

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006

Annual Plan for Fiscal Year 2003 [\(i1024v03 – 1/04\)](#)

**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 Joliet

PHA Number: IL024

PHA Fiscal Year Beginning: 07/01/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

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: to meet the needs of families, senior citizens and the disabled population.
- Reduce public housing vacancies: by continuing to improve by further decreasing the vacant unit turnaround days.
- Leverage private or other public funds to create additional housing opportunities: **The HAJ is investigating the feasibility of leveraging Capital Funds, using LIHTC, Bonding Authority, etc. in our financial strategies to develop mixed-income Housing developments.**
- Acquire or build units or developments: **The HAJ is hoping to purchase large parcels, one adjacent to an existing family housing development; and others in non-impacted census tract areas. The Goal is to replace, on a one-for-one basis, each conventional unit demolished in the family housing redevelopment initiative; and develop mixed-income housing.**
- Other: **Conversion of up to 20% of its Housing Choice tenant-based vouchers to project-based vouchers to further assist in the expansion of quality assisted housing.**
- Assisted Living Facility: The HAJ will develop an Assisted Living Facility to assist elderly populations within Public Housing and outside Public Housing to live independently longer.**

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) Increased PHAS score from 81.0 to 92.0 in FY 2002, **achieved 94.0 for FY 2003**; will work to maintain 94.0 or increase score in FY 2004, FY 2005, and FY 2006.

Improve voucher management: (SEMAP score) Decreased the SEMAP score from 92.0 in FY 2001 to 88.0 in FY 2002; **achieved a score of 96.0 for FY 2003**; will continue efforts to maintain 96.0 or increase score in FY 2004, FY 2005, and FY 2006.

Increase customer satisfaction: Provide enhanced resident services. Neighborhood Policing, Resident Councils (all years) & Boys and Girls Club (FY2003).

Concentrate on efforts to improve specific management functions: General Staff Skill Training, Procedural Assessment, Asset Management Training, Capital Fund Training, Maintenance Assessment, Financial Assessment.(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units: The Authority proposes the participation in the Illinois Capital Fund Bond Pool for the expedition of capital improvements, committing a portion of future CFP allocations for debt service. (Please see Component 7 A (3), representing Modernization through the Capital Fund Bond Pool Program.)

The HAJ has also entered into a \$2.1million Energy Performance Savings Contract wherein energy conservation improvements will be installed and paid for by the Authority's energy savings (see list of measures under Component 18 (G)).

Demolish or dispose of obsolete public housing: **The Authority plans to Redevelop its Family Housing Developments. Please see Component 7 B (e), representing our Revitalization Plan.**

Provide replacement public housing: **The Authority plans to Redevelop its Family Housing Developments. Please see Component 7 B (e), representing our Revitalization Plan.**

Provide replacement vouchers: *To be determined.*

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: See Homeownership Capacity Statement.

Implement public housing or other homeownership programs: *To be determined.*

Implement public housing site-based waiting lists: **One (1) non-HUD subsidized, newly constructed building to be designated as "Elderly" for the provision of an Assisted Living**

Facility.

Convert public housing to vouchers: *As deemed necessary.*

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: **Please see Component 7 B (e), representing our Revitalization Plan.**
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) **One (1) non-HUD subsidized, newly constructed building to be designated as “Elderly” for the provision of an Assisted Living Facility.**
- Other: **To assist our aging elderly in living independently longer, the HAJ plans to build an Assisted Living Facility (See Component 18, “F”, representing our Assisted Living Housing Strategy).**

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: Onsite homework assistance. Computer tutoring for children and adults. ROSS Grant Application.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Senior Health Programs at 2 developments. Security Services at all elderly developments.

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)

- To increase the occupancy rate, thereby maximizing utilization of the Authority’s housing stock.
- To encourage self-sufficiency of Low-Rent and Section 8 families by providing opportunities that address educational, socio-economic, recreational and other human services needs of the family.
- To enhance positive public awareness and expand the level of resident, government and community support in accomplishing the PHA’s mission.
- **To maintain a high level of standards and professionalism in the operation of all programs, services and activities.**

- To remain a Public Housing and Section 8 Housing High-Performing agency through continuous improvement of the Authority's support systems, departmental operations and training of staff.
- To provide decent, safe, and sanitary housing that exceeds Housing Quality Standards by completing comprehensive modernization and revitalization of sites.
- To provide Home-ownership opportunities for Low-Rent and Section 8 program families within the City of Joliet and other communities in Will County.
- To promote fair housing and the opportunity for low-income families of all ethnic backgrounds to experience freedom of housing choice anywhere within Will County.
- **Utilizing resources of the Authority, encourage private and not-for-profit developers to provide supplemental affordable, mixed-income housing in our community.**

***PROGRESS REPORT ON MEETING
5 YEAR PLAN MISSION AND GOALS***

PHA Goal: Expand the supply of assisted housing.

Report: The Authority did not increase the supply of assisted housing during the 2002 Fiscal Year.

PHA Goal: Improve the quality of assisted housing.

Report: During the FY2002, the Authority comprehensively Rehabilitated and Reconfigured twelve (12) family dwelling units at its Desplaines Gardens Housing Development; Enhanced Security at the John O. Holmes Complex including exterior security lighting, card access entry system, modulation/intercom door phone, alarm system and closed-circuit television monitoring system; Completed the installation of new vinyl siding, soffit, fascia and shed doors at five (5) buildings at Fairview Homes; Completed the Resurfacing of driveways, parking lots and the creation of additional parking spaces at the John O. Holmes Complex; Replaced sidewalks on Juniper Street at Fairview Homes; Completed the Installation of permanent dog runs at Phillip Murray Homes, Poole Gardens, Fairview Homes, Riverside Center (John C. Murphy Building), John O. Holmes, John F. Kennedy Terrace and at Adlai Stevenson Gardens; the Highrise Window Replacement at Riverside Center (John C. Murphy Building) is in progress; and performed emergency/annual and routine maintenance repairs within standards. The Authority also requested proposals for an Energy Savings Performance Contract and for a Feasibility Study of the Conversion of Public Housing to an Assisted Living Facility.

PHA Goal: Increase assisted housing choices.

Report: Through comprehensive counseling and education Section 8 Program participants are locating units in non-impacted areas of the City of Joliet. Statistics are as follows:

	March 31, 1999		January 31, 2000		January 31, 2002		June 30, 2002	
	<u>No. Units</u>	<u>%</u>						
East Side	457	55%	365	48%	383	44%	403	44%
West Side	143	19%	185	24%	237	27%	254	27%
Out of Town	<u>201</u>	26%	<u>211</u>	28%	<u>249</u>	29%	<u>270</u>	29%
Totals	801		761		869		927	

PHA Goal: Improve community quality of life.

Report: The Authority renewed its Neighborhood Oriented Policing Contract with the City of Joliet; aggressively evicted 5 residents for anti-social/drug activities; denied occupancy to 48 applicants due to involvement with anti-social activities; the Gun Buyback Initiative; and mentoring, tutoring, life skills, sports and recreation and parent involvement programs and activities for youth at Community Centers.

PHA Goal: Promote self-sufficiency and assist development of families and individuals.

Report: Through the Ross Grant the Authority is intending to assist approximately 100 families in achieving self-sufficiency by providing the families access to support services, case management, transportation, and other empowerment activities.

PHA Goal: Ensure Equal Opportunity in housing for all Americans.

Report: In cooperation with Cornerstone Services, Inc. and the Will County Center for Independent Living, the Housing Authority submitted applications for Section 8 Housing Vouchers targeted to the handicapped/disabled population. Also in cooperation with the Will County Community Development Department, we provided emergency Section 8 assistance to thirty-one (31) Cornerstone clients when funding had expired.

The Housing Authority of Joliet received 200 Fair Share Vouchers.

70% were designated to Handicapped/Disabled;

5% were designated to Handicapped/Disabled individuals residing in Nursing Homes because they do not have adequate housing elsewhere;

25% were designated to other waiting list applicants.

The Authority is currently in the process of completing the issuing of these vouchers and assisting the families in locating affordable housing.

Annual PHA Plan PHA Fiscal Year 2002

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Streamlined Plan:**
- High Performing PHA **FY 2003, 96.0****
- 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.

Not required

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

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
 2. **Financial Resources**
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Operations and Management Policies
 6. Grievance Procedures
 7. **Capital Improvement Needs**
 8. **Demolition and Disposition**
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs
 13. Crime and Safety
 14. Pets
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information
 - A. Resident Advisory Board Information
 - B. HAJ Resident Commissioner Information
 - C. Statement of Consistency with the City of Joliet's Consolidated Plan
 - D. Innovative Strategies to further assist the agency's service area
 - E. Section 8 Homeownership Capacity Statement
 - F. **Assisted Living Housing Strategy**

Attachments

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

Required Attachments:

- A. Admissions Policy for Deconcentration
- B. FY 2003 Capital Fund Program Annual Statement - **REVISED**
- C. Performance & Evaluation Reports for existing Capital grants for the period ending 9/08/03
- D. Membership of the Resident Advisory Board
- E. Most recent board-approved operating budget (**Electronic Attachment il024a03**) *submitted for revision 1/17/2004*
- F. Initial Assessment for Mandatory Conversion

Optional Attachments:

- A. FY 2003 Capital Fund Program 5 Year Action Plan – *REVISED to include the Illinois Capital Fund Bond Pool improvement plans, 20-Yr Capital Plan/Physical Needs Assessment & ESCO activities*
- B. Other (List below, providing each attachment name)
 - Hard Copy AttachmentA** : *Submitted 4/15/2003* ✓ *Submitted for revision 1/20/2004*
Certifications: Board Resolution for Annual Plan(✓),
Local Entity's Certification of compliance with
Consolidated Plan(✓), Drug Free Workplace(✓), Disclosure of
Lobbying Activities(✓), Payments to Influence Federal
Transactions(✓)
 - Hard Copy AttachmentB**: *Submitted 4/15/2003*
Additional Capital Fund Requirements:
Request for Release of Funds & Certification,
Evidence of Compliance with the National Historical Preservation Act
 - Electronic Attachment (il024b03)**: *Submitted for revision 1/17/2004*
Housing Authority of Joliet's Organizational Chart
 - Electronic Attachment (il024c03)**: *Submitted for revision 1/17/2004*
Housing Authority of Joliet Resident Satisfaction Survey Follow-Up Plan

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
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Most recent CGP Budget/Progress Report (HUD 52825) for any active CGP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<i>In Progress</i>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	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
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Deconcentration and Income Mixing Policies and Procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Deconcentration & Income Mixing

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4882	4	4	3	n/a	4	n/a
Income >30% but <=50% of AMI	3597	3	1	3	n/a	3	
Income >50% but <80% of AMI	4559	2	1	3	n/a	2	
Elderly	n/a	3	n/a	n/a	n/a	n/a	n/a
Families with Disabilities	1,325	4	5	n/a	n/a	n/a	n/a
White	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Black	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Native American	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Hispanic	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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 Joliet
Indicate year: 2000
- 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)
City of Joliet 2001 and 2002 Action Plan (Consolidated Plan Updates)

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	683		120
Extremely low income <=30% AMI	618	90.48	
Very low income (>30% but <=50% AMI)	59	8.63	
Low income (>50% but <80% AMI)	6	.87	
Families with children	606	89	
Elderly families	3	.004	
Families with Disabilities	52	7.90	
White	82	12	
Black	601	87.99	
Native American	0	0	
Hispanic	16	2.34	
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)? <i>17 Months</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" 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:

	# of families	% of total families	Annual Turnover
Waiting list total	789		305
Extremely low income <=30% AMI	87	11.03	
Very low income (>30% but <=50% AMI)	702	89.97	
Low income (>50% but <80% AMI)	0	0.00	
Families with children	514	65.15	
Elderly families *	42	5.32	* 233 Singles – 29.53%
Families with Disabilities **	40	5.06	** The Hispanic ethnicity is also reflected in the white and black family count
White **	147	18.63	
Black **	625	79.21	
Native American **	8	1.01	
Hispanic **	32	4.05	
Other **	9	1.14	

Characteristics by Bedroom Size (Public Housing Only)

1BR	275	34.86	180
2 BR	286	36.25	43
3 BR	180	22.81	71
4 BR	40	5.07	7
5 BR	8	1.01	4
5+ BR	0	0	0

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

If yes: How long has it been closed (# of months)? **Family Housing - 7 Months Senior Housing – 2 Months**

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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 elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other:

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	3,041,820.00	
b) IL06-P024-50103/50203 Public Housing Capital Fund	2,363,561.00	Physical & Management Improvements
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,061,718.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self- Sufficiency Grants	359,950.00	Public Housing Supportive Services
h) Community Development Block Grant	0.00	
i) HOME	0.00	
Other Federal Grants (list below)		
EDSS	0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 50101 (period ending 12/31/02)	1,043,284.11	Various Capital Improvements
CFP 50102	1,813,361.14	
3. Public Housing Dwelling Rental Income		
	2,023,160.00	Maintenance/Operations
4. Other income (list below)		
Excess Utilities	0.00	Maintenance/Operations
Investment Interest	25,550.00	Maintenance/Operations
Non Dwelling Rental	60,000.00	Maintenance/Operations
5. Non-federal sources (list below)		
Illinois Capital Fund Bond Pool	(approx) 10,399,668.40	Physical Improvements
Total resources	27,573,261.54	

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: 5
- When families are within a certain time of being offered a unit:
- Other: (describe)

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
- Past participation in any HUD assisted housing program

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 (For 400 N. Bluff Street – Assisted Living Facility)
- 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? 1

Assisted Living Facility (See Component 18, “F”, representing our Assisted Living Strategy.)

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? 1
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)
 - Proximity to employment, child care provided by relative, medical treatment
 - Other: (list below)
 - To meet income targeting/deconcentration goals

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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. Residency in the City of Joliet
 2. Non-Residency in the City of Joliet

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	No. of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
IL24-002 Van Horn Homes	46	There was a 17.78% increase of zero income families and a 20% decrease in working families that impacted the housing development’s PHA-Wide Average Income Level in comparison to families in residence during FY2002.	PHA Deconcentration Policy is contained within the Public Housing Program ACOP.

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

- Past participation in Housing Authority of Joliet and other PHA's Section 8 programs

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

- Non payment history

(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:

- (1) Tenant difficulty in finding available unit
- (2) Events beyond the Tenant's control that hinder/prevent unit search (e.g. medical causes or disability accessibility)
- (3) Landlord withdrawal of intention to rent through no fault of the Tenant
- (4) Reasonable accommodation

(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)
- i. Residency within Will County
 - ii. Non residency within Will County

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

- 1 Date and Time
- Former Federal preferences:
- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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.

(5) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- (1) Suspension of rent pending determination of nature and duration of hardship**
(2) Temporary hardships: rent is retroactive to time of suspension

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
Income earned while participating in an approved training program.

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

Flat Rents are equal to appropriate ceiling rents.

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)

- (1) **Suspension of rent pending determination of nature and duration of hardship**
- (2) **Temporary hardships: Rent is retroactive to time of suspension**

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization to follow (Hard Copy Attachment F).
- 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	1099	250
Section 8 Vouchers	1007	118
Section 8 Certificates	N/A	-
Section 8 Mod Rehab	N/A	-
Special Purpose Section 8 Certificates/Vouchers Family Unification Program	32	2
Public Housing Drug Elimination Program (PHDEP)	436	None
Other Federal Programs(list individually)	N/A	N/A
Ross Grant	50	None
EDSS Grant	N/A	N/A

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:
- Admissions and Continued Occupancy Policies
 - Maintenance Policies
- (2) Section 8 Management:
- Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

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?

HAJ has adopted the federal requirements.

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 Comp. 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

-or-

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF JOLIET		Grant Type and Number Capital Fund Program Grant No: IL06-PO24-50103/50203 Replacement Housing Factor Grant No:		Federal FY of Grant: 07/01/2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	71,359.50	394,158.00	394,158.00	71,359.50
3	1408 Management Improvements Soft Costs	367,165.42	367,165.42	295,000.00	0.00
	Management Improvements Hard Costs	0.00	0.00	0.00	0.00
4	1410 Administration	250,885.50	250,885.50	250,885.50	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	65,000.00	65,000.00	65,000.00	29,640.00
8	1440 Site Acquisition	0.00	392,771.00	0.00	0.00
9	1450 Site Improvement	60,000.00	25,000.00	0.00	0.00
10	1460 Dwelling Structures	1,156,379.58	868,581.08	868,581.08	0.00
11	1465.1 Dwelling Equipment—Non-expendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	1,970,790.00	2,363,561.00	1,873,624.58	100,999.50
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security –Soft Costs	215,000.00	215,000.00	215,000.00	
24	Amount of Line 20 related to Security-- Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	1,047,379.58	1,047,379.58	1,047,379.58	
26	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

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

PHA Name: HOUSING AUTHORITY OF JOLIET		Grant Type and Number Capital Fund Program Grant No: <u>IL06-PO24-50103/50203</u> Replacement Housing Factor Grant No:				Federal FY of Grant: 07/01/2003			
Dev. No./Name Or HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Operations	Contribution to the Operating Budget	1406	1	71,359.50	394,158.00	394,158.00	71,359.50	In Progress	
Management Improvements PHA Wide	Salaries for Resident Initiative Admin. Staff	1408	2	75,000.00	75,000.00	75,000.00	0.00	In Progress	
	Modernization Staff Training	1408	100%	5,000.00	5,000.00	5,000.00	0.00	In Progress	
	Fairview Security, Crime Prevention & Neighborhood Oriented Policing	1408	100%	215,000.00	215,000.00	215,000.00	0.00	In Progress	
	20-Yr Capital Plan/Physical Needs	1408	1	0.00	72,165.42	0.00	0.00	Proposal Process	
Administration	Salaries for Modernization Department Staff & Other Agency Staff	1410	100%	250,885.50	250,885.50	250,885.50	0.00	In Progress	
Fees & Costs	A & E/Fees & Costs	1430	100%	5,000.00	5,000.00	5,000.00	0.00	In Progress	
IL24-004 John O. Holmes	Replace Spalling Brick	1450	100%	60,000.00	25,000.00	0.00	0.00	Not Yet Begun	
IL24-005 & 006 Riverside Center, Kennedy Terrace, Stevenson Gardens	Security Improvements	1408	3 Bldgs.	72,165.42	0.00	0.00	0.00	To be performed under the IL CFP Bond Pool	
	Site Acquisition	1440	1	0.00	392,771.00	0.00	0.00	50203	
IL24-006 Adlai Stevenson & John Kennedy Terrace	Highrise Window Replacement	1460	2 Bldgs.	907,379.58	868,581.08	868,581.08	0.00	In Progress	
	A/E for Window Replacement	1430	1	60,000.00	60,000.00	60,000.00	29,640.00	In Progress	
	New Window Treatments	1460	2 Bldgs.	109,000.00	0.00	0.00	0.00	Included in window contract	
	New Window A/C units	1460	2 Bldgs.	140,000.00	0.00	0.00	0.00	Included in window contract	
	Grant Total:			1,970,790.00	2,363,561.00	1,873,624.58	100,999.50		

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

PHA Name: HOUSING AUTHORITY OF JOLIET		Grant Type and Number Capital Fund Program No: IL06-PO24-50103/50203 Replacement Housing Factor No:					Federal FY of Grant: 07/01/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL24-003 Fairview, Spring Bluff & Desplaines Gardens	12/30/2004			6/30/2006				
IL24-005 & 006 Riverside Center, Kennedy Terrace, Stevenson Gardens	12/30/2004			6/30/2006				
IL24-006 John F. Kennedy Terrace	12/30/2004			6/30/2006				
HA-Wide Management Improvement Activities: Training, Administrative & Technical Salaries	12/30/2004			6/30/2006				
Security through Neighborhood Oriented Policing & Misc. Fees/Costs	12/30/2004			6/30/2006				

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
 - The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan
 - or-
 - The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

PHA Name HOUSING AUTHORITY OF JOLIET				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name /HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: IL06-PO24-50104 PHA FY: 7/01/2004	Work Statement for Year 3 FFY Grant: IL06-PO24-50105 PHA FY: 7/01/2005	Work Statement for Year 4 FFY Grant: IL06-PO24-50106 PHA FY: 7/01/2006	Work Statement for Year 5 FFY Grant: IL06-PO24-50107 PHA FY: 7/01/2007
PHA-Wide	Annual Statement	1,740,790.00	1,740,790.00	1,740,790.00	1,740,790.00
IL24-001 Murray/Downey Homes		0.00	0.00	0.00	0.00
IL24-002 Van Horn Homes		0.00	0.00	0.00	0.00
IL24-003 Fairview, Spring Bluff & Desplaines		230,000.00	230,000.00	230,000.00	230,000.00
IL24-004 John O. Holmes		0.00	0.00	0.00	0.00
IL24-005 Riverside Center		0.00	0.00	0.00	0.00
IL24-006 Senior Scattered Sites &/or Admin Bldg.		0.00	0.00	0.00	0.00
Total CFP Funds (Est.)		\$ 1,970,790.00	\$ 1,970,790.00	\$ 1,970,790.00	\$ 1,970,790.00
Total Replacement Housing Factor Funds			0.00	0.00	0.00

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

Activities for Year 2	Activities for Year : <u>2</u> FFY Grant: IL06-PO24-50104 PHA FY: 7/01/2004			Activities for Year: <u>3</u> FFY Grant: IL06-PO24-50105 PHA FY: 7/01/2005		
2003	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA - Wide	Operations Contribution	39,262.70	PHA - Wide	Operations Contribution	39,262.70
		Resident Economic Development Staff	75,000.00		Resident Economic Development Staff	75,000.00
		Debt Service – CFP Bond Pool	656,864.30		Debt Service – CFP Bond Pool	656,864.30
		Mod Administrative Staff	250,885.50		Mod Administrative Staff	250,885.50
		Mod Staff Training	5,000.00		Mod Staff Training	5,000.00
		Misc. Fees & Costs/A & E	43,777.50		Misc. Fees & Costs	43,777.50
		Site Acquisition	670,000.00		Development Activities	670,000.00
	IL24-003 Fairview, Spring Bluff Homes & Desplaines Gardens	Neighborhood Oriented Policing	230,000.00	IL24-003 Fairview, Spring Bluff Homes & Desplaines Gardens	Neighborhood Oriented Policing	230,000.00
Total CFP Estimated Cost			\$1,970,790.00	Total CFP Estimated Cost		\$1,970,790.00

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 2	Activities for Year : 4 FFY Grant: IL06-PO24-50106 PHA FY: 7/01/2006			Activities for Year: 5 FFY Grant: IL06-PO24-50107 PHA FY: 7/01/2007		
2003	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA - Wide	Operations Contribution	39,262.70	PHA - Wide	Operations Contribution	39,262.70
		Resident Economic Development Staff	75,000.00		Resident Economic Development Staff	75,000.00
		Debt Service – CFP Bond Pool	656,864.30		Debt Service – CFP Bond Pool	656,864.30
		Mod Administrative Staff	250,885.50		Mod Administrative Staff	250,885.50
		Mod Staff Training	5,000.00		Mod Staff Training	5,000.00
		Misc. Fees & Costs/A & E	43,777.50		Misc. Fees & Costs	43,777.50
		Development Activities	670,000.00		Development Activities	670,000.00
	IL24-003 Fairview, Spring Bluff Homes & Desplaines Gardens	Neighborhood Oriented Policing	230,000.00	IL24-003 Fairview, Spring Bluff Homes & Desplaines Gardens	Neighborhood Oriented Policing	230,000.00
Total CFP Estimated Cost			\$1,970,790.00	Total CFP Estimated Cost		
				\$1,970,790.00		

(3) Modernization through the Illinois Capital Fund Bond Pool

Projected Illinois Capital Fund Bond Pool Improvements

CAPITAL IMPROVEMENT PRIORITY	WORK ITEM DESCRIPTION	SITE LOCATIONS & BUILDING COUNT	TOTAL COST
1.	Sprinkler System Installation	IL24-004, 5 & 6 6 Buildings	\$ 1,649,318.40
2.	Window Replacement, Window A/C units/terminal HVAC units & blinds	IL24-004 3 Buildings	\$ 1,000,000.00
3.	Elevator Upgrades	IL24-004, 5 & 6 7 Buildings	\$ 1,000,000.00
4.	Trash Compactor Installation	IL24-004 3 Buildings	\$ 150,000.00
	Security Improvements – CCTV, Cameras, Lighting, Card Access System	IL24-005 & 6 3 Buildings	\$ 220,000.00
5.	Emergency Generators	IL24-004, 5 & 6 6 Buildings	\$ 340,000.00
6.	Install Handrails in Hallways	IL24-004, 5 & 6 6 Buildings	\$ 35,600.00
7.	400 N. Bluff corrections related to floor shifting & install 2 nd elevator	IL24-004 1 Building	\$ 590,000.00
8.	Parking Lot Resurfacing & Sidewalk Improvements	IL24-005 & 6 4 Buildings	\$ 300,000.00
9.	Main Water Booster Pumps Upgrade	IL24-004 & 6 4 Buildings	\$ 46,000.00
	Roof Ventilation Fans Modernization	IL24-4, 5 & 6 6 Buildings	\$ 36,250.00
10.	Shower Stall Improvements	IL24-006 2 Buildings	\$ 400,000.00
11.	Conversion of Efficiency Units to One Bedroom Units	IL24-004 & 5 20 units total	\$ 500,000.00
12.	Jet Flush Plumbing Systems (soil stack)	IL24-004, 5 & 6 6 Buildings	\$ 40,000.00
13.	Modernization of Trash Compactors	IL24-005 & 6 3 Buildings	\$ 45,000.00
	Security Improvements	IL24-004 3 Buildings	\$ 45,000.00
14.	Modernization of Kitchens - New Cabinets and Countertops	IL24-004, 5 & 6 6 Buildings	\$ 944,500.00
15.	Exterior Painting	IL24-005 & 6 4 Buildings	\$ 38,000.00
16.	Administration Office Building & Parking Lot Expansion	IL24-006 1 Building	\$ 2,200,000.00
17.	Agency Network Computer Modernization	IL24-006 1 Building	\$ 400,000.00
18.	Install Additional Elevators	IL24-004 2 Buildings	\$ 420,000.00
GRAND TOTAL			\$10,399,668.40

- December 1, 2003, the Housing Authority of Joliet published a Notice of Request for Proposals for a 20-Year Capital Plan/Physical Needs Assessment to be

performed and has since awarded a contract. The 20-Year Assessment will be complete in February, 2004.

- **Rationale for financing activities verses funding activities with annual grant:**

The Housing Authority of Joliet receives an average of \$2 million dollars annually for the capital improvement needs of its 1,099 conventional public housing units. From 1991 through 2001, the HAJ spent a large percentage of its capital fund rehabilitating Fairview Homes, a family housing development, through a resident initiative Step-Up Program. Thus, virtually no capital improvements have been made to the senior/disabled developments.

Utilizing the Illinois Capital Fund Bond Pool will allow the Authority to implement numerous capital improvements at the senior/disabled developments that the agency would not otherwise be able to immediately afford. In fact, the Authority will be able to implement all work items in the previously approved CFP 5-Year Action Plan with the Bond Issue. We estimate all work items listed above will be complete by June, 2005.

The Authority is excited to participate in this opportunity to not only improve resident quality of life, but to also effectively compete against other private and public sector Senior Housing Programs.

- **Illinois Capital Fund Bond Pool Debt Service Strategy:**

The improvements Housing Authority of Joliet intends to implement through Illinois Capital Fund Bond Pool will address the needs of the 691 senior/disabled developments for the next twenty (20) years. The Authority's 408 family dwelling units have been determined "functionally obsolete"; therefore, our goal is to revitalize and redevelop the family housing developments. This will be achieved utilizing funding from many sources such as LIHTC, HOME, Bank Loans, Capital Fund Program, etc.

After the debt service payment of 33.33% of our CFP Grant allocation, the remaining funds will be obligated toward routine administrative needs, operations, and toward any unforeseen emergency improvement needs, as well as toward site acquisition and/or development activities.

(4) Annual Reporting Requirement (Performance & Evaluation Reports inserted below)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF JOLIET			Grant Type and Number Capital Fund Program Grant No: IL06-PO24-50102 Replacement Housing Factor Grant No:		Federal FY of Grant: 07/01/2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) 9/8/2003 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements Soft Costs	284,251.36	335,746.86	335,746.86	58,386.12
	Management Improvements Hard Costs				
	Revised 1408 is \$ 362,241.90				
4	1410 Administration	250,885.50	250,885.50	250,885.50	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	22,500.00	47,000.00	47,000.00	4,054.06
8	1440 Site Acquisition	426,000.00	0.00	0.00	0.00
9	1450 Site Improvement	49,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,186,008.00	1,735,135.60	1,335,135.60	349.98
11	1465.1 Dwelling Equipment—Non-expendable	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	124,853.14	0.00	0.00	0.00
19	1502 Contingency	0.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 1-19)	2,395,263.00	2,395,263.00	1,995,263.00	89,285.20
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security –Soft Costs	200,000.00	200,000.00	200,000.00	28,325.75
24	Amount of Line 20 related to Security-- Hard Costs	39,000.00	13,040.00	13,040.00	13,040.00
25	Amount of line 20 Related to Energy Conservation Measures	786,008.00	1,334,785.62	1,334,785.62	0.00
26	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00

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

PHA Name: HOUSING AUTHORITY OF JOLIET		Grant Type and Number Capital Fund Program Grant No: IL06-PO24-50102 Replacement Housing Factor Grant No:				Federal FY of Grant: 07/01/2002			
Dev. No./Name Or HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work	
				Original	Revised				
Management Improvements	Salaries for Resident Initiative Admin Staff	1408	1	54,414.50	100,000.00	100,000.00	7,763.82	In Progress	
	Modernization Staff Training	1408	100%	5,000.00	10,000.00	10,000.00	6,008.41	In Progress	
	Mod Staff Office Improvements	1408	100%	0.00	1,725.04	1,725.04	1,725.04	Complete	
	Mod Staff Office Improvements (error)	1460	1	0.00	349.98	349.98	349.98	Complete	
PHA WIDE	Purchase of Heavy-Duty, Commercial Grade Digital Copy Machine w/ Service Agreement	1408	1	25,000.00	25,000.00	25,000.00	15,541.28	In Progress	
	Fairview Security, Crime Prevention & Neighborhood Oriented Policing	1408	100%	200,000.00	200,000.00	200,000.00	28,325.75	In Progress	
	20 Year Capital Plan	1408	1	0.00	0.00	0.00	0.00	Not Needed	
IL24-004	Security Improvements: Security Cameras at John O. Holmes Complex	1408	2 – 5	39,000.00	13,040.00	13,040.00	13,040.00	Complete	
Administration	Salaries for Modernization Department Staff & Other Agency Staff	1410	100%	250,885.50	250,885.50	250,885.50	0.00	In Progress	
Fees & Costs	Misc. Fees & Costs – Advertisements	1430	100%	2,500.00	2,500.00	2,500.00	1,554.06	In Progress	
IL24-001 & 002	Desplaines Roof Replacement (25 buildings)	1460	100%	0.00	0.00	0.00	0.00	Not Needed	
IL24-003 Fairview, Spring Bluff & Desplaines Gardens	Replace Spalling Brick @ Retaining Wall (Fairview/Spring Bluff)	1450	100%	25,000.00	0.00	0.00	0.00	50103	
	Revitalization Feasibility Study	1430	1	0.00	2,500.00	2,500.00	2,500.00	Complete	
	Site Acquisition for Spring Bluff Revitalization	1440	1	426,000.00	0.00	0.00	0.00	Contained within the 5-Yr Plan	
	Development Activities: Spring Bluff (Poole Gardens) Revitalization	1499	1	124,853.14	0.00	0.00	0.00		
	Comprehensive Rehabilitation at Spring Bluff (interior & exterior)	1460	9 d.u.	0.00	0.00	0.00	0.00	New Strategy to be Investigated	
	Relocation of residents in units for rehab	1495	100%	0.00	0.00	0.00	0.00		
	Mod Project Warehouse/Storage Rental	1460	1 Year	0.00	0.00	0.00	0.00		
IL24-004 John O. Holmes	Feasibility Study - conversion to Assisted Living	1408	1	12,601.86	12,476.86	12,476.86	12,476.86	Complete	
	400 N. Bluff Street Renovation (Conversion to an Assisted Living Facility)	1460	100%	400,000.00	400,000.00	0.00	0.00	Planning Stages	
	Assisted Living Conversion Consultant	1430	1	20,000.00	42,000.00	42,000.00	0.00	In Progress	
	Replace Spalling Brick	1450	100%	24,000.00	0.00	0.00	0.00	50103	
IL24-006 Adlai Stevenson	Highrise Window Replacement	1460	1 Bldg.	786,008.00	1,334,785.62	1,334,785.62	0.00	In Progress	
	A/E for Window Replacement	1430	1	0.00	0.00	0.00	0.00	50101	
Grant Total:				2,395,263.00	2,395,263.00	1,995,263.00	89,285.20		

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

PHA Name: HOUSING AUTHORITY OF JOLIET		Grant Type and Number Capital Fund Program No: IL06-PO24-50102 Replacement Housing Factor No:				Federal FY of Grant: 07/01/2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL24-001, 2 & 3 Desplaines Gardens	6/30/2004			6/30/2005			
IL24-003 Fairview, Spring Bluff & Desplaines Gardens	6/30/2004			6/30/2005			
IL24-004 John O. Holmes	6/30/2004			6/30/2005			
IL24-006 Senior Scattered Sites	6/30/2004			6/30/2005			
HA-Wide Management Improvement Activities: Training, Copier, Administrative & Technical Salaries	6/30/2004			6/30/2005			
Security through Neighborhood Oriented Policing & Misc. Fees/Costs	6/30/2004			6/30/2005			

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name:		Grant Type and Number			Federal FY of Grant:	
HOUSING AUTHORITY OF JOLIET		Capital Fund Program Grant No: IL06-PO24-50101			07/2001	
		Replacement Housing Factor Grant No:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) 9/08/03						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0.00	0.00	0.00	0.00	
2	1406 Operations	182,858.66	182,858.66	182,858.66	182,858.66	
3	1408 Management Improvements Soft Costs	226,110.72	176,735.09	176,735.09	176,735.09	
	Management Improvements Hard Costs					16,555.00
	Revised 1408 is \$193,290.09					
4	1410 Administration	245,611.52	236,993.80	236,993.80	202,900.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	67,720.69	60,700.82	60,700.82	41,771.23	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	88,535.48	98,635.48	98,635.48	91,625.48	
10	1460 Dwelling Structures	1,618,962.93	1,680,522.15	1,676,116.24	829,026.73	
11	1465.1 Dwelling Equipment—Non-expendable	62,500.00	55,854.00	55,854.00	55,854.00	
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Non-dwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	
19	1502 Contingency	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant: (sum of lines 1-19)	2,508,855.00	2,508,855.00	2,508,855.00	1,597,356.19	
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of line 20 Related to Section 504 compliance	0.00	0.00	0.00	0.00	
23	Amount of line 20 Related to Security –Soft Costs	142,238.91	142,238.91	142,238.91	142,238.91	
24	Amount of Line 20 related to Security-- Hard Costs	16,555.00	16,555.00	16,555.00	16,555.00	
25	Amount of line 20 Related to Energy Conservation Measures	1,119,323.05	1,608,388.91	1,608,388.91	793,337.95	
26	Collateralization Expenses or Debt Service	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF JOLIET			Grant Type and Number Capital Fund Program Grant No: IL06-PO24-50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07/2001		
Dev. No./Name Or HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Operations	Operating Budget Contribution	1406	1	182,858.66	182,858.66	182,858.66	182,858.66	Complete	
Management Improvements	Security, Crime Prevention and Neighborhood Oriented Policing	1408	100%	142,238.91	142,238.91	142,238.91	142,238.91	Complete	
PHA-Wide	Resident Economic Development	1408	100%	3,858.30	3,858.30	3,858.30	3,858.30	Complete	
	Computer Service Agreement	1408	1 year	19,023.70	19,023.70	19,023.70	19,023.70	Complete	
	Modernization Staff Training	1408	100%	0.00	0.00	0.00	0.00	Deferred	
	Salaries for Resident Initiative Administrative Staff	1408	2	60,989.81	11,614.18	11,614.18	11,614.18	Complete	
IL24-005 & 006 Riverside, Kennedy & Stevenson	Security Improvements: CCTV Modulators	1408	3 bldgs.	16,555.00	16,555.00	16,555.00	16,555.00	Complete	
Administration	Salaries for Modernization Department Staff & Other Agency Staff	1410	100%	245,611.52	236,993.80	236,993.80	202,900.00	In Progress	
Fees & Costs	Misc. Fees & Costs – Advertisements	1430	100%	7,720.69	7,720.69	7,720.69	7,720.69	Complete	
IL24-001 Murray/Downey Homes	Comprehensive Rehabilitation, interior & exterior of 10 dwelling units at York and Marion	1460	10 units	0.00	0.00	0.00	0.00	A new strategy to be implemented	
	Mod Project Warehouse/Storage Rental	1460	1 Year	5,950.00	5,950.00	5,950.00	5,950.00	Complete	
PHA-WIDE	Misc. Site Improvements	1450	100%	1,590.00	1,590.00	1,590.00	1,590.00	Complete	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF JOLIET			Grant Type and Number Capital Fund Program Grant No: IL06-PO24-50101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07/2001		
Dev. No./Name Or HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
IL24-001 Murray/Downey Homes	Hazardous Substance Abatement – Asbestos in floor tile, mastic & pipe fittings	1460	10 units	0.00	0.00	0.00	0.00	Changed focus of Mod from rehab to revitalization & new development	
	Site Improvements at York & Marion	1450	100%	0.00	0.00	0.00	0.00		
	New Appliances for York & Marion	1465	10 sets	0.00	0.00	0.00	0.00		
	Relocation of families in rehab units	1495	10 units	0.00	0.00	0.00	0.00		
IL24-003 Desplaines, Fairview & Poole	Basketball Court Improvements	1450	3	60,000.00	70,100.00	70,100.00	63,090.00	In Progress	
	Rehabilitation at Desplaines	1460	12 d.u.	82,883.93	131,582.18	131,582.18	76,211.13	In Progress	
IL24-004 John O. Holmes	Parking Lot Improvements	1450	1	26,945.48	26,945.48	26,945.48	26,945.48	Complete	
IL25-005 Riverside Center	Highrise Window Replacement	1460	100%	888,129.00	899,554.78	899,554.78	703,430.41	In Progress	
	A/E for Window Replacement	1430	1	60,000.00	52,980.13	52,980.13	34,050.54	In Progress	
	A/C Units for new window sleeves	1465	100%	62,500.00	55,854.00	55,854.00	55,854.00	Complete	
	New Blinds	1460	100%	42,000.00	43,435.19	43,435.19	43,435.19	Complete	
	Sprinkler System Installation	1460	1 Bldg.	0.00	0.00	0.00	0.00	CFP Bond	
	A/E for Sprinkler System	1430	100%	0.00	0.00	0.00	0.00	Pool	
IL24-005 & 006 Riverside Center, Stevenson , Kennedy	New Handrails	1460	3 Bldgs.	0.00	0.00	0.00	0.00	CFP Bond Pool	
IL24-006 Stevenson Kennedy	Complete Boiler Modernization (UNDER ESCO)	1460	2 Bldgs.	600,000.00	600,000.00	600,000.00	0.00	In Progress	
	A/E for Boiler Modernization	1430	100%	0.00	0.00	0.00	0.00	ESCO	
Totals:				2,508,855.00	2,508,855.00	2,508,855.00	1,597,326.19		

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

PHA Name: HOUSING AUTHORITY OF JOLIET		Grant Type and Number Capital Fund Program No: IL06-PO24-50101 Replacement Housing Factor No:				Federal FY of Grant: 07/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL24-001 Murray/Downey Homes	6/30/2003			9/30/2004			
IL24-004 John O. Holmes	6/30/2003			9/30/2004			
IL24-005 Riverside Center (Murphy Building)	6/30/2003			9/30/2004			
IL24-006 Adlai Stevenson Bldg.	6/30/2003			9/30/2004			
HA-Wide Activities							
Operations, Training, Administrative & Technical Salaries	6/30/2003			9/30/2004			
Security through Neighborhood Oriented Policing & Misc. Fees/Costs	6/30/2003			9/30/2004			
Resident Economic Development & Training	6/30/2003			9/30/2004			

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

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

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway
- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

Currently, the Housing Authority of Joliet is investigating options and possible financing to achieve its affordable housing development goals.

The Authority's 408 family dwelling units have been determined "functionally obsolete." Therefore, our goal is to revitalize and redevelop the 408 family dwelling units located at the Desplaines Gardens and Poole Gardens family housing developments.

It is the philosophy and the desire of the Housing Authority of Joliet's Board of Commissioners to maintain all 1,099 conventional public housing units; therefore, before any units are demolished, units must be in place for relocation, to avoid resident displacement, and to avoid subsidy reduction.

The Housing Authority of Joliet is in pursuing the option of purchasing large parcels, one adjacent to an existing family housing development and others in non-impacted census tract areas.

The Goal is to replace, on a one-for-one basis, each conventional unit before it is demolished and to develop mixed-income housing.

C. 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:
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

Initial Assessment for Mandatory Conversion

As described in 24 CFR Part 971.3 and 24 CFR Part 972, the following initial assessments have been made regarding the Housing Authority of Joliet public housing stock as it relates to both mandatory conversion and voluntary conversion.

1. The development is subject to required conversion under 24 CFR part 971 :

Standards to follow for identifying developments subject to section 202's requirement for the removal from public housing inventory:

Initial Assessment for Mandatory Conversion:

a. Be on same or contiguous sites:

All of IL24-001 Murray/Downey Homes – 76 family dwelling units - contiguous

All of IL24-002 VanHorne Homes – 46 family dwelling units - same

Part of IL24-003 – Desplaines Gardens – 12 family dwelling units and 28 elderly dwelling units

- Fairview Homes – 168 family dwelling units – not contiguous
- Spring Bluff Homes – 106 family dwelling units – not contiguous

All of IL24-004 – John O. Holmes Complex – 174 elderly/disabled dwelling units

All of IL24-005 – Riverside Center – 139 elderly/disabled dwelling units

All of IL24-006 – John Kennedy Terrace – 173 elderly/disabled dwelling units
& Adlai Stevenson Terrace – 177 elderly/disabled dwelling units

b. Total more than 300 dwelling units:

None of the above total more than 300 dwelling units.

- c. Vacancy Rate of at least 10% for dwelling units not in funded, on-schedule modernization:

None of the above have a vacancy rate of more than 10%.

It is the HAJ's initial assessment that based on the above, none of our housing stock qualifies for mandatory conversion.

2. The development is the subject of an application for demo or dispo that has not been disapproved by HUD.

N/A

3. The development has been awarded a HOPE VI revitalization grant.

N/A

4. The development is designated for occupancy by the elderly/disabled.

IL24-004 John O. Holmes

IL24-005 Riverside Center

IL24-006 John F. Kennedy Bldg. and Adlai Stevenson Bldg.

Not Subject to Conversion due to elderly/disabled designation.

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

A PHA must certify that it has reviewed each covered development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and concluded that the conversion of the development may be: (i) appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or (ii) inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

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

Three (3) developments are subject to the Assessment: IL24-001 Murray Downey Homes
 IL24-002 VanHorne Homes
 IL24-003 Scattered Family Sites

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

Three (3) developments *are not* subject to the Assessment due to elderly/disabled classification. IL24-004 John O. Holmes Complex
 IL24-005 Riverside Center
 IL24-006 Scattered Senior Sites

3. How many Assessments were conducted for the PHA's covered developments?

The Housing Authority of Joliet has conducted one (1) Initial Assessment of each family development.

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

Development Name	Number of Units
NONE AT THIS TIME	-0-

5. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

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

11. Homeownership Programs Administered by the PHA

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: <u>(DD/MM/YYYY)</u>
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), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

See Section 8 Homeownership Capacity Statement, component 18 D.

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

See Section 8 Homeownership Capacity Statement, component 18 D.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA 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? **04/01/95**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method: (waiting list/random selection/specific criteria/other)	Access: (development office / PHA main office / other provider name)	Eligibility: (public housing or section 8 participants or both)
<i>FY1999 ROSS RSDM</i>	<i>50 persons</i>	<i>Specific criteria</i>	<i>PHA Main Office</i>	<i>Both</i>
<i>FY2000 ROSS RSDM</i>	<i>50 persons</i>	<i>Specific criteria</i>	<i>PHA Main Office</i>	<i>Public Housing</i>
<i>FY2001 ROSS ESC</i>	<i>200 persons</i>	<i>Specific criteria</i>	<i>All Housing Developments</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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

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

**Housing Authority of Joliet
Community Service Requirement Statement**

The Quality Housing and Work Responsibility Act of 1998 mandates the Housing Authority of Joliet to require that all adults living in public housing contribute 8 hours of community service (not including political activities) per month within the community in which the adult resides; or participate in an economic self-sufficiency program for 8 hours per month; or perform/participate in 8 hours of combined community service and economic self-sufficiency activities/programs.

Exempt from the community service requirement is any adult who:

- Is 62 years of age or older;
- Is an individual with a disability, as defined under section 216[i][I] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of an individual;
- Is an individual engaged in a work activity as defined in section 407[d] of the Social Security Act;
- Is an individual that is exempted from having to engage in a work activity under the State program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program;
- Is in a family receiving assistance under a State program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is also defined as participating in a Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan; participating in the Housing Authority of Joliet's Step-Up Employment and Training Program and being current in the steps outlined within the Training and Services Plan; participating in an educational or vocational training program designed to lead to employment of at least 30 hours per week; improving the physical environment of the resident's development; volunteer work with a local school, hospital, child care center, homeless shelter, or other community service organization; working with area youth organizations; working with local neighborhood groups on special projects; raising young (pre-school) children at home where a spouse is working; participation in programs that develop and strengthen resident self-responsibility such as drug and alcohol abuse counseling and treatment, household finance/budgeting, credit counseling, English language proficiency; or other activities approved by the PHA on a case-by-case basis.

The Housing Authority shall provide all adult residents with a brochure listing of local agencies and organizations that offer community service and volunteer opportunities. It is the personal responsibility of all adult household members who are required to comply with the community service requirement to locate an agency or organization and to comply with the community service requirement. It shall be the responsibility of the Housing Authority to annually verify resident compliance with this community service requirement.

The Housing Authority shall ensure that all community service programs are accessible for persons with disabilities. The Housing Authority shall also ensure that the conditions under which the work is to be performed are not hazardous; the work is not labor that would be performed by the Housing Authority's employees responsible for essential maintenance and property services; or the work is not otherwise unacceptable.

The Housing Authority shall review resident compliance with the community service requirement 30 days before the expiration of each lease term. All activities undertaken by the resident to comply with the requirement shall require a certification letter from the organization/agency where the service/activity was performed.

If the Housing Authority determines that a household is not in compliance with the community service requirement, the Housing Authority may not renew or extend a the household's lease upon expiration of the lease term and shall initiate action to terminate the tenancy of the household, unless the Housing Authority enters into an agreement with the household, prior to the expiration of the lease term. The agreement shall provide an opportunity for a household to cure noncompliance with the community service requirement, by allowing the non-compliant resident to participate in economic self-sufficiency programs or by contributing hours of community services for as many additional hours as the resident needs in order to fully comply in the aggregate with the community service requirement over the 12-month term of the lease.

The Housing Authority shall not renew or extend a lease or provide any new lease for a dwelling unit to any household that includes an adult member subject to the community service requirement and who failed to comply with it.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

2. What information or data did the PHA 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?

IL24-001, IL24-002, IL24-003 and IL24-004

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

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

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

2. Which developments are most affected?

All developments

C. Coordination between PHA and the police

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

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

2. Which developments are most affected?

IL24-001, IL24-002, IL24-003 and IL24-004

D. Additional information as required by PHDEP/PHDEP Plan

With the signing of the 2002 HUD/VA Appropriations Act, drug elimination grants for low-income housing are not funded as a separate set aside through the PHDEP account. With respect to the PHA Plan, for the FY2002 Plan cycle, PHAs will no longer be required to complete Subcomponent 13D of the Annual Plan or the PHDEP template. With the exception of high performers and small PHAs, housing authorities must complete Subcomponents 13A-C of the Plan.

No longer Required

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Housing Authority of Joliet Pet Policy Statement

The Housing Authority allows tenants to own one type of a common household pet, defined as a dog, cat, bird, fish, or turtle. Weight limitations, a spay/neuter requirement, State license requirements, and inoculation requirements are placed on the owner of a dog or cat. Households must first register a pet and pay a refundable pet deposit to the Housing Authority prior to bringing the animal on the premises. Number and enclosure requirements are placed on owners of fish and turtles.

The Housing Authority shall refuse to register a pet if (1) the pet is not a common household pet as defined within the Pet Policy; (2) keeping the pet would violate any established House Pet Rules; (3) the pet owner fails to provide complete pet registration information, or fails to update their registration annually with the Housing Authority; and/or (4) the Housing Authority reasonably determines that the pet owner is unable to keep the pet in compliance with the Pet Policy or lease obligations.

A temporary visiting pet is considered by the Housing Authority as a common household pet not owned by a tenant that is brought onto the premises. A temporary visiting pet is prohibited on Housing Authority property and subjects the tenant household to termination of tenancy. Housing Authority tenants are prohibited from feeding or harboring stray animals.

Pets are not permitted in common areas including building lobbies, community rooms, community centers, playground areas, common outdoor green/recreation spaces, office spaces and laundry facilities except for those common areas which are designated entrances and exits to and from a building. Pets are not to roam free in highrise buildings or on Housing Authority property nor are pets to be exercised in hallways, stairways or lobby areas. An area of each housing development's grounds is designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. Tenants are responsible for the proper removal and disposal of all bodily waste originating from their pet. Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other tenants or interrupt their peaceful enjoyment of their housing unit or premises.

Pet owners shall not alter the dwelling unit, patio, storage shed or any structure on the PHA premises or common area to create an enclosure for any animal, or create or provide any outside shelter or enclosure for any animal on the premises. This includes the building, construction and purchase of any outside dog "house/shelter" on the premises. The installation of a pet door is prohibited. Any tenant alteration to the dwelling unit is considered a violation of the Lease.

The Pet Policy shall be incorporated by reference into the Lease and must be signed by the tenant. The household must adhere to all requirements contained within the Pet Policy. Violation of the Pet Policy shall be grounds for the removal of the pet and/or tenancy termination. If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

Pet Policy rules will not be applied to animals that assist persons with disabilities. Pet owners shall be required to qualify animals that assist persons with disabilities for exclusion from the Pet Policy. To be excluded, the pet owner must certify: (1) a person with disabilities resides within the household; (2) the animal has been trained to assist with the specified disability; and (3) the animal actually assists the person with the disability.

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.**

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)]

18A. 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

Provided below:

Mr. Robert Fracaro raised the following questions:

- **Pet Policy** reads, “Housing Authority tenants are prohibited from feeding or harboring stray animals.” Mr. Fracaro suggested that the HAJ define “stray” as opposed to “wild”, such as feeding the birds in the winter.

Mr. Fracaro also stated that pet birds should not be allowed in the community center during organized resident functions.

[The Housing Authority of Joliet will take this suggestion under advisement.](#)

- **Capital Fund Bond Pool** – Parking Lot improvements planned: Mr. Fracaro stated that even though he is aware that there isn’t much land available to increase the amount of **parking spaces at the Kennedy Building**, he would propose the following:
 1. The green space in front could be converted into parking spaces for appx. 16 vehicles.
 2. Wouldn’t want all asphalt though, but maybe a different landscaping layout would be better.
 3. Most people don’t drive themselves, but get picked up and they need somewhere to park. There should be a place where they can park while helping to bring up groceries to residents.

4. Perhaps one more space could be put behind the garage area.

The HAJ will consider these suggestions and will do its best to increase the amount of parking spaces available at John F. Kennedy Terrace.

Elevator Upgrades – Mr. Fracaro wanted to make sure that all the elevators would be upgraded and asked to what extent was the HAJ considering.

Elevator upgrades are scheduled for each of the senior highrise buildings and the HAJ will ensure that whether complete replacement is necessary or not, the elevators will be upgraded to state-of-the-art quality.

Cabinet/Countertop replacement: Mr. Fracaro asked if the residents would have choices of colors and styles.

The residents will not have choices of colors and styles. The same color and style will be installed in each unit. However, if each Building President was interested in participating in the selection process, he/she could give input as to the style and color selected.

Mr. Fracaro also suggested that the HAJ give the Seniors as much notice as possible (1 – 2 months) before each new improvement begins so they can prepare themselves.

The Housing Authority of Joliet will ensure that all residents receive as much notice as possible prior to the implementation of modernization projects at each building.

- Mr. Fracaro stated that the **security issues** are improving and that it seems the HAJ has followed through on its commitment to reduce anti-social behavior and to improve in-coming tenant quality.

The HAJ has also hired an addition (part-time) security guard who will spend more time at the Kennedy & Stevenson Buildings. Additional security improvements are also included at all senior developments under the Capital Fund Bond Pool Project.

- Mr. Fracaro asked about the status of the **Revitalization of the Family Public Housing**. Will the unit count be increased?

The HAJ is working with consultants to explore all options and then to develop a plan for the development of mixed-income housing. The amount of public housing units will stay the same, but the HAJ will add mixed-income housing units.

- **Resident Advisory Board** – asked that the Housing Authority again make an appeal to the Resident Councils to join the Resident Advisory Board so as to get a better turn-out at these meetings.

The HAJ will invite all Resident Councils and Liaisons to a meeting to encourage new membership in the RAB. The HAJ will also do a mass-mailing to all HAJ Conventional Public Housing residents and Section 8 participants to increase membership.

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:

4. Membership

RESIDENT ADVISORY BOARD

The Resident Advisory Board appointed by the Housing Authority of Joliet Board of Commissioners includes the following persons:

<u>Name</u>	<u>Address</u>	<u>Program</u>
Cynthia Chandler	210 Third Ave., #2 (Upstairs) Joliet, IL 60433-1823	Section 8
Robert Fracaro	2200 Oneida St., Apt. 915 Joliet, IL 60435	Public Housing
Calesia C. Crudup	2222B N. Bogdan Lane Joliet, IL 60432	Section 8
Albert Washington	910 Morningside Dr. University Park, IL 60466	Section 8
Shirley Howard	2G Wildwood Lane Bolingbrook, IL	Section 8

On November 29, 2000 the Housing Authority of Joliet submitted correspondence to each Public Housing and Section Housing Program Resident inviting them to submit a resume for the Resident Advisory Board.

By the deadline date of December 15, 2000, eight (8) persons had submitted letters of interest and resumes.

All eight (8) candidates were recommended for Resident Advisory Board membership. The Presidents of each Resident Council were also invited to become members of the Resident Advisory Board.

A total of thirteen (13) residents were, therefore, included as the original Resident Advisory Board members. The Board of Commissioners approved the Resident Advisory Board members on March 15, 2001.

Only seven (7) of the original thirteen (13) Resident Advisory Board members displayed interest in participating of the Resident Advisory Board. These Resident Advisory Board members had their terms renewed by the Board of Commissioners on February 11, 2003.

Two (2) of the seven (7) Resident Advisory Board members renewed last February are no longer participants of the HAJ's housing programs. Currently, the RAB consists of only five (5) members.

The Housing Authority of Joliet will seek additional Resident Advisory Board members through a mass-mailing.

18B. 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: Candidates submitted letters to the Mayor of Joliet’s Office for review. The Mayor interviewed and appointed one (1) Resident as a Board Member. That appointment was approved by the Joliet City Council.

***RESIDENT MEMBERSHIP OF THE
PHA GOVERNING BOARD PROCESS***

- 1. Mayor Arthur Schultz submitted correspondence to Public Housing Resident Councils inviting them to submit resumes to be considered as a Resident Commissioner.

2. The Mayor's Office received four (4) resumes; reviewed resumes; interviewed candidates; and then appointed Ms. Ann Hanus.
3. That appointment was approved by the Joliet City Council on January 3, 2001 for a term to expire January 3, 2003.
4. Ms. Hanus is a Senior Citizen resident at our Stryker High-rise Building who has served as President of High Neighbors Social Club and Building Liaison.
5. Ms. Hanus resigned from the Board of Commissioners on December 1, 2001.
6. The Mayor appointed Carmon Governale to the Housing Authority Board of Commissioners on June 4, 2002
7. Mr. Governale is a Senior Citizen resident of our John F. Kennedy Building and has been since 1995.
8. Mr. Governale's first Board Meeting was held June 11, 2002.

18C. 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 Joliet, 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.
- Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

The City of Joliet proposes to utilize its anticipated HOME funds to sponsor CHDO housing activities, develop a Homebuyers Assistance program for new construction of single-family homes on scattered sites and participation in other HOME-eligible housing initiatives. Joliet's CDBG funds will be used for neighborhood improvements, increasing the supply of affordable housing, elimination of slum and blight, and public service activities.

18D. Other Information Required by HUD Use this section to provide any additional information requested by HUD.

1. **The Housing Authority of Joliet adopts the definition of “significant amendment” and “substantial deviation/modification” as provided in Notice PIH-99-51:**

To be a significant amendment or substantial deviation/modification of the Agency Plan, one (1) or more of the following criteria must occur:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement of Five-year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

2. The Housing Authority of Joliet shall also pursue the development, implementation and operation of the following programs:

- Establishment of wholly owned or controlled subsidy to purchase Private Sector Housing rent to the HAJ under the Section 8 Housing Program.

- Pursue non-HUD funding (loans, bonds, etc.) by granting a security interest in the development to modernize and upgrade Senior Citizen High-rises to make them more marketable and competitive with newly constructed senior facilities.
- Establishment of wholly owned or controlled subsidiary to construct and/or rehabilitate housing for sale to low-income families.
- Establish a Partnership for the Development of an Assisted Living Facility
- Establish partnership to own, operate or assist in the development of mixed-finance and mixed-income developments.

**18E. Section 8 Homeownership
Capacity Statement**

The Housing Authority of Joliet shall establish a Section 8 Homeownership Program utilizing the following criteria:

Establishing a minimum homeowner down payment requirement of at least three percent-(3%) and requiring that at least one percent-(1%) of the down payment come from the family's resources;

The Housing Authority of Joliet will work in cooperation with the City of Joliet's Community Development Department's First Time Home Buyers Program; the Will County Community Development Department's First Time Home Buyers Program; the Illinois Housing Development Authority (IHDA); and Community Financial/Social institutions to develop and implement a comprehensive Section 8 Homeownership Program. Effective February 12, 2003, the Authority now employs a Homeownership Program Specialist to fulfill the implementation of the Homeownership Program.

18F. Assisted Living Facility Strategy

The Housing Authority of Joliet is seeking funding as well as a site to construct an Assisted Living Facility to enable our frail and aging elderly to live independently for a longer period of time. This will also enable us to provide a limited commodity to frail, low-income seniors who, without access to *affordable* assisted living, may be forced to move into a nursing home prematurely.

The Housing Authority of Joliet (HAJ) has entered into a contract with Management Innovative Associates (MIA), Inc. for the management of the Assisted Living Facility for a period of three (3) to five (5) years.

The Authority must be involved in the initial employment process of all positions, with the understanding that qualified residents and current employees are given the highest priority for positions.

During this three (3) to five (5) year period MIA, Inc. will work cooperatively with the HAJ in training designated Management level staff to assume full responsibilities of management. Perhaps management duties can be phase in as follows:

1 st year	0%
2 nd year	25%
3 rd year	50%
4 th year	75%
5 th year	100%

18G.

Energy Conservation Measures

Improvement	John O. Holmes Complex	Riverside Center (Murphy Bldg.)	John Kennedy Terrace	Adlai Stevenson Gardens	Administration Building
Install new Boiler Plants, inclusive of new condensing boilers for space heat & new generators for domestic hot water			✓	✓	
Install new low-volume toilets, varying mount & gravity floor mount, in 693 units; install 1360 faucet aerators	✓	✓	✓	✓	✓
Convert electric domestic hot water to central-fired gas in (3) 7-story bldgs.	✓				
Install new common area & apartment lighting	✓	✓	✓	✓	✓
Replace existing T-stats with low-voltage, temp. limiting at (3) sites; install new T-stats at (2) sites	✓ (new T-stats)	✓	✓	✓	
Replace ductwork with new, zoned ductwork at Admin Bldg.					✓
Pneumatic modifications			✓	✓	
Install new booster pump stations	✓				
Convert clothes dryers to gas			✓	✓	
Install rooftop exhaust fan timers	✓	✓	✓	✓	

The contract between the Housing Authority of Joliet and Citizens Conservation Services has been fully ratified. Citizens Conservation Services was issued a Notice to Proceed, dated November 24, 2003 and project completion is anticipated at September, 2004.

Hard Copy Attachments

Attachment A – Certifications: Board Resolution for Annual Plan, Local Entity’s Certification of compliance with Consolidated Plan, Drug Free Workplace, Disclosure of Lobbying Activities, Payments to Influence Federal Transactions (submitted 4/15/2003)

Sent via Express Mail (USPS) on 1/20/2004 for ammendment

Attachment B – Additional Capital Fund Certifications: Environmental Review form HUD-7015.15 and Evidence of National Historical Preservation compliance (submitted 4/15/2003)

Electronically submitted attachments (originally sent 4/29/2003) - Submitted1/17/2004 for ammendment

il024a03 – FYE 6/30/2003 Operating budget, HUD-52564

il024b03 – Housing Authority of Joliet’s Organizational Chart

il024c03 – Housing Authority of Joliet’s Resident Satisfaction Survey Follow-Up Plan

OPERATING BUDGET

**U.S. DEPARTMENT OF HOUSING
and Urban Development
Office of Public and Indian Housing**

2003-R1

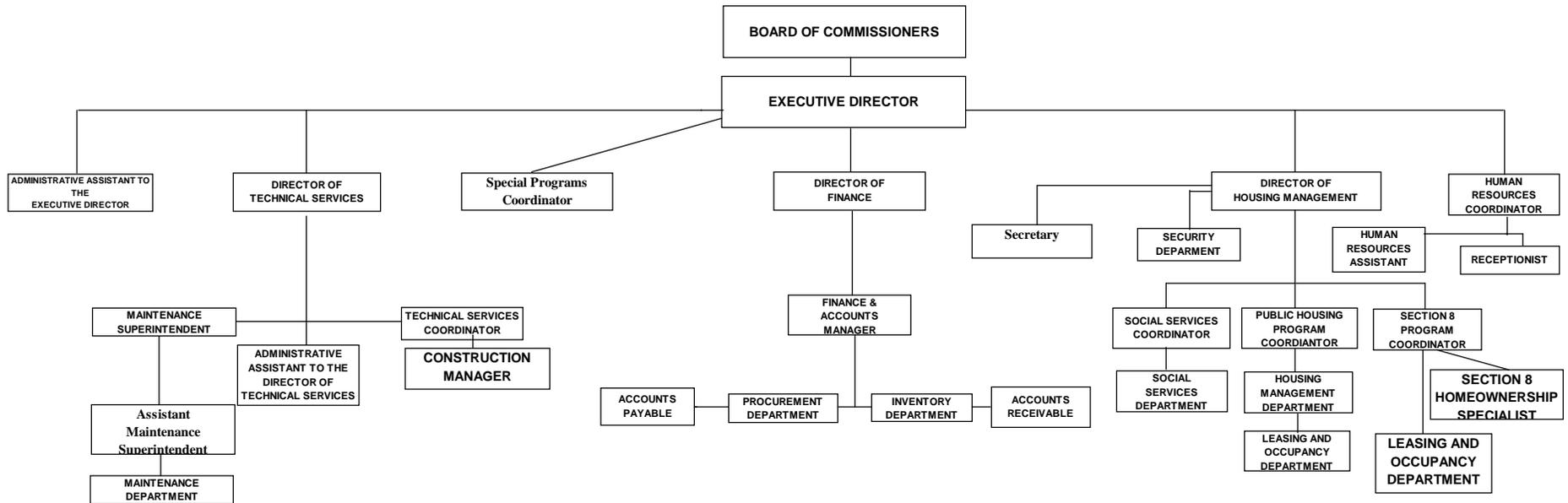
See page four for instructions and the Public reporting burden statement

a. Type of Submission <input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.: <u> 1 </u>	b. Fiscal Year Ending 06/30/2003	c. No. of months(check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other(specify) <u> </u>	d. Type of HUD assisted project(s) 01 <input checked="" type="checkbox"/> PHA?IHA-Owned Rental Housing 02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership 03 <input type="checkbox"/> PHA?IHA Leased Rental Housing 04 <input type="checkbox"/> PHA?IHA Owned Turnkey III Homeownership 05 <input type="checkbox"/> PHA?IHA Leased Homeownership
e. Name of Public Housing Agency/ Indian Housing Authority (PHA?IHA) HOUSING AUTHORITY OF JOLIET			
f. Address (City, State, zip code) 6 SOUTH BROADWAY STREET JOLIET, IL. 60436			
g. ACC Number C 1021	h. PAS/LOCCS Project No. IL02400103J		i. HUD Field Office CHICAGO, IL. 60606

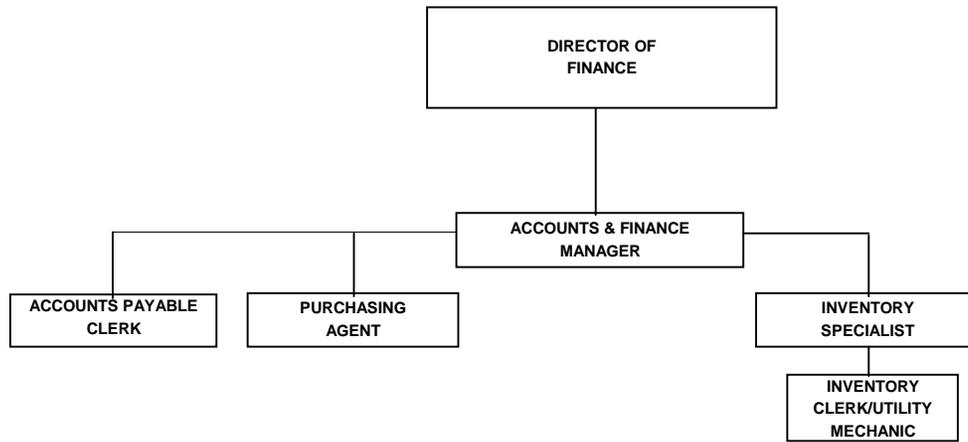
Line No.	Account Number	Description (1)	m. No. of Projects		Requested Budget Estimates		
			Actuals Last Fiscal Year 2001 PUM (2)	[X] Est'd [] for Actual Cur. Budget Yr. 2002 PUM (3)	PHA/IHA Estimates		
					REV'N # 1 PUM (4)	FYE 6/30/2003 Amount (to nearest \$10) (5)	
j. No. of Dwelling Units 1094			k. No. of Unit Months Available 13128		m. No. of Projects 6		
Homebuyers Monthly Payments for							
010	7710	Operating Expense					
020	7712	Earned Home Payments					
030	7714	Nonroutine Maintenance Reserve					
040	Total Break-Even Amount (sum of lines 010,020 and 030)						
050	7716	Excess (or deficit) in Break-Even					
060	7790	Homebuyers Monthly Payments - Contra					
Operating Receipts							
070	3110	Dwelling Rental	\$ 152.06	\$ 156.63	\$ 156.08	\$ 2,048,960	
080	3120	Excess Utilities			\$ -	\$ -	
090	3190	Nondwelling Rental	\$ 4.21	\$ 4.11	\$ 3.86	\$ 50,700	
100	Total Rental Income (sum of lines 070,080 and 090)		\$ 156.27	\$ 160.74	\$ 159.94	\$ 2,099,660	
110	3610	Interest on General Fund Investments	\$ 1.94	\$ 5.45	\$ 1.03	\$ 13,500	
120	3690	Other Income	\$ 5.60	\$ 2.48	\$ 4.89	\$ 64,180	
130	Total Operating Income (sum of lines 100,110 and 120)		\$ 163.81	\$ 168.67	\$ 165.85	\$ 2,177,340	
Operating Expenditures - Administration							
140	4110	Administrative Salaries	\$ 46.86	\$ 49.32	\$ 52.73	\$ 692,180	
150	4130	Legal Expense	\$ 3.57	\$ 6.55	\$ 6.75	\$ 88,560	
160	4140	Staff Training	\$ 1.57	\$ 3.18	\$ 2.37	\$ 31,130	
170	4150	Travel	\$ 0.36	\$ 0.37	\$ 0.65	\$ 8,550	
180	4170	Accounting Fees	\$ 0.09	\$ -	\$ -	\$ -	
190	4171	Auditing Fees	\$ 0.24	\$ 0.43	\$ 0.46	\$ 6,000	
200	4190	Other Administrative Expenses	\$ 15.14	\$ 10.15	\$ 16.68	\$ 218,930	
210	Total Administrative Expense(sum of lines 140 thru 200)		\$ 67.83	\$ 70.00	\$ 79.63	\$ 1,045,350	
Tenant Services							
220	4210	Salaries	\$ 0.65	\$ 0.83	\$ 4.28	\$ 56,200	
230	4220	Recreation, Publications & Other Services	\$ 2.87	\$ 3.16	\$ 3.87	\$ 50,850	
240	4230	Contract Costs, Training & Other	\$ 0.03	\$ 2.06	\$ 2.06	\$ 27,030	
250	Total Tenant Services Expense(sum of lines 220,230 and 240)		\$ 3.55	\$ 6.05	\$ 10.21	\$ 134,080	
Utilities							
260	4310	Water	\$ 18.65	\$ 20.94	\$ 20.05	\$ 263,280	
270	4320	Electricity	\$ 19.35	\$ 16.42	\$ 18.20	\$ 238,890	
280	4330	Gas	\$ 33.82	\$ 39.15	\$ 35.25	\$ 462,770	
290	4340	Fuel			\$ -	\$ -	
300	4350	Labor	\$ 2.89	\$ 3.61	\$ 3.61	\$ 47,360	
310	4390	Other Utilities Expenses	\$ 0.45	\$ 0.80	\$ 0.80	\$ 10,500	
320	Total Utilities Expense(sum of lines 260 thru 310)		\$ 75.16	\$ 80.92	\$ 77.91	\$ 1,022,800	

Name of PHA?IHA HOUSING AUTHORITY OF JOLIET			Fiscal Year Ending 06/30/2003				
Line No.	Account Number	Description (1)	Actuals	[X] Est'd	Requested Budget Estimates		
			Last Fiscal Year \$ 2,001.00 PUM (2)	[] or Actual Cur. Budget Yr. 2002 PUM (3)	PHA?IHA Estimates		
					FYE 6/30/2003 Amount (to nearest \$10) PUM (4)	(5)	
Ordinary Maintenance & Operation							
330	4410	Labor	\$ 89.51	\$ 90.13	\$ 83.83	\$ 1,100,540	
340	4420	Materials	\$ 19.80	\$ 13.46	\$ 10.33	\$ 135,650	
350	4430	Contract Costs	\$ 23.56	\$ 13.51	\$ 19.80	\$ 259,900	
360	Total Ordinary Maintenance & Operation Exp.(lines 330 to 350)		\$ 132.87	\$ 117.10	\$ 113.96	\$ 1,496,090	
Protective Services							
370	4460	Labor	\$ 3.77	\$ 2.78	\$ 3.30	\$ 43,350	
380	4470	Materials		\$ 0.23	\$ 0.23	\$ 3,000	
390	4480	Contract Costs	\$ 1.98	\$ 2.06	\$ 2.06	\$ 27,030	
400	Total Protective Services Expense(sum of lines 370 to 390)		\$ 5.75	\$ 5.07	\$ 5.59	\$ 73,380	
General Expense							
410	4510	Insurance	\$ 14.52	\$ 13.64	\$ 15.79	\$ 207,290	
420	4520	Payments in Lieu of Taxes	\$ 8.01	\$ 7.98	\$ 7.97	\$ 104,610	
430	4530	Terminal Leave Payments					
440	4540	Employee Benefit Contributions	\$ 49.77	\$ 58.17	\$ 62.85	\$ 825,070	
450	4570	Collection Losses	\$ 3.04	\$ 3.13	\$ 2.31	\$ 30,350	
460	4590	Other General Expense	\$ 0.66	\$ -	\$ 0.39	\$ 5,080	
470	Total General Expense (sum of lines 410 to 460)		\$ 76.00	\$ 82.92	\$ 89.31	\$ 1,172,400	
480	Total Routine Expense(sum of lines 210,250,320,360,400 & 470)		\$ 361.16	\$ 362.06	\$ 376.61	\$ 4,944,100	
Rent for Leased Dwellings							
490	4710	Rents to Owners of Leased Dwellings			\$ -	\$ -	
500	Total Operating Expense(sum of lines 480 & 490)		\$ 361.16	\$ 362.06	\$ 376.61	\$ 4,944,100	
Nonroutine Expenditures							
510	4610	Extraordinary Maintenance	\$ 0.65		\$ 3.53	\$ 46,300	
520	7520	Replacement of Nonexpendable Equipment			\$ 1.14	\$ 15,000	
530	7540	Property Betterments and Additions	\$ 0.03		\$ -	\$ -	
540	Total Nonroutine Expenditures(sum of lines 510 to 530)		\$ 0.68	\$ -	\$ 4.67	\$ 61,300	
550	Total Operating Expenditures(sum of lines 500 & 540)		\$ 361.84	\$ 362.06	\$ 381.28	\$ 5,005,400	
Prior Year Adjustments							
560		Prior Year Adjustments Affecting Residual Receipts	\$ 0.22	\$ -	\$ -	\$ -	
Other Expenditures							
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.		\$ -	\$ -	\$ -	
580	Total Operating Expenditures, including prior year adjmnts & other expenditures(lines 550 + or - line 560 + line 570)		\$ 362.06	\$ 362.06	\$ 381.28	\$ 5,005,400	
590	Residual Receipts(or Deficit) before HUD Contributions & provision for operating reserve(line 130 minus line 580)		\$ (198.25)	\$ (193.39)	\$ (215.42)	\$ (2,828,060)	
HUD Contributions							
600	8010	Basic Annual Contribution Earned- Leased Projects- Cur. Yr.					
610	8011	Prior Year Adjustments - (Debit) Credit					
620	Total Basic Annual Contribution(line 600 + or - line 610)						
630	8020	Contributions Earned-Op. Sub - Cur. Yr.(before year-end adj	\$ 201.71	\$ 218.45	\$ 220.49	\$ 2,894,631	
640		Mandatory PFS Adjustments(net)	\$ (6.35)		\$ -		
650		Other (specify) UTILITY ADJMT FYE 6/01.		\$ (2.08)	\$ 11.21	\$ 147,189	
660		Other (specify) UNFUNED ADJMT	\$ (3.03)	\$ (1.09)	\$ -	\$ -	
670		Total Year-end Adjmts/Other(+ or - lines 640 thru 660)	\$ (9.37)	\$ (3.18)	\$ 11.21	\$ 147,189	
680	8020	Total Operating Subsidy-cur. Year(line 630 + or - line 670)	\$ 192.33	\$ 215.28	\$ 231.70	\$ 3,041,820	
690	Total HUD Contributions (sum of lines 620 and 680)		\$ 192.33	\$ 215.28	\$ 231.70	\$ 3,041,820	
700		Residual Receipts(or Deficit)(sum of line 590+ line 690)	\$ (5.92)	\$ 21.89	\$ 16.28	\$ 213,760	
		Enter here and on line 810					

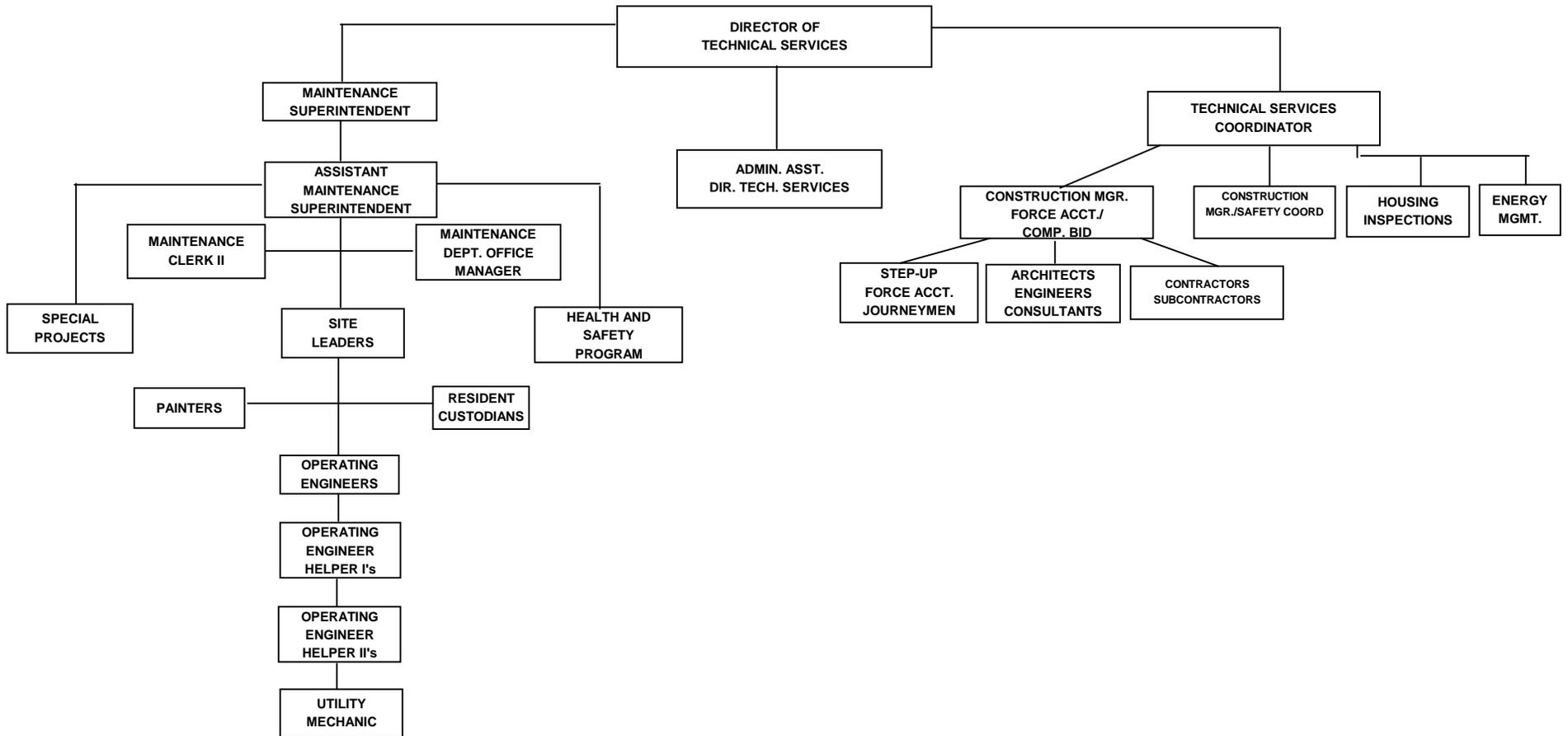
ORGANIZATIONAL STRUCTURE



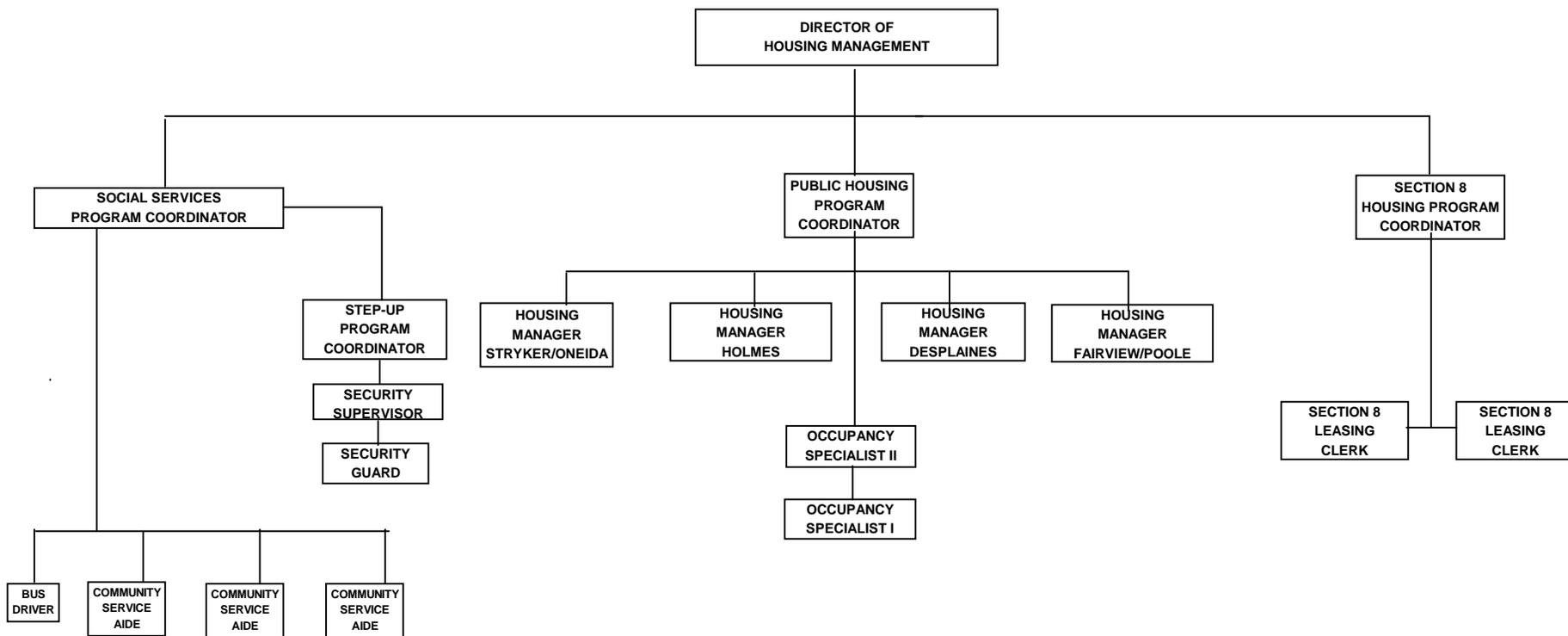
FINANCE DIVISION



TECHNICAL SERVICES DIVISION



HOUSING MANAGEMENT DIVISION



Housing Authority of Joliet Resident Satisfaction Survey – FY2002 Follow Up Plan

Background Information

As part of the FY2002 Public Housing Assessment System (PHAS) evaluation of the Housing Authority of Joliet, the U.S. Department of Housing and Urban Development (HUD) randomly selected 332 Housing Authority of Joliet resident households to receive the Resident Service and Satisfaction Survey (RASS). Of the HUD random sample, 136 resident households returned the survey to the Real Estate Assessment Center (REAC) for scoring purposes. The survey assisted HUD in determining resident perception of the Housing Authority in five operation areas:

	FY2002 Results	FY2001 Results	Change
Maintenance and Repair	90.9%	89.0%	1.9% Increased Rating
Communication	72.6%	73.1%	- 0.5% Decreased Rating
Safety	70.9%	63.1%	7.8% Increased Rating
Resident Services	95.9%	91.7%	4.2% Increased Rating
Neighborhood Appearance	73.3%	69.3%	4.3% Increased Rating

Pursuant to a HUD PHAS program requirement to prepare a follow-up plan for categories that receive a score below 75.0%, the Housing Authority of Joliet has prepared a follow-up plan for the categories of Communication (72.6%), Safety (70.9%), and Neighborhood Appearance (73.3%) for the FY2003 Agency Plan. The following narrative outlines the current programs and services the Housing Authority of Joliet has in place that addresses the concerns highlighted within the Resident Service and Satisfaction Survey.

It is the Housing Authority of Joliet's goal to provide residents with affordable housing that is considered safe, decent, and sanitary. To ensure this concept, the Housing Authority of Joliet has been active in the identification of programs, professional partnerships and community resources to assist in providing residents with a quality living environment. With the assumption of continued funding streams, the Housing Authority of Joliet is committed to expanding the programs contained within this follow-up plan.

Communication

This category's score decreased slightly by -0.5% in comparison to the FY2001 rating period; however, the category continued to rate 2.1% higher than the established category baseline in FY2000. The lowest rating (43.0%) originated from housing development IL24-002, which is unusual in that the housing development is built on and shares the same land as all of IL24-001 and part of IL24-003, both of which rated the communication component at 81.2% and 71.8%.

To address this category area, the Housing Authority of Joliet offers the following:

The Housing Authority of Joliet regularly communicates with tenants either in writing to each household or through the hosting of on-site resident and management meetings. On a monthly basis, the Public Housing Department holds a "Liaison Meeting" with elected Resident Council officers from each housing development to listen to resident concerns and complaints and to issue current information to residents regarding the operation of the Housing Authority.

Dwelling Lease Agreement and Housing Policies

- The Housing Authority of Joliet will be implementing a new dwelling lease agreement and Admission and Continued Occupancy Policy (ACOP) during FY2004. Housing Managers will be discussing the new dwelling lease agreement and ACOP with household members during FY2004 to ensure all public housing households hear the same information regarding public housing program policies and procedures. Additionally, new agency occupancy staff will be trained to review new dwelling lease agreement requirements and ACOP changes with new and existing tenants during FY2004. A prior effort to create a video or audiotape presentation for new and existing tenants was found to be cost prohibitive and too time consuming for administrative staff to complete, implement and restate as program requirements changed over time.
- The Housing Authority of Joliet maintains a Property Bar List of individuals prohibited from entering onto agency property or visiting public housing units. This list is posted at each housing development property and in each on-site Housing Management Office for resident and guest review. The list is updated on a quarterly basis and is also issued to the Will County State's Attorney's Office for prosecuting criminal trespass cases and the City of Joliet's Police Department to assist in on-site arrests of individuals in deliberate non-compliance with the visitor's and no-trespass policy.

Monthly Housing Manager and Resident Council Meetings

- Housing Managers hold monthly on-site late-afternoon and/or evening hour resident meetings. Housing Managers address issues related to lease compliance, litter and trash, vehicle policies, social service program community needs, resident responsibility, pest extermination practices, dwelling unit housekeeping inspections, reported noise violations, garbage pick-up policies and procedures, personal safety and security, and dwelling unit or common grounds maintenance. Residents electing to attend these monthly meetings are

provided with several opportunities during the meetings to voice their concerns and address other issues they consider important to their household.

Monthly Liaison Meetings

- The Public Housing Department holds a monthly “Liaison Meeting” with each active Resident Council’s Resident Liaison. The purpose of the meeting is to listen to resident concerns and complaints and to provide immediate feedback to the Resident Council and its population with current and up-to-date information regarding the operation of the Housing Authority. The departments of Public Housing, Maintenance, Social Services, and Modernization attend this Monthly Liaison Meeting.

Other Resident Communication Notices

- If the Housing Authority of Joliet is notified in advance of any water shutoffs by the City of Joliet, a written notice is provided to residents of the affected housing development at least 24 hours in advance of the water shutoff period. With regard to Housing Authority of Joliet scheduled service interruptions, i.e. boiler, electricity, elevator shutdowns etc., a written notice is provided to residents of the affected housing development at least 24 hours in advance of the shutdown period.
- The Housing Authority of Joliet provides residents with written notice regarding meetings, hearings, gatherings, public forums, i.e. the Comprehensive Grant Program, IDHS Teen REACH Program, social service programs, grant program applications, etc. in advance of the scheduled event. Since Summer 2001, the Housing Authority of Joliet’s Housing Management Division began publishing a monthly newsletter and community calendar for distribution to public housing program residents. The publication contains the dates and times of regularly scheduled Housing Authority events, meetings, and other important dates along with articles of interest for the season or month.

Resident Council and Organization Support

- The Housing Authority of Joliet provides funding in the amount of \$1,500 to each active and registered housing development Resident Council. Resident Councils are encouraged to spend funds to support activities at the site level, such as the implementation of youth and/or adult community parties/picnics/dinners, resident training, seed money to support a resident operated store for housing development residents, refreshments for regularly scheduled Resident Council meetings, etc.
- The Housing Authority provides agency staff to assist residents in establishing a Resident Council, writing and adopting by-laws, and to provide technical assistance in preparing budgets to expend the Housing Authority’s annual Resident Council \$1,500 award and the new HUD Resident Participation Fund set-aside.

- The Housing Authority of Joliet will be hosting a training seminar for Resident Council officers in May 2003 regarding duties and responsibilities, organization, election requirements, and by-law formation, adoption and change. Additional training will be identified during FY2004 for council members to attend by the Housing Authority's new Resident Services Coordinator.
- The Housing Authority of Joliet provides a half-day seminar for Resident Council members each year regarding the budgeting and expenditure of HUD Resident Participation Funds.

Safety

This category's score increased by 7.8% in comparison to the FY2001 rating period and continued to rate 1.6% higher than the established category baseline in FY2000. The lowest rating (63.7%) originated from housing development IL24-005 and was greatly impacted by the Fall 2002 murder of an anti-social guest within one of the housing developments highrise buildings. The remaining five housing developments rated the Housing Authority somewhere within the range of 70.3% to 76.0%, with the HUD PHAS national rating level at 74.4%.

The residents residing within the general occupancy housing developments of IL24-001, 002 and 003 viewed safety within their unit, crime occurring on the property, and a lack of crime prevention programs as issues within the Safety category. The residents residing within the mixed-population occupancy housing developments of IL24-004, 005 and 006 viewed resident screening and a lack of crime prevention programs as issues within the Safety category.

To address this category area, the Housing Authority of Joliet offers the following:

Applicant Screening and Tenant Lease Compliance

- The Housing Authority of Joliet maintains a very comprehensive applicant screening process for the public housing program. All applicants are screened for social desirability (criminal history), prior landlord/rental unit history, rent payment ability, and housekeeping standards.
- The Housing Authority strictly enforces the HUD One Strike-Zero Tolerance Policy regarding applicants and has increased the ineligibility period for which an applicant is not considered eligible to receive housing assistance if they have been involved in any felony or misdemeanor drug-related criminal activity or anti-social activity. The HUD recommended ineligibility period is 3 years and the Housing Authority's ineligibility period is 5 years.
- The Housing Authority strictly enforces the HUD One Strike-Zero Tolerance Policy regarding current tenants of public housing and has been 75 to 100 percent successful within the past four years in removing problem households from the various housing developments owned and operated by the agency. This included the Housing Authority's filing of a One-Strike case with the State of Illinois Appellate Court to enforce the One Strike-Zero Tolerance Policy within the Will County court system. In late Fall 2001, the Appellate Court

issued a favorable decision for the Housing Authority. It was the first case to be heard in the State of Illinois regarding the enforcement of the HUD One Strike-Zero Tolerance Policy.

- The Housing Authority of Joliet will be implementing a new dwelling lease agreement and Admission and Continued Occupancy Policy (ACOP) during FY2004. Occupancy staff and Housing Managers will be discussing the new dwelling lease agreement and ACOP with household members during FY2004 to ensure all public housing households hear the same information regarding public housing program policies and procedures. A prior effort to create a video or audiotape presentation for new and existing tenants was found to be cost prohibitive and too time consuming for administrative staff to complete, implement and restate as program requirements changed over time.

Parking Lot Areas

- The Housing Authority of Joliet requires all resident households in possession of a vehicle to obtain a vehicle pass for their vehicle to park on agency property. Additionally all visitors to the property must obtain a visitor vehicle pass from the resident household to clearly identify a guest vehicle parked on Housing Authority property. The Housing Authority of Joliet maintains a contract with Dick's Towing Service to provide relocation services of agency identified abandoned, disabled and/or illegally parked vehicles.
- In Fall 2002, the parking facilities located at the John O. Holmes Complex housing development were expanded to accommodate resident and guest additional parking needs and updated with increased area lighting.

Exterior Lighting

- Housing Authority of Joliet staff and City of Joliet Police Officers assigned to the various housing developments regularly report malfunctioning, missing or damaged exterior light fixtures and poles to the Housing Authority's Maintenance Department for repair and/or replacement within a 72-hour period.
- Housing Authority of Joliet residents are strongly encouraged to report any malfunctioning, missing or damaged exterior light fixtures and poles to the Housing Authority's Maintenance Department for immediate repair and/or replacement.

Building Entry Systems

- In Fall 2001, a new keyless security entrance system and high-definition video monitor system was installed in three highrise buildings at housing development IL24-004. The installation has decreased illegal entry into buildings and is acting as a deterrent to crime. When keys are lost or misplaced by a resident, or a resident's guest or live-in aide in possession of a key abuses the sites visitation policy or causes disruptions at the site, the key is deprogrammed through an off-site computer system and no longer activates any main entrance door. The high-definition video monitoring system is assisting management and police in the identification of residents who abuse Housing Authority property and/or allow

unapproved guests into the building, and is assisting police in the identification of trespassers. The keyless entry system will be implemented at housing developments IL24-005 and 006 in late 2003 and early 2004 when line item funding is approved by through the Capital Fund Program.

- In May 2003, the Housing Authority of Joliet will be installing additional exterior cameras at the housing development of IL24-004 to monitor building entryways and parking lot areas to increase security levels at the site.

Police Department Involvement

- The Housing Authority of Joliet currently offers reduced-market rent units to City of Joliet Police Officers at the mixed population housing developments of IL24-004 and 005. Police Officers are to meet with Resident Councils and residents on an as requested basis to discuss criminal activity occurring on agency property and to act as a visible presence within the low-income community.
- The Housing Authority of Joliet currently maintains an Intergovernmental Agreement with the City of Joliet to provide three Police Officers to patrol the three general occupancy housing developments of IL24-001, 002, and 003. Police Officers are to work in afternoon and evening hours during high crime periods. Police Officers and on-site Housing Managers are to meet on a regular basis to discuss and resolve (if possible) any problems occurring on agency property.
- The Housing Authority of Joliet regularly offers the City of Joliet Police Department and the Metropolitan Area Narcotics Squad (MANS) access to unoccupied/vacant dwelling units in which to conduct personal and/or video surveillance of suspected resident involvement in drug or other crime activity on agency property.
- The Housing Authority of Joliet maintains a Property Bar List of individuals prohibited from entering onto agency property or visiting public housing units. The listing is used by the Will County State's Attorney's Office for prosecuting criminal trespass cases, by the City of Joliet's Police Department to arrest individuals in deliberate non-compliance with the visitor's and no-trespass policy, and by the Housing Authority in evicting tenants who regularly disregard the visitor's and no-trespass policy cited within the dwelling lease agreement.

Drug Elimination Programs and IDHS Teen REACH Program

- The Housing Authority maintains one final drug elimination grant program that will fund a continuing Neighborhood Oriented Policing Program in the general occupancy housing developments of IL24-001, 002 and 003 and a 10-week Summer Camp Program for youth between 6 and 17 years of age. The program will end in mid-July 2003.

- The Housing Authority of Joliet maintains a Teen REACH Program, funded through a State of Illinois Department of Human Services grant, for youth between 11 and 17 years of age. Youth have access to academic assistance and tutoring programs, sports and recreation programs and athletic leagues, life-skills programming, adult-mentor opportunities, educational and recreational field trips, and community health and education programs and services provided through a network of service providers within the Will County area. Coalition agency members include The Boys and Girls Club, Education Service Network, CER Consulting, the Housing Authority of Joliet, Joliet Junior College, The Salvation Army, The Talent Zone (Art Studio) and the Will County Health Department.

Vacancies and Abandoned Dwelling Units

- The Housing Authority of Joliet's Maintenance Department has a policy and practice to board vacant and/or abandoned dwelling units to prevent theft, vandalism, squatters (illegal occupancy), and fires. Housing Managers and Maintenance Department staff are responsible for daily inspection of boarded units to verify that the unit is secured.

Other Safety Issue Programs

- The Housing Authority of Joliet's Social Services Department is responsible for planning and implementing on-site safety programs for the residents of the public housing program. The agency has hired a new Social Service Coordinator who will implement safety programs such as Neighborhood Watch, The Citizen's Police Academy, Fire Safety School (for youth and adults), etc. in FY2004.

Neighborhood Appearance

This category's score increased by 4.3% in comparison to the FY2001 and FY2000 rating periods. The lowest rating (65.6%) again originated from housing development IL24-002, which is unusual in that the housing development is built on and shares the same land as all of IL24-001 and part of IL24-003, both of which rated the neighborhood appearance component at 73.6% and 73.0%. The remaining three housing developments rated the Housing Authority somewhere within the range of 73.0% to 83.0%, with the HUD PHAS national rating level at 77.1%.

The Housing Authority of Joliet has made a great effort to improve the appearance of its public housing developments. Agency staff is diligent in receiving and following-up on resident generated complaints regarding abandoned and inoperable vehicles, graffiti and vandalism to the property, pest infestation, reported tenant and/or guest noise levels, adequate recreation facilities, and other similar issues. Since the Housing Authority's housing developments were not originally built as private-gated communities which offer a highly secured environment for its residents and prohibits exterior traffic flow from entering the community, the Housing Authority of Joliet has very little control over the neighboring non-public housing community and any of its nuisance issues. The response provided by the Housing Authority is therefore based on the perception that the neighborhood appearance is regarding the property owned and operated by the Housing Authority, and not the surrounding community.

To address this category area, the Housing Authority of Joliet offers the following:

Abandoned and Inoperable Vehicles

- Housing Managers, in conjunction with the City of Joliet's Police Officers assigned to the various housing developments, complete a daily log of abandoned and/or inoperable vehicles. Tenants are provided a reasonable length of time to have inoperable vehicles either removed from the property or repaired. Abandoned vehicles are removed by a local towing service once the legal time period has expired for towing.

Graffiti and Vandalism to Dwelling Units

- Housing Managers and Maintenance Department staff are to regularly walk housing developments and identify problem areas needing immediate attention and resources. Housing Managers are to file work orders with the Maintenance Department to have the graffiti removed within a reasonable time period, depending on the weather conditions. If the graffiti is not immediately removable due to extreme weather conditions, the Maintenance Department may elect to paint over the graffiti with a paint that is similar in color to the unit brick type and remove it at a later date.
- Housing Managers and Maintenance Department staff are to regularly walk housing developments and identify problem areas needing immediate attention and resources. Dwelling units identified as vandalized are to receive the immediate attention of the Maintenance Department so as to limit potential theft, vandalism, squatters (illegal occupancy), and fires. Housing Managers are to re-verify later that same day that the Maintenance Department has re-secured the dwelling unit.
- City of Joliet Police Officers assigned to the various housing developments regularly report graffiti concerns and issues to the on-site Housing Manager, Main Office and/or to the Maintenance Department for removal. Additionally, City of Joliet Police Officers are to report vandalism to the on-site Housing Manager, Main Office and/or to the Maintenance Department for immediate repair.

Pest Extermination

- Pest extermination is a top priority within the Housing Authority of Joliet. Existing tenant dwelling units are exterminated every month. All new tenant households are pre-scheduled to receive an immediate extermination service once all possessions have been relocated to the public housing address. This practice eliminates the potential of a new tenant bringing in pests and re-infesting the unit or building prior to the next regularly scheduled building/unit extermination.
- All units undergoing modernization are exterminated to prevent re-infestation of a building/unit.

Tenant and/or Guest Noise Levels

- Tenants and guests are to limit noise between the hours of 10:00pm and 7:00am. Noise must not be heard outside the dwelling unit during this time period. Any violation that is reported is referred to the Housing Manager for follow-up with the tenant household. Continued violation of this lease clause is grounds for lease termination.

Tenant Responsibilities

- All tenants are required within the dwelling lease agreement to report items that may be in need of repair or replacement and are instructed to maintain their unit in a sanitary manner. Housing Managers conduct housekeeping inspections on a quarterly basis. Continued citation by the Housing Manager for housekeeping violations is grounds for lease termination.
- All current and existing tenants are instructed to contact the Housing Authority of Joliet's Maintenance Department to report any common area or housing unit item that may be in need of repair, replacement, etc.

Vacancies and Abandoned Dwelling Units

- The Housing Authority of Joliet's Maintenance Department has a policy and practice to board vacant and/or abandoned dwelling units to prevent theft, vandalism, squatters (illegal occupancy), and fires. Housing Managers and Maintenance Department staff are responsible for daily inspection of boarded units to verify that the unit is secured.
- City of Joliet Police Officers assigned to the various housing developments report vacant units that appear to have been entered illegally to the on-site Housing Manager, Main Office and/or to the Maintenance Department for immediate boarding action. City of Joliet Police Officers will enter the vacant or abandoned dwelling unit prior to the Maintenance Department securing the unit to ensure no individual is residing in the unit illegally or that illegal activity is not occurring during the board-up process.

Adequacy of On-Site Recreation Facilities

- Over the past four years the Housing Authority has renovated and reconfigured two (2) general occupancy housing development community centers at housing development IL24-003 to include increased space to accommodate for on-site computer tutorial labs, community center staff offices, and increased supply storage areas. Additional space is needed at all three community facilities, however modernization funding is not available to support the expansion of any community facility based on the prioritized modernization needs associated with the other housing developments.
- As of Spring 2003, and over the past 6 year period, all community rooms associated with the mixed-population housing developments of IL24-004, IL24-005 and IL24-006 were completely refurbished with new furniture, carpeting, blinds, lamps, etc.