	1408		5,000	0			
	Satellite Training System	1408		25,000	0			
	Marketing	1408		0	19,122	19,122	19,122	To reflect actual
	Total for 1408 Management Improvements			40,000	34,457			
	PHA-WIDE EQUIPMENT							
	Computer Hardware	1475		0	6,177			
	Maintenance Equipment	1475		0	265			
	Total for 1475, Maintenance Equipment			0	6,442			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2001	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		87,318	100,841	100,841	100,841	To reflect actual
	Modernization employee benefits	1410		21,830	10,838	10,838	10,838	To reflect actual
	Modernization publications	1410		1,000	160	160	160	To reflect actual
	Modernization advertising	1410		1,000	623	623	623	To reflect actual
	Modernization legal fees	1410		1,000	0	0	0	To reflect actual
	Total for 1410, Administration Costs			112,148	112,462			
	OPERATIONS	1406		246,000	246,000	246,000	246,000	
	PHA-WIDE ARCHITECT/ENG. FEES	1430		30,000	30,000	30,000	30,000	
	CONTINGENCY	1508		0	0	0	0	
	WAREHOUSE PURCHASE/RENOVATION	1470		413,948	627,948	627,948	0	
	GRANT TOTAL			1,230,096	1,230,096			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2003			9/30/2004			
IL.18-3 Lincoln Homes	9/30/2003			9/30/2004			
IL.18-4 Sunset Heights	9/30/2003			9/30/2004			
IL.18-5 Valley Homes	9/30/2003			9/30/2004			
IL.18-6 Spencer Towers	9/30/2003			9/30/2004			
IL.18-7 Scattered Sites	9/30/2003			9/30/2004			
IL.18-9 Warehouse	9/30/2003			9/30/2004			
Management Improvement	9/30/2003			9/30/2004			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-01	FFY of Grant Approval: 2001
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/03

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	153,353	153,353		
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$153,353			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2001	Replacement Housing	1490		153,353	153,353			
	GRANT TOTAL			153,353				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2003			9/30/2005			
IL.18-3 Lincoln Homes	9/30/2003			9/30/2005			
IL.18-4 Sunset Heights	9/30/2003			9/30/2005			
IL.18-5 Valley Homes	9/30/2003			9/30/2005			
IL.18-6 Spencer Towers	9/30/2003			9/30/2005			
IL.18-7 Scattered Sites	9/30/2003			9/30/2005			
IL.18-9 Warehouse	9/30/2003			9/30/2005			
Management Improvement	9/30/2003			9/30/2005			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

CF 501 02 BUDGET

FFY 2002

Annual Statements/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-02	FFY of Grant Approval: 2002
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision ____ Number__ Performance and Evaluation Report for Program Year Ending 6/30/03

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	226,795	226,795	226,795	226,795
3	1408 Management Improvements	66,046	66,046	10,819	10,236
4	1410 Administration	113,397	113,397	112,118	61,090
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	25,000	25,000		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	35,000	34,000		
10	1460 Dwelling Structures	552,737	447,937		
11	1465.1 Dwelling Equipment-Nonexpendable	40,000	0		
12	1470 Nondwelling Structures	10,000	155,800	155,800	
13	1475 Nondwelling Equipment	65,000	65,000	38,382	
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,133,975	\$1,133,975		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

form HUD-52837 (10/96)

2 To be completed for the Performance and Evaluation Report

Page 1 of 1

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	Backyard Concept	1450	L/S	5,000	5,000			
	Playground Upgrade	1450	L/S	5,000	5,000			
	Pilot Rear Stair Access	1460	L/S	6,496	6,496			
	Security Cameras	1460	L/S	32,000	32,000			
	Remodel Kitchens	1460	L/S	100,000	50,000			
	Remodel Bathrooms	1460	L/S	75,000	50,000			
	Total for IL.18-2, Rock Island Manor			223,496	148,496			
	Sub-total account 1450			10,000	10,000			
	Sub-total account 1460			213,496	138,496			
Total for IL.18-2, Rock Island Manor			223,496	148,496				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Sidewalk replacement/mud jacking	1450	L/S	10,000	10,000			
	Gen Site Improv/Perimeter Fencing	1450	L/S	10,000	10000			
	Backyard Concept (Fenced play area	1450	L/S	1,000	1000			
	Security Cameras	1460	L/S	2,000	100			
	Replace Rusty Furnace Stacks	1460	45	9,000	5,000			
	Total for IL.18-3, Lincoln Homes			32,000	26,100			
	Sub-total account 1450			21,000	21,000			
	Sub-total account 1460			11,000	5,100			
Total for IL.18-3, Lincoln Homes			32,000	26,100				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-4 Sunset Heights	Sand and Paint all exterior railings/fixtures	1450	L/S	4,000	4,000				
	Replace galvanized domestic water risers	1460	L/S	79,241	92,841				
	Repair Kitchens	1460	L/S	70,000	50,000				
	Repair Bathrooms	1460	L/S	40,000	30,000				
	Encapsulate asbestos Floor Tile	1460	L/S	5,000	5,000				
	Replace domestic hot water heaters	1460	L/S	2,500	12,500				
	A/C Openings	1460	141 Ea	8,000	8,000				
	A/C Units	1465	141 Ea	40,000	0				
	Refurbish window seating areas	1470	L/S	10,000	10,000				
	Total for IL.18-4 Sunset Heights				258,741	212,341			
	Sub-total account 1470				10,000	10,000			
	Sub-total account 1465				40,000	0			
	Sub-total account 1460				4,000	4,000			
Sub-total account 1450				204,741	198,341				
Total for IL.18-4, Sunset Heights				258,741	212,341				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair drywall and paint all unit interiors	1460	L/S	5,000	5,000			
	Security Equipment Upgrade	1460	L/S	10,000	10000			
	Total for IL.18-5, Valley Homes			15,000	15,000			
	Sub-total account 1460 Total for IL.18-5, Valley Homes			15,000 15,000	15,000 15,000			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X Susan Anderson				X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Repair Kitchens	1460	L/S	65,000	50,000			
	Repair Bathrooms	1460	L/S	30,000	30,000			
	Security Equipment Upgrade	1460	L/S	10,000	10,000			
	Total for IL.18-6, Spencer Towers			105,000	90,000			
	Sub-total account 1450			105,000	90,000			
	Sub-total account 1460			105,000	90,000			
Total for IL.18-6, Spencer Towers								

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408		10,000	10,000			
	Resident Training	1408		5,000	5,000			
	Marketing	1408		11,046	11,046			
	CPU Software upgrade/training	1408		40,000	40,000			
	Total for 1408 Management Improvements			66,046	66,046			
	PHA-WIDE EQUIPMENT							
	Computer Hardware	1475		30,000	30,000			
	New Radio System	1475		0	0			
	Maintenance Equipment	1475		35,000	35,000			
	Total for 1475, Maintenance Equipment			65,000	65,000			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		89,518	89,518			
	Modernization employee benefits	1410		22,379	22,379			
	Modernization publications	1410		500	500			
	Modernization advertising	1410		500	500			
	Modernization legal fees	1410		500	500			
	Total for 1410, Administration Costs			113,397	113,397			
	OPERATIONS	1406		226,795	226,795			
	PHA-WIDE ARCHITECT/ENG. FEES	1430		25,000	25,000			
	CONTINGENCY	1508		0	0			
	WAREHOUSE PURCHASE/RENOVATION	1470		10,000	145,800			
	GRANT TOTAL			1,133,975	1,133,975			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2004			9/30/2006			
IL.18-3 Lincoln Homes	9/30/2004			9/30/2006			
IL.18-4 Sunset Heights	9/30/2004			9/30/2006			
IL.18-5 Valley Homes	9/30/2004			9/30/2006			
IL.18-6 Spencer Towers	9/30/2004			9/30/2006			
IL.18-7 Scattered Sites	9/30/2004			9/30/2006			
IL.18-9 Warehouse	9/30/2004			9/30/2006			
Management Improvement	9/30/2004			9/30/2006			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-02	FFY of Grant Approval: 2002
---------------------------------------------------------------------------	------------------------------------------------------	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/03

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	157,939			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$157,939			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	Replacement Housing	1490		157,939				
	GRANT TOTAL			157,939				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2004			9/30/2006			
IL.18-3 Lincoln Homes	9/30/2004			9/30/2006			
IL.18-4 Sunset Heights	9/30/2004			9/30/2006			
IL.18-5 Valley Homes	9/30/2004			9/30/2006			
IL.18-6 Spencer Towers	9/30/2004			9/30/2006			
IL.18-7 Scattered Sites	9/30/2004			9/30/2006			
IL.18-9 Warehouse	9/30/2004			9/30/2006			
Management Improvement	9/30/2004			9/30/2006			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report