

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

PHA Plans

5-Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

Whiteside County Housing Authority

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

**PHA Plan
Agency Identification**

PHA Name: Whiteside County Housing Authority

PHA Number: IL032

PHA Fiscal Year Beginning: (mm/yyyy) 03/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 – 2007
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The mission of the Whiteside County Housing Authority is to provide and maintain safe affordable housing for low and middle-income families, in a cost-effective manner, without discrimination. The Whiteside County Housing Authority will establish partnerships with other organizations to provide supportive services and housing opportunities, in an efficient manner, for the residents we serve.

B. Goals

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

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

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

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
Provide training for management and maintenance staff to assist them to increase customer satisfaction by 12/31/02-plan to meet this goal by the deadline.

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

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
The Civic Plaza I development has been designated for elderly only-approved by HUD effective 06/01/02.
The Garden Homes development has also been submitted to HUD for approval to designate for elderly only.
 - Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

PHA Goal: Improve marketability at the public housing developments.

Objectives: Provide landscaping/colorful bushes in the Coloma Homes project/using Capital Funds and improve curb appeal at all of the developments by keeping them litter free, mowed and raked in a timely manner, by December 31, 2002. This goal is complete now. However we will continue to add landscaping to the developments.

PHA Goal: Provide a safe and secure environment in the Whiteside County Housing Authority's public housing developments.

Objectives: The Whiteside County Housing Authority shall work with the Rock Falls Police Department to maintain a rapport and working relationship. The purpose of this goal shall be to identify and reduce problem areas before they accelerate, by September 30, 2000. This goal was met by the deadline.

PHA Goal: Deliver quality and timely maintenance service to the residents of the Whiteside County Housing Authority.

Objectives: The Whiteside County Housing Authority shall complete its preventive maintenance chart by 12/31/200. This goal was met by the deadline.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Whiteside County Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing & Work Responsibility Act (QHWRA) of 1998. Our agency used the U.S. Department of Housing and Urban Development's required template. The Annual Plan is consistent with the State of Illinois Consolidated Plan, as prepared by the Illinois Housing Development Authority.

Whiteside County Housing Authority has adopted the following mission statement: The mission of the Whiteside County Housing Authority is to provide and maintain safe affordable housing for low and middle-income families, in a cost effective manner, without discrimination. The Whiteside County Housing Authority will establish partnerships with other organizations to provide supportive services and housing opportunities, in an efficient creative manner for the resident we serve.

The Annual Plan is based on the premise that if the Whiteside County Housing Authority accomplishes their goals and objectives; the housing authority will receive what is stated in their mission statement.

The plan’s statements, budget summary and policies, etc., are included as a part of the Annual Plan.

The Whiteside County Housing Authority has examined both the long and short-term goals of the housing authority and the needs of the families we serve and have included them with the goals that are listed.

In summary, Whiteside County Housing Authority plans to continue to work to improve affordable housing, by following the mission statement and by obtaining to goals and objectives set for the Whiteside County Housing Authority.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
Housing Needs	5
1. Financial Resources	12
2. Policies on Eligibility, Selection and Admissions	13
3. Rent Determination Policies	21
4. Operations and Management Policies	25
5. Grievance Procedures	27
6. Capital Improvement Needs	27
7. Demolition and Disposition	29
8. Designation of Housing	30
9. Conversions of Public Housing	31
10. Homeownership	33
11. Community Service Programs	34
12. Crime and Safety	37
13. Pets	38
14. Civil Rights Certifications (included with PHA Plan Certifications)	39
15. Audit	39
16. Asset Management	39
17. Other Information	39

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. Brief statement of progress in meeting the 5-year goals.
- Assessment of Site-based Waiting List (**Not Applicable**)
- B. FY 20033 Capital Fund Program Annual Statement
- C. FY 2003 Capital Fund Program Five-Year Action Plan
- Section 8 Homeownership Capacity Statement (**Not Applicable**)
- D. Implementation of Public Housing Resident Community Service Requirements
- E. Pet Policy
- Admissions Policy for Deconcentration
- F. Resident Membership of the PHA Governing Board
- G. Membership on Resident Advisory Board
- H. Action Plan for the PHAS Resident Assessment Satisfaction Survey
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- I. PHA Management Organizational Chart
- Comments of Resident Advisory Board (must be attached if not included in the PHA Plan text)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Other (List below, providing each attachment name)
- J. Performance & Evaluation Report for 2000
- K. Performance & Evaluation Report for 2001
- L. Performance & Evaluation Report for 2002

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
	Fair Housing Documentation:	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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.	
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 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 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
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing	Annual Plan: Grievance Procedures

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

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	1101	5	4	4	1	3	5
Income >30% but <=50% of AMI		5	4	4	1	3	5
Income >50% but <80% of AMI		5	4	4	1	3	5
Elderly		5	4	4	1	3	5
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	79		163
Extremely low income <=30% AMI	58	73	
Very low income (>30% but <=50% AMI)	13	16	
Low income (>50% but <80% AMI)	0	0	
Families with children	24	30	
Elderly families	3	3	
Families with Disabilities	22	29	
Race/white	74	93	
Race/black	5	6	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	44	55	
2 BR	16	20	
3 BR	12	15	
4 BR	7	8	

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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	321		375
Extremely low income <=30% AMI	254	79	
Very low income (>30% but <=50% AMI)	57	18	
Low income (>50% but <80% AMI)	10	3	
Families with children	206	64	
Elderly families	13	4	
Families with Disabilities	46	14	
Race/white	283	88	
Race/black	36	11	
Race/Indian/Alaska n	2	1	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR			
5+ BR			
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)? 1			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	426,123	
b) Public Housing Capital Fund	616,019	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,122,460	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Federal Grants (list below) Section 8 New Construction	1,038,744	
Administrative Fees Section 8 N.C.- Sterling Towers + CP II Cedar Wood & Ster-Lynn + Voucher	44,637 164,269	PHA Operations PHA Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital funds	338,413	Capital improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rental	608,340	PHA Operations
4. Other income (list below)		
Interest Income		
Telecommunications roof leases	21,600	PHA Operations
4. Non-federal sources (list below)		
Total resources	4,380,605	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

1) Eligibility

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

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

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

Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Landlord histories

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

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

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

(2)Waiting List Organization

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

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

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

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
- If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation

- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
Upon request the housing authority may provide the landlord with the Prospective resident's previous and current landlord's name and addresses.

(2) Waiting List Organization

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

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If an applicant completes and returns their Landlord Search Log, prior to their initial 60 days, then the applicant is allowed up to two 30 day extensions.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Within 14 days of any income or family composition change

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper

- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families

- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	251	115
Section 8 Vouchers	262	84
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug		

Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)
 Admissions & Continued Occupancy Policy, Blood Borne Pathogens Policy, Cable TV Policy, Capitalization Policy, Check Signing Authorization Policy, Community Service Policy, Community Space Policy, Criminal Activity Policy, Criminal Records Management Policy, Disposition Policy, Domestic

Abuse Policy, Drug-Free Workplace Policy, Emergency-Natural Disaster Policy, Ethics Policy, Equal Housing Opportunity Policy, Funds Transfer Policy, Good Housekeeping Policy, Hazardous Materials Policy, Health Care Provider Policy, Investment Policy, Key Card Policy, Maintenance Policy, Maintenance Charges list, One Strike and You’re Out Policy, Personnel Policy, Personnel Precautionary Policy, Pest Control Policy, Pet Policy, Procedures regarding children with elevated lead-based paint levels, Procurement Policy, Public Housing Grievance Procedures Policy, Rent Collection Policy, Safety Policy, Schedule of Flat Rents, Smoke Alarm Policy, Standards of Conduct, Tenant Handbooks (3 projects), Travel Policy, Vehicle Operation & Seatbelt Use Policy,

(2) Section 8 Management: (list below)
 Administrative Plan, SEMAP

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state nameC

-or-

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

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

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

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

7. Timeline for activity:
- a. Actual or projected start date of activity:
 - b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Garden Homes
1b. Development (project) number: II032-2
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>10/04/02</u>
5. If approved, will this designation constitute a (select one)

<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 40
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Civic Plaza I
1b. Development (project) number: II032-3
2. Designation type:
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>060102</u>
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" 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.)

The housing authority assessed each of the authority's developments and has retained the assessment information for public review. It is the housing authority's initial assessment that Coloma Homes, Garden Homes and Civic Plaza I-based on related factors such as: age, waiting lists, amenities; they are not appropriate for conversion at this time.

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
(DD/MM/YYYY)

5. Number of units affected:

6. Coverage of action: (select one)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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)

1. Which developments are most affected? (list below)
Coloma Homes

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

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

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

2. Which developments are most affected? (list below)
Coloma Homes

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations

- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

D. Other Information Required by HUD

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

The Agency Plan rules require a local definition for a “substantial deviation” or modification, which is described as follows: discretionary changes to the plan, or policies of the housing authority, that fundamentally change the mission, goals, objectives and/or plans of the Whiteside County Housing Authority.

Attachments

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

ATTACHMENT A **Statement of Progress in Meeting the 5-Year Plan** **Mission and Goals**

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: Expand the supply of assisted housing .	
Objective	Progress
Reduce public housing vacancies: by March 31, 2003	4/1/99 – 9/30/99 had 57 vacant units and 4/1/2001 – 9/30/2001 there were 56 vacant units. The goal to reduce the number of vacancies has been completed. As of July,2002 all 265 public housing units were filled.
Goal Two: Improve the quality of assisted housing.	
Objective	Progress
Provide training for management and maintenance staff to assist them to increase customer satisfaction by December 31, 2002.	Staff has attended training this year to keep themselves up to-date on current regulations. Plan to meet the December 31, 2002 goal for Customer Service/Satisfaction training. Our PHA has included funds in the 2001 Capital Fund budget for Customer Service training.
Goal Three: Provide an improved living environment.	
Objective	Progress
Designate developments or buildings for particular resident groups (elderly only) at the Civic Plaza I and Garden Homes developments by December 31, 2002.	Our agency submitted a request to designate Civic Plaza I and Garden Homes as elderly only projects. However, because we did not have Garden Homes listed in the Five Year plan (at that time); Garden Homes needed to be resubmitted. Approval for Civic Plaza I was received 5/02 from the U.S. Department of Housing & Urban Development. We have also submitted a request (9/2002) to designate Garden Homes as an elderly only development/waiting for HUD approval.

Goal Four: Improve marketability at the public housing developments.	
Objective	Progress
Provide landscaping/colorful bushes in the Coloma Homes project/use Capital Funds to improve curb appeal at all of the developments by keeping them litter free, mowed and raked in a timely manner/by December 31, 2002.	The PHA has used Capital Funds at Coloma Homes, Garden Homes and Civic Plaza I. We have enlarged the entrance to the hi-rise, had flowering bushes planted, added flower beds with a variety of colorful flowers and property entrance signs. This goal has been met/ 12/31/2002.

Goal Five: Provide a safe and secure environment in the Whiteside County Housing Authority's public housing developments.	
Objective	Progress
The Whiteside County Housing Authority shall work with the Rock Falls Police Department to maintain a rapport and working relationship. The purpose of this shall be to identify and reduce problem areas before they accelerate by September 30, 2000.	On 5/16/2000 we entered into an intergovernmental agreement with the Rock Falls Police Department to work together on a regular basis, to enforce the rules and reduce crime. Our agency has regular contact with the police department and is provided with police reports regarding any problems that occur and the police keep our agency informed about their concerns/so we can try to stop problems before they escalate. This goal has been met.

Goal Six: Deliver quality and timely maintenance service to the residents of the Whiteside County Housing Authority.	
Objective	Progress
The Whiteside County Housing Authority shall complete its preventive maintenance chart by December 31, 2000.	The Whiteside County Housing Authority has completed their Preventive Maintenance chart. The chart is a useful tool for maintaining all aspects of the housing authority (equipment, apartments maintenance vehicles and the maintenance shop). This goal has been met.

Attachment B

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

PHA Plan Attachment B) Table Library Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IL501-03 FFY of Grant Approval: (04/2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	31,000
4	1410 Administration	25,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	38,000
8	1440 Site Acquisition	
9	1450 Site Improvement	18,100
10	1460 Dwelling Structures	437,500
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	53,500
13	1475 Nondwelling Equipment	10,500
14	1485 Demolition	
15	1490 Replacement Reserve	

16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	2400
20	Amount of Annual Grant (Sum of lines 2-19)	616,000
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	28,000
24	Amount of line 20 Related to Energy Conservation Measures	165,000

Annual Statement

ATTACHMENT B

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA WIDE	SECURITY GUARD SERVICES	1408	28,000
PHA WIDE	CONTRACT FOR A & E	1430	38,000
PHA WIDE	COORDINATOR	1410	25,000
PHA WIDE	UTILITY ALLOWANCE REVIEW	1408	3,000
II32-1	REPLACE MULCH IN PLAYGROUND AREAS AND FLOWER BEDS	1450	10,000
IL32-1	FINISH REPLACEMENT OF THE WINDOWS/APTS/OFFICE/MAINT.	1460	140,000
IL32-1	REPAIR & PAINT PLAYGROUND EQUIPMENT	1475	10,500
II 32-1	REPLACE ELECTRICAL METERS	1460	16,500
IL32-1	BUILD STORAGE SHED IN 700 BLOCK OF COLOMA HOMES PROJECT	1470	25,000
IL32-1	CENTRAL OFFICE/PAINT, CARPET, CEILINGS, WINDOW TREATMENTS, OFFICE FURNITURE, SHELVES, FILING CABINETS	1470	25,000
IL32-2	REPLACE STORM DOORS	1460	22,000
IL32-2	REPLACE KITCHEN FAUCETS/VALVES	1460	13,000
TOTAL			356,000

Annual Statement

ATTACHMENT B

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
IL32-2	KITCHEN COUNTER TOPS REPLACED INCLUDES COMMUNITY ROOM	1460	36,000
IL32-2	REPLACE SINKS –INCLUDING COMMUNITY ROOM	1460	16,000
IL32-2	REPLACE KITCHEN CUPBOARDS	1460	120,000
IL32-2	REPLACE COMMUNITY ROOM CUPBOARDS	1470	3,500
IL32-3	INSTALL SIGN	1450	1,500
IL32-2	REPLACE KITCHEN FLOOR TILE + COMMUNITY ROOM	1460	16,000
IL32-2	INSTALL GFI OUTLETS IN KITCHEN NEAR SINK	1460	4,000
II 32-2	REPLACE/ADD EXTERIOR LIGHTS	1450	6,600
IL32-2	CARPET REST OF APARTMENTS	1460	8,000
IL32-3	REPLACE EXTERIOR SEWER LINES	1460	21,000
IL32-3	CARPET REST OF APARTMENTS		25,000
PHA-WIDE	CONTINGENCY		3,900
	TOTAL		616,000

ATTACHMENT B

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA WIDE	05/30/2005	05/30/2007
IL 32-1 COLOMA HOMES	05/30/2005	05/30/2007
IL 32-3 CIVIC PLAZA I	05/30/2005	05/30/2007

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
IL32-1,2,3	PHA WIDE	9	8%	
			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
SECURITY GUARD SERVICES			28,000	2004
A & E			38,000	2004
COORDINATOR			25,000	2004
UPGRADE COMPUTERS/SOFTWARE			11,000	2004
UTILITY ALLOWANCE REVIEW			2,000	2004
SECURITY GUARD SERVICES			30,000	2005
A & E			39,000	2005
COORDINATOR			26,000	2005
UPDATE COMPUTERS/SOFTWARE			11,000	2005
SECURITY GUARD SERVICES			30,000	2006
A & E			39,000	2006
COORDINATOR			26,000	2006
UPDATE COMPUTERS/SOFTWARE			11,000	2006
SECURITY GUARD SERVICES			30,000	2007
A & E			39,000	2007

COORDINATOR	27,000	2007
UPDATE COMPUTER/SOFTWARE	12,000	2007
REPLACE/UPDATE MAINT COMMUNICATION RADIO/EQUIPMENT	5,000	2007
TRAINING ASSISTANCE	2,000	2007
PURCHASE LAWN VACUUM	4,000	2007
MAINTENANCE TRUCK	22,000	2007
TOTAL	457,000	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL32-1	COLOMA HOMES	4	3%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
REPLACE MULCH AROUND PLAYGROUND AREA	10,000	2004
SECURITY SYSTEM FOR OFFICE/MAINT	7500.00	2004
EXTERIOR PAYMENT BOX	1,000	2004
FROST FREE REFRIGERATORS	50,000	2004
INSTALL CARBON MONOXIDE DETECTORS	18,750.00	2004
REMOVE/TRIM/ADD TREES	5,000	2004
INSTALL BOXES FOR RESIDENT INFORMATION	6,250	2004
INSTALL NEW MAILBOXES	5,000	2004

BATHROOMS/REPLACE VANITY, TUB FAUCETS, SHOWERHEADS, TUBS +HEAVY DUTY TUB SURROUND (PHASE 1)	133,333	2005
INSTALL VENTS IN BATHROOMS (PHASE 1)	8,333	2005
REPLACE CLOSET DOORS (PHASE 1)	64,000	2005
REPLACE TILE/BOTH LEVELS (PHASE 1)	168,000	2005
REPLACE STAIR TREAD(PHASE 1)	17,000	2005
ADD INSULATION TO BUILDINGS (PHASE 1)	21,000	2005
REPLACE WIRING IN APTS (PHASE 1)	208,333	2005
RELOCATION (PHASE 1)	10,000	2005
ADD MULCH TO PLAYGROUND AREA	10,000	2005
REPLACE GUTTERS & DOWNSPOUTS	37,500	2005
REPLACE SOFFITS AND FASCIA	108,000	2005
REPLACE VENTS ON BUILDINGS	12,500	2005
Total estimated cost over next 5 years		

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL32-1	COLOMA HOMES	4	3%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
BATHROOMS/REPLACE VANITY, TUB FAUCETS, SHOWERHEADS, TUBS +HEAVY DUTY TUB SURROUND (PHASE 2)	133,333	2006
INSTALL VENTS IN BATHROOMS (PHASE 2)	8,333	2006
REPLACE CLOSET DOORS (PHASE 2)	64,000	2006
REPLACE TILE/BOTH LEVELS (PHASE 2)	168,000	2006
REPLACE STAIR TREAD(PHASE 2)	17,000	2006
ADD INSULATION TO BUILDINGS (PHASE 2)	21,000	2006
REPLACE WIRING IN APTS (PHASE 2)	208,333	2006
RELOCATION (PHASE 2)	10,000	2006
ADD MULCH TO PLAYGROUND AREAS	10,000	2006
REPLACE CURBS THROUGH-OUT PROJECT	18,000	2006
RE-SEED THROUGHOUT/FILL IN HOLES/LOW AREAS	5,000	2006
ADD/REPLACE BUSHES & FLOWERS	3,000	2006
PAINT APARTMENTS	90,000	2006
BATHROOMS/REPLACE VANITY, TUB FAUCETS, SHOWERHEADS, TUBS +HEAVY DUTY TUB SURROUND (PHASE 3)	133,333	2007
INSTALL VENTS IN BATHROOMS (PHASE 3)	8,333	2007
REPLACE CLOSET DOORS (PHASE 3)	64,000	2007
REPLACE TILE/BOTH LEVELS (PHASE 3)	168,000	2007
REPLACE STAIR TREAD(PHASE 3)	17,000	2007
ADD INSULATION TO BUILDINGS (PHASE 3)	21,000	2007
REPLACE WIRING IN APTS (PHASE 3)	208,333	2007
RELOCATION (PHASE 3)	10,000	2007
ADD MULCH TO PLAYGROUND AREAS	10,000	2007
ADD ON EXTRA SPACE/ADMIN BUILDING	50,000	2007
EXTEND MAINT GARAGE	40,000	2007
CONTRASTING TRIM & SHUTTERS ON OUTSIDE OF BUILDINGS	135,000	2007

Total estimated cost over next 5 years	2,522,497	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL32-2	GARDEN HOMES	1	1%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
ADD ELECTRICAL OUTLETS/SWITCHES/CEILING FIXTURES		20,500	2004
INSTALL CARBON MONOXIDE DETECTORS		4,000	2004
REPLACE REGISTER VENTS		5,000	2004
REMOVE/TRIM TREES/REPLACE		5,000	2004
REMOVE/REPLACE BUSHES/FLOWERS		3,000	2004
INSTALL CABLE HOOK-UPS IN BEDROOMS		3,000	2004
REPLACE MULCH/AROUND TREES		2,500	2005
RENOVATE BATHROOMS-NEW MIRROR, SINK, VANITY, STOOL, FAUCETS, AND STOOL SHUT-OFF VALVES AND TILE		162,000	2006
PAINT INTERIOR OF APTS		41,000	2007

Total estimated cost over next 5 years	246,000	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
IL 32-3	CIVIC PLAZA I	4	4%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
RENOVATE BATHROOMS/NEW SINKS & FAUCETS, VANITIES, MIRRORS, SHOWERS, SHOWER SURROUNDS, SHOWER HEADS & FAUCETS, RAILS, TILE, STOOLS		200,000	2004
REPLACE MULCH AROUND TREES AND FLOWER BEDS		2,500	2004
REPLACE CARPET IN HALLWAYS & COMMON AREAS		42,000	2004
ENLARGE CURRENT LAUNDRY ROOM		82,500	2004
INSTALL WINDOW TINT + VALANCES TO THE HALLWAY WINDOWS		3,000	2004
PAINT COMMON AREAS AND HALLWAYS		25,000	2004
REPLACE SLIDING GLASS DOORS IN COMMON AREAS		9,000	2004
REPLACE COMMUNITY ROOM FURNITURE		8,000	2004
ADD ANOTHER SECURITY CAMERA/LOCATED NEAR ELEVATOR		3,500	2004
ADD/REPLACE BUSHES/FLOWERS		3,000	2004

REMOVE/TRIM TREES/ REPLACE	5,000	2004
REPLACE EXTERIOR CEMENT STEPS/HANDRAIL IN FRONT OF BUILDING/WIDEN SIDEWALK FRONT & BACK. REPLACE SIDEWALKS WHERE NEEDED	12,000	2004
REPLACE KITCHEN FAUCETS	9,500	2005
UPGRADE/REPLACE FIRE & EMERGENCY ALARMS	10,000	2005
REPLACE METAL CLOSET DOORS WITH WOOD DOORS	238,000	2006
REPLACE FLOOR TILE IN APARTMENTS	60,000	2006
INSTALL EMERGENCY CORDS IN LIVING ROOMS	25,000	2006
REPLACE DOMESTIC WATER PIPING	300,000	2007
REPLACE A/C SLEEVES WITH METAL COVERS	14,100	2007
RELOCATION	15,000	2007
INSTALL OVERHEAD LIGHTS IN LIVING ROOM	10,000	2007
PAINT ALL APARTMENTS	90,000	2007
INSTALL CEILING FANS IN HALLWAYS	5,000	2007
Total estimated cost over next 5 years	1,172,100	

ATTACHMENT D

Brief description of the **Community Service Requirements**

PLEASE NOTE: The Whiteside County Housing Authority board of commissioners suspended the Community Service as per Congress. They will remain suspended until congress meets and institutes the community service regulations again.

The administrative steps that have been taken to implement the Community Service Requirements include the following:

1. **Develop a Written Description of Community Service Requirement:**
The Whiteside County Housing Authority has developed a written Community Service Policy and it was reviewed by the Resident Advisory Board (and posted as required for comments). That Community Service Policy is now in effect.
2. **Scheduled Changes in Leases:**
The PHA has made the necessary changes to the lease, as per the Resident Advisory Board review, and the policy was posted for the required public comment period.
3. **Written Notification to Residents of Exempt Status to each Adult Family Member:**
The PHA will notify residents at the time of their re-certification.
4. **Cooperative Agreements with TANF Agencies**
The Whiteside County Housing Authority and the Illinois Department of Human Services have mutually prepared and agreed upon an intergovernmental Memorandum of Agreement.
5. **Programmatic Aspects**
Community service includes performing work or duties that benefit the public and improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

This program is designed to encourage, assist, train and/or facilitate the economic independence of the participants and their families, or to provide work for participants which may include the following: job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The PHA coordinates with social service agencies, local schools, and the Department of Human Services in identifying a list of volunteer community service positions. The administration of the Community Service requirements is performed by the Whiteside County Housing Authority staff.

In the future the Resident Advisory Board and the PHA may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for community service volunteers.

ATTACHMENT E

BRIEF DESCRIPTION OF PET POLICY

The Whiteside County Housing Authority has a written policy for pet ownership in public housing developments. The following is a summary of the requirements outlined in the Pet Policy.

The Authority's policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions, other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

The Authority's Pet Policy has the following basic requirements:

1. Only one common household pet per unit, not in excess of 25 pounds or 18 inches in height.
2. Pet owners must have proof of current inoculations and licenses. This information must be updated at every annual reexamination.
3. All dogs/cat pets shall be spayed or neutered.
4. Dog/cat owners must pay a Pet Deposit in the amount of \$200 prior to the PHA granting permission to the resident for having a pet. The \$200 may be paid in two installments (\$100 per month for two months). The Pet deposit shall be refundable at the removal of pet from the premises, or termination of the lease, less any charges for damages to the premises.
5. The tenants living in the Coloma Homes project will pay a \$10 monthly non-refundable fee for reasonable operating costs related to dogs.
6. Residents must identify two emergency caregivers to care for the pet in the event of resident illness or absence from the unit.

The Pet Policy has been posted and approved by the Whiteside County Housing Authority board and is in effect.

Required Attachment F: Resident Membership on the PHA Governing Board

The Whiteside County Housing Authority sent notices out to all of the Public Housing and Section 8 residents informing them of their opportunity to serve on the housing authority board. Only one resident responded to the notice and that person is now serving on the Whiteside County Housing Authority Board. Her name is Megan Grinnen and she resides in the Coloma Homes Housing development.

Required Attachment G: Membership on the Resident Advisory Board

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

RESIDENT ADVISORY BOARD

Ginny McPerryman
Dora Goff
Fred Swanson
Dawn Cole

Honorary Member:
Mayor Mulvaney

Attachment H
WHITESIDE COUNTY HOUSING AUTHORITY

RESIDENT SATISFACTION ASSESSMENT SURVEY

FOLLOW-UP ACTION PLAN

As a result of the Resident Assessment Satisfaction Survey (RASS) for the fiscal year ending March 31, 2002, the Whiteside County Housing Authority received the following scores (for the three public housing projects): Maintenance and Repair 91.7%, Communication 75.5%, Safety 74.6%, Services 92.6%, and Neighborhood Appearance 67.2%. The U.S. Department of Housing & Urban Development requires a PHA to prepare an Action Plan to address any area where a score was below 75%. The Whiteside County Housing Authority received scores of less than 75% in the following areas: 74.6% in Safety and 67.2% Neighborhood Appearance.

The results we received are also broken down by project (Coloma Homes, Garden Homes and Civic Plaza I); which helps our agency to locate which developments have the specified problems. We then concentrate our efforts in that particular development.

We will meet with the residents to review the survey results and to obtain input from the residents in all of the areas of the survey; but especially where we received the lowest scores. So, Coloma Homes, which received the lowest score 72.9% for safety. One item that will make the buildings more secure in this project is new windows with locks. The latest Capital fund program includes the installation of new windows and locks; this should be done by 9/30/03. We also plan to meet with the security guard company on a regular basis to keep abreast of any possible, or potential areas for criminal or drug activity. We also plan to communicate more with the residents regarding their security-by meeting with them and providing information about security in their newsletters by 7/31/03.

Then as far as Neighborhood Appearance, the family project Coloma Homes received a score of 58.7% and the hi-rise Civic Plaza I received a 70.6%. Upon review of the responses from Coloma Homes, one of the reasons given was that the parking areas are not kept up. If the residents mean the actual concrete area-this belongs to the city and does need to be replaced. Our agency has requested that the city do this; their response is that they do not have adequate funds. However, if the residents are responding to excessive trash in the parking areas then we will concentrate on trash removal to that area by 7/31/03. The responses at Civic Plaza I were about excessive noise and the general upkeep of the building. We will strive to improve the general inside appearance of Civic Plaza I. We will meet with the janitorial staff involved in the cleaning and ensure that they are fulfilling their duties and we will also remind the residents of their responsibilities as a resident of Civic Plaza I-regarding trash removal procedures.

We plan to provide copies of the resident survey to the Resident Advisory Board and to meet with the tenants in all of the developments. The housing authority board of commissioners already has copies of the survey and the results were discussed at the November 20,2002 regular board meeting. The Authority anticipates that they will complete the Action Plan for the resident survey by 10/1/2003/with input from the residents and the Resident Advisory board members.

ATTACHMENT: I

WHITESIDE COUNTY HOUSING AUTHORITY
401 W. 18TH STREET

ROCK FALLS, IL 61071
815-625-0581

ORGANIZATIONAL CHART

BOARD OF COMMISSIONERS



EXECUTIVE DIRECTOR
SECRETARY/TREASURER/PHM



DEPUTY DIRECTOR

ADMINISTRATION

ACCOUNTANT/COMPUTER
SYSTEM ADMINISTRATOR



SECTION VIII INSPECTOR/
PROP. CONTROL/LABOR STDS.



LOW-INCOME LEASING &
OCCUPANCY SPECIALIST



SECTION VIII COORDINATOR



RECEPTIONIST/CASHIER/TYPIST



SECTION VIII/ CEDAR WOOD
OCCUPANCY SPECIALIST



INTAKE SPECIALIST

MAINTENANCE

MAINT.SUPERINTENDENT



MAINT. CUSTODIAN IV



MAINT. CUSTODIAN III



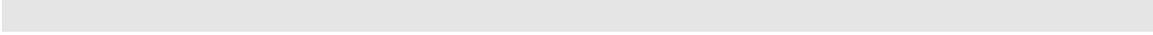
MAINT. CUSTODIAN II



MAINT. CUSTODIAN I



CUSTODIAN HELPER-
PART-TIME (2)



GREATER METROPOLITAN AREA HOUSING AUTHORITY

WORK ITEM BREAKDOWN

CGP 708 - 1999 BUDGET

DEVELOPMT OR PROGRA	WORK ITEM DESCRIPTION	LINE#	BUDGET AMT	DESCRIPTION OF ITEM OBLG	OBL AMT	OBL DATE	OBL REMAIN	INV/PO #	REQ#	REQ AMT	REQ DAT	REQ REMAIN	EXP AMT	EXP DATE	CK #	EXP REMAIN
	INSTALL RAILINGS @ REAR STAIRS 10-4	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	LANDSCAPING @ 10-4A	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	LANDSCAPING @ 10-4B	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	INSTALL WROUGHT IRON FENCING	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	REGRADE SITE FOR RUNOFF	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	INSTALL DUMPSTERS, PADS & ENCL	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	PARKING/DRIVEWAY IMPROVEMENT	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	REPLACE SIDEWALKS & STOOPS	1450			\$0.00		\$64,200.00			\$0.00		#VALUE!	\$0.00			#VALUE!
	INSTALL CEMENT SWALE	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	AIR HANDLER W/ CHILLER	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	BOILERS, PUMPS	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	DUCT FURNACES	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	ROOFTOP EXHAUST UNIT	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	REPLACE HOTWATER	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	REPLACE 1ST FLOOR HVAC	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	INSTALL POLE & WALL MTD SITE LIGHTS	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	INSTALL PLAYGROUND EQUIP 12B	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	PARKING/DRIVEWAY IMPROVEMENT	1450			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	REPLACE RETAINING WALLS	1450			\$0.00					\$0.00		\$32,790.00	\$0.00			\$32,790.00
	REPLACE HOTWATER HEATERS 12A	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	HALLWAY MAKE-UP AIR UNIT W/ CHILLER	1475			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	ADMIN STAFF TRAINING	1408			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	MAINTENANCE STAFF TRAINING	1408			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	DRUG ELIMINATION	1408			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	RESIDENT JOB TRAINING	1408			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!

GREATER METROPOLITAN AREA HOUSING AUTHORITY

WORK ITEM BREAKDOWN

CGP 708 - 1999 BUDGET

DEVELOPMT OR PROGRA	WORK ITEM DESCRIPTION	LINE#	BUDGET AMT	DESCRIPTION OF ITEM OBLG	OBL AMT	OBL DATE	OBL REMAIN	INV/PO #	REQ#	REQ AMT	REQ DAT	REQ REMAIN	EXP AMT	EXP DATE	CK #	EXP REMAIN
	ADMIN SALARIES	1410			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	ADMIN BENEFITS	1410			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	CGP TRAVEL, TRAINING, MISC.	1410			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	A & E FEES	1430			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	CONTINGENCY ACCOUNT	1502			\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!
	TOTALS				\$0.00		#VALUE!			\$0.00		#VALUE!	\$0.00			#VALUE!

Annual Statement/Performance and Evaluation Report
Part I: Summary
Comprehensive Grant Program

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

OMB ApI

ATTACHM

Public Reporting Burden for this collection of information is estimated to average 75.0 hours per response, including the time for reviewing instructions, searching existing data sources, gather the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including sug this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 204-10-3600 and to the C and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

HA Name: **Whiteside County Housing Authority** Comprehensive Grant Number: **IL06-P032-501-00** FFY of Grant Approval: **2001**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ____ Performance and Evaluation Report for Pro Ending: 9/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Actual Cost (2)	
			Original	Revised (1)	Obligated	
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)				
3	1408	Management Improvements	\$25,000.00	12,978.00	\$12,978.00	
4	1410	Administration	\$9,414.00	23,055.00	\$23,055.00	
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	\$27,500.00	26,146.00	\$26,146.00	
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures	\$569,791.00	571,626.00	\$571,626.00	
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment				
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs				
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	\$2,100.00	0.00		
19	Amount of Annual Grant (Sum of lines 2-18)		\$633,805.00	\$633,805.00	\$633,805.00	
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security		\$25,000.00	12,978.00	\$12,978.00	
23	Amount of line 19 Related to Energy Conservation Measure					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual State (2) To be completed for the Performance and Evaluation Report

Signature of Executive Director & Date:

LYNN DETER/EXECUTIVE DIRECTOR 9/30/2002

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

PAGE 1 OF 1

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	PHA WIDE							
	SECURITY GUARD SERVICES	1408		\$25,000.00	\$12,978.00	\$12,978.00	\$12,978.00	CONTRACT SIGNED IN OCTOBER COMPLETED
	ADMINISTRATIVE							
	REIMBURSEMENT FOR PREPARATION OF THIS APPLICATION	1410		\$5,514.00	\$19,155.00	\$19,155.00	\$19,155.00	
	ENERGY AUDIT	1410		\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	COMPLETED
	FEES & COSTS							
	CONTRACT FOR A & E	1430		\$27,500.00	\$26,146.00	\$26,146.00	\$26,146.00	CONTRACT SIGNED 12/26/01 COMPLETED
	CONTINGENCY	1502		\$2,100.00	\$0.00	\$0.00	\$0.00	
	SUB-TOTAL/THIS PAGE			\$64,014.00	\$62,179.00	\$62,179.00	\$62,179.00	

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

Signature of Executive Director and Date

 9/30/2002

Signature of Public Housing Director/Office of Native American Programs Administrator and D

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL 32-001 COLOMA HOMES	REPLACE ALL KITCHEN CABINET (SOLID WOOD) COUNTER TOPS AND SINKS	1460		\$338,624.00	\$338,624.00	\$338,624.00	\$338,624.00	CONTRACT SIGNED 4/13/00 COMPLETED
	REPLACE FAUCETS IN BATHROOMS	1460		\$20,910.00	\$20,910.00	\$20,910.00	\$20,910.00	USED FUNGIBILITY CONTRACT SIGNED 4/13/00 COMPLETED
	RE-ROOF LAST 6 BUILDINGS PLUS ADMIN AND MAINTENANCE BLDGS	1460		\$84,085.00	\$84,085.00	\$84,085.00	\$84,085.00	USED FUNGIBILITY CONTRACT SIGNED 5/29/00 COMPLETED
IL 32-003 CIVIC PLAZA I	REPLACE KITCHEN FAUCETS	1460		\$15,714.00	\$15,714.00	\$15,714.00	\$15,714.00	CONTRACT SIGNED 4/13/00 COMPLETED
	CARPET LIVING ROOMS AND BEDROOMS	1460		\$66,123.00	\$67,958.00	\$67,958.00	\$67,958.00	CONTRACT SIGNED 4/13/00 COMPLETED
	HARDWIRE SMOKE DETECTORS IN THE BEDROOMS	1460		\$27,020.00	\$27,020.00	\$27,020.00	\$27,020.00	CONTRACT SIGNED 4/13/00 COMPLETED
	REPLACE BATHROOM FAUCETS	1460		\$17,315.00	\$17,315.00	\$17,315.00	\$17,315.00	USED FUNGIBILITY CONTRACT SIGNED 4/13/00 COMPLETED
	SUB-TOTAL/THIS PAGE			\$569,791.00	\$571,626.00	\$571,626.00	\$571,626.00	
TOTAL				\$633,805.00	\$633,805.00	\$633,805.00	\$633,805.00	
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report				
Signature of Executive Director and Date 9/30/2002				Signature of Public Housing Director/Office of Native American Programs Administrator and D				

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Developme Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Worl
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

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

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and D

9/30/2001

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA WIDE	9/30/2002			9/30/2002			
IL 32-001	9/30/2002			9/30/2002			
IL 32-003	9/30/2002			9/30/2002			
<small>(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement</small> Signature of Executive Director and Date 9/30/2002				<small>(2) To be completed for the Performance and Evaluation Report</small> Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

GREATER METROPOLITAN AREA HOUSING AUTHORITY

WORK ITEM BREAKDOWN

CGP 708 - 1999 BUDGET

DEVELOPMT OR PROGRA	WORK ITEM DESCRIPTION	LINE#	BUDGET AMT	DESCRIPTION OF ITEM OBLG	OBL AMT	OBL DATE	OBL REMAIN	INV/PO #	REQ#	REQ AMT	REQ DAT	REQ REMAIN	EXP AMT	EXP DATE	CK #	EXP REMAIN
IL 10-4 JOS FULTON / O.G. MANOR	INSTALL RAILINGS @ REAR STAIRS 10-4	1450	\$352.00		\$0.00		\$352.00			\$0.00		\$352.00	\$0.00			\$352.00
	LANDSCAPING @ 10-4A	1450	\$31,218.00		\$0.00		\$31,218.00			\$0.00		\$31,218.00	\$0.00			\$31,218.00
	LANDSCAPING @ 10-4B	1450	\$28,320.00		\$0.00		\$28,320.00			\$0.00		\$28,320.00	\$0.00			\$28,320.00
	INSTALL WROUGHT IRON FENCING	1450	\$4,900.00		\$0.00		\$4,900.00			\$0.00		\$4,900.00	\$0.00			\$4,900.00
	REGRADE SITE FOR RUNOFF	1450	\$22,500.00		\$0.00		\$22,500.00			\$0.00		\$22,500.00	\$0.00			\$22,500.00
	INSTALL DUMPSTERS, PADS & ENCL	1450	\$20,000.00		\$0.00		\$20,000.00			\$0.00		\$20,000.00	\$0.00			\$20,000.00
	PARKING/DRIVEWAY IMPROVEMENT	1450	\$183,412.00		\$0.00		\$183,412.00			\$0.00		\$183,412.00	\$0.00			\$183,412.00
	REPLACE SIDEWALKS & STOOPS	1450	\$64,200.00		\$0.00		\$64,200.00			\$0.00		\$64,200.00	\$0.00			\$64,200.00
	INSTALL CEMENT SWALE	1450	\$18,400.00		\$0.00		\$18,400.00			\$0.00		\$18,400.00	\$0.00			\$18,400.00
IL 10-7 STREED TOWER	AIR HANDLER W/ CHILLER	1475	\$57,000.00		\$0.00		\$57,000.00			\$0.00		\$57,000.00	\$0.00			\$57,000.00
	BOILERS, PUMPS	1475	\$175,000.00		\$0.00		\$175,000.00			\$0.00		\$175,000.00	\$0.00			\$175,000.00
	DUCT FURNACES	1475	\$18,270.00		\$0.00		\$18,270.00			\$0.00		\$18,270.00	\$0.00			\$18,270.00
	ROOFTOP EXHAUST UNIT	1475	\$11,720.00		\$0.00		\$11,720.00			\$0.00		\$11,720.00	\$0.00			\$11,720.00
	REPLACE HOTWATER	1475	\$18,000.00		\$0.00		\$18,000.00			\$0.00		\$18,000.00	\$0.00			\$18,000.00
	REPLACE 1ST FLOOR HVAC	1475	\$24,400.00		\$0.00		\$24,400.00			\$0.00		\$24,400.00	\$0.00			\$24,400.00
IL 10-12 WARREN TOWER WARREN HEIGHTS	INSTALL POLE & WALL MTD SITE LIGHTS	1450	\$16,560.00		\$0.00		\$16,560.00			\$0.00		\$16,560.00	\$0.00			\$16,560.00
	INSTALL PLAYGROUND EQUIP 12B	1450	\$25,000.00		\$0.00		\$25,000.00			\$0.00		\$25,000.00	\$0.00			\$25,000.00
	PARKING/DRIVEWAY IMPROVEMENT	1450	\$130,400.00		\$0.00		\$130,400.00			\$0.00		\$130,400.00	\$0.00			\$130,400.00
	REPLACE RETAINING WALLS	1450	\$32,790.00		\$0.00		\$32,790.00			\$0.00		\$32,790.00	\$0.00			\$32,790.00
	REPLACE HOTWATER HEATERS 12A	1475	\$18,000.00		\$0.00		\$18,000.00			\$0.00		\$18,000.00	\$0.00			\$18,000.00
	HALLWAY MAKE-UP AIR UNIT W/ CHILLER	1475	\$61,952.00		\$0.00		\$61,952.00			\$0.00		\$61,952.00	\$0.00			\$61,952.00
MANAGEMENT IMPROVEMENTS	ADMIN STAFF TRAINING	1408	\$5,000.00		\$0.00		\$5,000.00			\$0.00		\$5,000.00	\$0.00			\$5,000.00
	MAINTENANCE STAFF TRAINING	1408	\$3,000.00		\$0.00		\$3,000.00			\$0.00		\$3,000.00	\$0.00			\$3,000.00
	DRUG ELIMINATION	1408	\$10,000.00		\$0.00		\$10,000.00			\$0.00		\$10,000.00	\$0.00			\$10,000.00
	RESIDENT JOB TRAINING	1408	\$15,000.00		\$0.00		\$15,000.00			\$0.00		\$15,000.00	\$0.00			\$15,000.00

GREATER METROPOLITAN AREA HOUSING AUTHORITY

WORK ITEM BREAKDOWN

CGP 708 - 1999 BUDGET

DEVELOPMT OR PROGRA	WORK ITEM DESCRIPTION	LINE#	BUDGET AMT	DESCRIPTION OF ITEM OBLG	OBL AMT	OBL DATE	OBL REMAIN	INV/PO #	REQ#	REQ AMT	REQ DAT	REQ REMAIN	EXP AMT	EXP DATE	CK #	EXP REMAIN
ADMINISTRATION	ADMIN SALARIES	1410	\$66,000.00		\$0.00		\$66,000.00			\$0.00		\$66,000.00	\$0.00			\$66,000.00
	ADMIN BENEFITS	1410	\$21,000.00		\$0.00		\$21,000.00			\$0.00		\$21,000.00	\$0.00			\$21,000.00
	CGP TRAVEL, TRAINING, MISC.	1410	\$5,000.00		\$0.00		\$5,000.00			\$0.00		\$5,000.00	\$0.00			\$5,000.00
FEES AND COSTS	A & E FEES	1430	\$70,000.00		\$0.00		\$70,000.00			\$0.00		\$70,000.00	\$0.00			\$70,000.00
CONTINGENCY	CONTINGENCY ACCOUNT	1502	\$77,546.00		\$0.00		\$77,546.00			\$0.00		\$77,546.00	\$0.00			\$77,546.00
	TOTALS		\$1,234,940.00		\$0.00		#####			\$0.00		\$1,234,940.00	\$0.00			\$1,234,940.00

Annual Statement/Performance and Evaluation Report
Part I: Summary
Comprehensive Grant Program

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

OMB Apj

ATTACHM

Public Reporting Burden for this collection of information is estimated to average 75.0 hours per response, including the time for reviewing instructions, searching existing data sources, gather the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including sug this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 204-10-3600 and to the C and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

HA Name: **Whiteside County Housing Authority** Comprehensive Grant Number: **IL06-P032-501-01** FFY of Grant Approval: **2002**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report fi Ending: 9/
 Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Actual Cost (2)	
			Original	Revised (1)	Obligated	
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)				
3	1408	Management Improvements	\$30,500.00	31,900.00	\$29,900.00	
4	1410	Administration	\$16,000.00	16,000.00	\$878.00	
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	\$39,000.00	39,000.00	\$39,000.00	
8	1440	Site Acquisition				
9	1450	Site Improvement	\$37,000.00	100,861.00	\$100,861.00	
10	1460	Dwelling Structures	\$454,955.00	298,142.00	\$298,142.00	
11	1465.1	Dwelling Equipment - Nonexpendable	\$22,550.00	85,554.00	\$63,004.00	
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment	\$41,100.00	43,264.00	\$43,264.00	
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs				
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	\$7,132.00	33,516.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)		\$648,237.00	\$648,237.00	\$575,049.00	
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security		\$28,000.00	25,000.00		
23	Amount of line 19 Related to Energy Conservation Measure					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual State (2) To be completed for the Perfomance and Evaluation Report

Signature of Executive Director & Date:

LYNN DETER/EXECUTIVE DIRECTOR 9/30/2002

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

PAGE 1 OF 1

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed \
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	PHA WIDE							
	SECURITY GUARD SERVICES	1408		\$24,500.00	\$25,000.00	\$25,000.00	\$0.00	CONTRACT SIGNED 10/
	ADMINISTRATIVE							
	REIMBURSEMENT FOR PREPAR- ATION OF THIS APPLICATION	1410		\$16,000.00	\$16,000.00	\$878.00	\$878.00	
	TRAINING FOR STAFF/CUSTOMER SERVICE	1408		\$2,000.00	\$2,000.00	\$0.00	\$0.00	TRAINING TO BE HELD
	CONTRACT FOR DESIGNATION OF CIVIC PLAZA I FOR ELDERLY ONLY	1408		\$4,000.00	\$4,900.00	\$4,900.00	\$4,900.00	COMPLETED
	UPGRADE COMPUTER SYSTEM/ HARDWARE/SOFTWARE	1475		\$25,000.00	\$24,956.00	\$24,956.00	\$24,956.00	NEED HARDWARE UPG TO UPGRADE IN SOFTWARE COMPLETED
	FEES & COSTS							
	CONTRACT FOR A & E	1430		\$39,000.00	\$39,000.00	\$39,000.00	\$0.00	CONTRACT SIGNED 2/1
	CONTINGENCY	1502		\$7,132.00	\$33,516.00	\$0.00	\$0.00	

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

 LYNN DETER 9/30/2002

Signature of Public Housing Director/Office of Native American Programs Administrator and [

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed \
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL 32-001 COLOMA HOMES	ADD ADDITIONAL SECURITY LIGHTING	1450		\$11,000.00	\$8,547.00	\$8,547.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	ADD MULCH TO PLAYGROUND AREAS	1450		\$10,000.00	\$3,817.00	\$3,817.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE REGISTERS AND VENT COVERS AS NEEDED	1460		\$18,975.00	\$5,067.00	\$5,067.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE REST OF ROOFS PLUS MAINTENANCE AND OFFICE	1460		\$135,000.00	\$0.00	\$0.00	\$0.00	WORK FUNGED BETWE AND 501-00
	INSTALL INSULATED STORM DOORS	1460		\$100,000.00	\$56,145.00	\$56,145.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE FRONT DOOR FRAME WITH STEEL/USE EXISTING DOORS + FRONT & BACK WEATHERSTRIPPING	1460		\$37,500.00	\$73,937.00	\$73,937.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE REST OF KITCHEN SINKS (84) DUE TO CORROSION OF BARS UNDER OLD SINKS	1460		\$18,980.00	\$18,980.00	\$18,980.00	\$18,980.00	FUNGED FROM CF 501- WORK COMPLETED
	RE-ROUTE ELECTRICAL LINES IN KITCHENS IN 1-BEDROOM APTS	1460		\$0.00	\$2,625.00	\$2,625.00	\$2,625.00	FUNGED FROM 501-00 WORK COMPLETED
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and [
LYNN DETER				9/30/2002				

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed \
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
COLOMA HOMES IL32-1 CONT	INSTALL LAUNDRY CONNECTION AT 25 1-BEDROOM APTS	1460		\$0.00	\$5,325.00	\$5,325.00	\$5,325.00	FUNGED FROM 501-00 WORK COMPLETED
	INSTALL SUPPLIES AND STOPS	1460		\$0.00	\$5,357.00	\$5,357.00	\$5,357.00	FUNGED FROM 501-00 WORK COMPLETED
	RELOCATE SMOKE DETECTORS IN LOWER LEVEL OF APT	1460		\$0.00	\$12,064.00	\$12,064.00	\$10,000.00	WORK IN PROGRESS/C SIGNED 7/2/02
	INSTALL IDENTIFICATION SIGNS ON ALL BUILDINGS	1450		\$0.00	\$5,467.00	\$5,467.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	INSTALL 1 GFI OUTLET IN KITCHEN (1 & 2 BEDROOM ONLY)	1460		\$0.00	\$12,884.00	\$12,884.00	\$10,000.00	WORK IN PROGRESS/C SIGNED 7/2/02
	BLACKTOP, SEAL AND STRIPE BACK ROAD (17TH)	1450		\$0.00	\$40,052.00	\$40,052.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	PRIME & PAINT ALL EXTERIOR DOORS (SHEDS & APTS)	1460		\$0.00	\$41,194.00	\$41,194.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
IL32-002 GARDEN HOMES	RENOVATE KITCHENS/NEW CUPBOARDS	1460		\$95,000.00	\$0.00	\$0.00	\$0.00	WORK TO BE DONE IN . GRANT
	REPLACE COMMUNITY ROOM CUPBOARDS	1460		\$3,500.00	\$0.00	\$0.00	\$0.00	WORK TO BE DONE IN . GRANT
	REPLACE KITCHEN FAUCETS + SHUT OFF VALVES	1460		\$13,000.00	\$0.00	\$0.00	\$0.00	WORK TO BE DONE IN . GRANT
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and [
LYNN DETER 9/30/2002								

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

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

form HUD-52837 (1/95)

Development			PAGE	Total Estimated Cost	Total Actual Cost
-------------	--	--	------	----------------------	-------------------

Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed
32-2 GARDEN HOMES CONT	REPLACE CAST IRON SINKS WITH STAINLESS STEEL	1460		\$16,000.00	\$0.00	\$0.00	\$0.00	WORK TO BE DONE IN GRANT
	REPLACE OUTSIDE MAIN POWER ELECTRICAL BOXES	1475		\$16,100.00	\$18,308.00	\$18,308.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE SHUT-OFF VALVES IN UTILITY ROOMS + NEAR METERS (3 DIFFERENT VALVES)	1460		\$12,000.00	\$4,422.00	\$4,422.00	\$2,000.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE REFRIGERATORS WITH FROST-FREE INCLUDING COMMUNITY ROOM	1465		\$22,550.00	\$22,550.00	\$0.00	\$0.00	TO BE PURCHASED IN GRANT
	REPLACE OUTSIDE WATER FAUCETS	1460		\$0.00	\$3,160.00	\$3,160.00	\$1,000.00	WORK IN PROGRESS/C SIGNED 7/2/02
	REPLACE DOOR LOCKS & KEYS KEY TO UTILITY ROOM PLUS COMMUNITY ROOM AND 2 STORAGE AREAS	1460		\$0.00	\$20,107.00	\$20,107.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
IL32-003 CIVIC PLAZA	RESURFACE/SEAL/STRIPE PARKING LOT	1450		\$13,000.00	\$14,201.00	\$14,201.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02
	LANDSCAPING/BUSHES/FLOWER AND MULCH	1450		\$3,000.00	\$9,732.00	\$9,732.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02

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

Signature of Executive Director and Date: 9/30/2002

Signature of Public Housing Director/Office of Native American Programs Administrator and []

Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development
Part II: Supporting Pages Office of Public and Indian Housing
Comprehensive Grant Program (CGP)

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
				Original PAGE ___ OF ___	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Form HUD-52837 (1/95)								

32-3 CIVIC PLAZA I CONT	WIDEN BASEMENT DOOR FRAME	1460	\$5,000.00	\$1,467.00	\$1,467.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02	
	REPLACE WATER HEATERS PLUS SHUT-OFF VALVES IN APTS PLUS IN COMMON AREAS	1465	\$0.00	\$63,004.00	\$63,004.00	\$40,000.00	WORK IN PROGRESS/C SIGNED 7/2/02	
	SUPPLIES/STOPS/P-TRAPS	1460	\$0.00	\$7,910.00	\$7,910.00	\$7,910.00	Funged from 501-00 WORK COMPLETED	
	REPLACE REMAINING SHUT-OFF VALVES UNDER SINKS IN BATH	1460	\$0.00	\$12,801.00	\$12,801.00	\$4,914.00	WORK IN PROGRESS/C SIGNED 7/2/02	
	INSTALL PRIVACY FENCE IN BACK OF PROJECT	1450	\$0.00	\$11,841.00	\$11,841.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02	
	INSTALL WATER FILTRATION SYSTEM IN CIVIC PLAZA I	1460	\$0.00	\$14,697.00	\$14,697.00	\$14,697.00	WORK COMPLETED	
	CONCRETE WORK/REPLACE STEPS & PORTIONS OF SIDEWALKS	1450	\$0.00	\$7,204.00	\$7,204.00	\$0.00	WORK IN PROGRESS/C SIGNED 7/2/02	
	TOTAL GRANT		\$648,237.00	\$648,237.00	\$575,049.00	\$153,542.00		
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement			(2) To be completed for the Performance and Evaluation Report					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and I					
9/30/2002								

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised *
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA WIDE	6/30/2003			6/30/2005			
IL 32-001	6/30/2003			6/30/2005			
IL32-002	6/30/2003			6/30/2005			
IL32-003	6/30/2003			6/30/2005			

<small>(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement</small>		<small>(2) To be completed for the Performance and Evaluation Report</small>	
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date	
LYNN DETER		9/30/2002	

GREATER METROPOLITAN AREA HOUSING AUTHORITY

WORK ITEM BREAKDOWN

CGP 708 - 1999 BUDGET

DEVELOPMT OR PROGRA	WORK ITEM DESCRIPTION	LINE#	BUDGET AMT	DESCRIPTION OF ITEM OBLG	OBL AMT	OBL DATE	OBL REMAIN	INV/PO #	REQ#	REQ AMT	REQ DAT	REQ REMAIN	EXP AMT	EXP DATE	CK #	EXP REMAIN
IL 10-4 JOS FULTON / O.G. MANOR	INSTALL RAILINGS @ REAR STAIRS 10-4	1450	\$352.00		\$0.00		\$352.00			\$0.00		\$352.00	\$0.00			\$352.00
	LANDSCAPING @ 10-4A	1450	\$31,218.00		\$0.00		\$31,218.00			\$0.00		\$31,218.00	\$0.00			\$31,218.00
	LANDSCAPING @ 10-4B	1450	\$28,320.00		\$0.00		\$28,320.00			\$0.00		\$28,320.00	\$0.00			\$28,320.00
	INSTALL WROUGHT IRON FENCING	1450	\$4,900.00		\$0.00		\$4,900.00			\$0.00		\$4,900.00	\$0.00			\$4,900.00
	REGRADE SITE FOR RUNOFF	1450	\$22,500.00		\$0.00		\$22,500.00			\$0.00		\$22,500.00	\$0.00			\$22,500.00
	INSTALL DUMPSTERS, PADS & ENCL	1450	\$20,000.00		\$0.00		\$20,000.00			\$0.00		\$20,000.00	\$0.00			\$20,000.00
	PARKING/DRIVEWAY IMPROVEMENT	1450	\$183,412.00		\$0.00		\$183,412.00			\$0.00		\$183,412.00	\$0.00			\$183,412.00
	REPLACE SIDEWALKS & STOOPS	1450	\$64,200.00		\$0.00		\$64,200.00			\$0.00		\$64,200.00	\$0.00			\$64,200.00
	INSTALL CEMENT SWALE	1450	\$18,400.00		\$0.00		\$18,400.00			\$0.00		\$18,400.00	\$0.00			\$18,400.00
IL 10-7 STREED TOWER	AIR HANDLER W/ CHILLER	1475	\$57,000.00		\$0.00		\$57,000.00			\$0.00		\$57,000.00	\$0.00			\$57,000.00
	BOILERS, PUMPS	1475	\$175,000.00		\$0.00		\$175,000.00			\$0.00		\$175,000.00	\$0.00			\$175,000.00
	DUCT FURNACES	1475	\$18,270.00		\$0.00		\$18,270.00			\$0.00		\$18,270.00	\$0.00			\$18,270.00
	ROOFTOP EXHAUST UNIT	1475	\$11,720.00		\$0.00		\$11,720.00			\$0.00		\$11,720.00	\$0.00			\$11,720.00
	REPLACE HOTWATER	1475	\$18,000.00		\$0.00		\$18,000.00			\$0.00		\$18,000.00	\$0.00			\$18,000.00
	REPLACE 1ST FLOOR HVAC	1475	\$24,400.00		\$0.00		\$24,400.00			\$0.00		\$24,400.00	\$0.00			\$24,400.00
IL 10-12 WARREN TOWER WARREN HEIGHTS	INSTALL POLE & WALL MTD SITE LIGHTS	1450	\$16,560.00		\$0.00		\$16,560.00			\$0.00		\$16,560.00	\$0.00			\$16,560.00
	INSTALL PLAYGROUND EQUIP 12B	1450	\$25,000.00		\$0.00		\$25,000.00			\$0.00		\$25,000.00	\$0.00			\$25,000.00
	PARKING/DRIVEWAY IMPROVEMENT	1450	\$130,400.00		\$0.00		\$130,400.00			\$0.00		\$130,400.00	\$0.00			\$130,400.00
	REPLACE RETAINING WALLS	1450	\$32,790.00		\$0.00		\$32,790.00			\$0.00		\$32,790.00	\$0.00			\$32,790.00
	REPLACE HOTWATER HEATERS 12A	1475	\$18,000.00		\$0.00		\$18,000.00			\$0.00		\$18,000.00	\$0.00			\$18,000.00
	HALLWAY MAKE-UP AIR UNIT W/ CHILLER	1475	\$61,952.00		\$0.00		\$61,952.00			\$0.00		\$61,952.00	\$0.00			\$61,952.00
MANAGEMENT IMPROVEMENTS	ADMIN STAFF TRAINING	1408	\$5,000.00		\$0.00		\$5,000.00			\$0.00		\$5,000.00	\$0.00			\$5,000.00
	MAINTENANCE STAFF TRAINING	1408	\$3,000.00		\$0.00		\$3,000.00			\$0.00		\$3,000.00	\$0.00			\$3,000.00
	DRUG ELIMINATION	1408	\$10,000.00		\$0.00		\$10,000.00			\$0.00		\$10,000.00	\$0.00			\$10,000.00
	RESIDENT JOB TRAINING	1408	\$15,000.00		\$0.00		\$15,000.00			\$0.00		\$15,000.00	\$0.00			\$15,000.00

GREATER METROPOLITAN AREA HOUSING AUTHORITY

WORK ITEM BREAKDOWN

CGP 708 - 1999 BUDGET

DEVELOPMT OR PROGRA	WORK ITEM DESCRIPTION	LINE#	BUDGET AMT	DESCRIPTION OF ITEM OBLG	OBL AMT	OBL DATE	OBL REMAIN	INV/PO #	REQ#	REQ AMT	REQ DAT	REQ REMAIN	EXP AMT	EXP DATE	CK #	EXP REMAIN
ADMINISTRATION	ADMIN SALARIES	1410	\$66,000.00		\$0.00		\$66,000.00			\$0.00		\$66,000.00	\$0.00			\$66,000.00
	ADMIN BENEFITS	1410	\$21,000.00		\$0.00		\$21,000.00			\$0.00		\$21,000.00	\$0.00			\$21,000.00
	CGP TRAVEL, TRAINING, MISC.	1410	\$5,000.00		\$0.00		\$5,000.00			\$0.00		\$5,000.00	\$0.00			\$5,000.00
FEES AND COSTS	A & E FEES	1430	\$70,000.00		\$0.00		\$70,000.00			\$0.00		\$70,000.00	\$0.00			\$70,000.00
CONTINGENCY	CONTINGENCY ACCOUNT	1502	\$77,546.00		\$0.00		\$77,546.00			\$0.00		\$77,546.00	\$0.00			\$77,546.00
	TOTALS		\$1,234,940.00		\$0.00		#####			\$0.00		\$1,234,940.00	\$0.00			\$1,234,940.00

Annual Statement/Performance and Evaluation Report
Part I: Summary
Comprehensive Grant Program

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

OMB ApI

ATTACHEI

Public Reporting Burden for this collection of information is estimated to average 75.0 hours per response, including the time for reviewing instructions, searching existing data sources, gather the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including sug this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 204-10-3600 and to the C and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

HA Name: **Whiteside County Housing Authority** Comprehensive Grant Number: **IL06-P032-501-02** FFY of Grant Approval: **2002**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report fc Ending: 05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account		Total Estimated Cost		Actual Cost (2)	
			Original	Revised (1)	Obligated	
1	Total Non-CGP Funds					
2	1406	Operations (May not exceed 10% of line 19)				
3	1408	Management Improvements	\$30,500.00	30,500.00	\$0.00	
4	1410	Administration	\$18,000.00	18,000.00	\$223.00	
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	\$38,000.00	40,000.00	\$40,000.00	
8	1440	Site Acquisition				
9	1450	Site Improvement	\$10,000.00	10,000.00	\$0.00	
10	1460	Dwelling Structures	\$461,519.00	461,519.00	\$0.00	
11	1465.1	Dwelling Equipment - Nonexpendable				
12	1470	Nondwelling Structures				
13	1475	Nondwelling Equipment	\$10,000.00	10,000.00	\$0.00	
14	1485	Demolition				
15	1490	Replacement Reserve				
16	1495.1	Relocation Costs				
17	1498	Mod Used for Development				
18	1502	Contingency (may not exceed 8% of line 19)	\$48,000.00	46,000.00	\$0.00	
19	Amount of Annual Grant (Sum of lines 2-18)		\$616,019.00	\$616,019.00	\$40,223.00	
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security		\$27,000.00	27,000.00		
23	Amount of line 19 Related to Energy Conservation Measure		\$461,519.00	461,519.00		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual State (2) To be completed for the Performance and Evaluation Report

Signature of Executive Director & Date:

LYNN DETER/EXECUTIVE DIRECTOR 9/30/02

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

PAGE 1 OF 1

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Developme Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	PHA WIDE							
	SECURITY GUARD SERVICES	1408		\$27,000.00	\$27,000.00	\$0.00	\$0.00	TO BE BID OUT IN JUN
	ADMINISTRATIVE							
	REIMBURSEMENT FOR PREPAR- ATION OF THIS APPLICATION	1410		\$18,000.00	\$18,000.00	\$223.00	\$223.00	
	REVIEW UTILITY ALLOWANCES	1408		\$3,500.00	\$3,500.00	\$0.00	\$0.00	
	UPGRADE COMPUTER SYSTEM/ HARDWARE/SOFTWARE	1475		\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	FEES & COSTS							
	CONTRACT FOR A & E	1430		\$38,000.00	\$40,000.00	\$40,000.00	\$0.00	CONTRACT SIGNED 9/
	CONTINGENCY	1502		\$48,000.00	\$46,000.00			

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

 LYNN DETER 9/30/2002

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
IL 32-001 COLOMA HOMES	REPLACE ALL WINDOWS	1460		\$461,519.00	\$461,519.00	\$0.00	\$0.00	TO BE BID OUT IN DEC
	ADD MULCH TO PLAYGROUND AREAS	1450		\$10,000.00	\$10,000.00			TO BE BID OUT IN DEC
	TOTAL GRANT			\$616,019.00	\$616,019.00	\$40,223.00	\$223.00	

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date
 LYNN DETER 9/30/2002

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

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

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

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Developmen Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

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

Signature of Executive Director and Date LYNN DETER 5/6/2002	Signature of Public Housing Director/Office of Native American Programs Administrator and
--	---

Development Number/Name HA-Wide Activities	General Description of Major Major Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

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

Signature of Executive Director and Date: 5/6/2002

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

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

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

Development Number/Name HA-Wide	General Description of Major Major Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	

Activities		Number				Obligated (2)	Expended (2)	

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

5/6/2002

Signature of Public Housing Director/Office of Native American Programs Administrator and

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PHA WIDE	5/30/2004			5/30/2006			
IL 32-001	5/30/2004			5/30/2006			
IL32-003	5/30/2004			5/30/2006			
<small>(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement</small> Signature of Executive Director and Date LYNN DETER/EXECUTIVE DIRECTOR 9/30/2002				<small>(2) To be completed for the Performance and Evaluation Report</small> Signature of Public Housing Director/Office of Native American Programs Administrator and Date			