

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

PHA Plans

Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Jackson County Housing Authority

PHA Number: IL053

PHA Fiscal Year Beginning: (mm/yyyy) 07/2003

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)
Advisory Board Members (see attached list)

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)

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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

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

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
See attachments list at page 43.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions'	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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 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
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input 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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	year	
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
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
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	5,553	5	3	3	3	3	3
Income >30% but <=50% of AMI	2,499	3	2	2	2	2	2
Income >50% but <80% of AMI	4,116	2	2	2	2	2	2
Elderly	1,338	2	2	2	2	2	2
Families with Disabilities	446	2	3	2	2	2	2
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003
- 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	685		113
Extremely low income <=30% AMI	589	86	
Very low income (>30% but <=50% AMI)	82	12	
Low income (>50% but <80% AMI)	14	2	
Families with children	380	55	
Elderly families	40	6	
Families with Disabilities	28	4	
African American	503	73	
Caucasian	170	25	
Asian	2	0	
Hispanic	10	1	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	305	45	
2 BR	197	29	
3 BR	149	22	
4 BR	33	5	

Housing Needs of Families on the Waiting List			
5 BR	1	<1	
5+ BR	0	0	
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			

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,200		
Extremely low income <=30% AMI	1,020	85%	
Very low income (>30% but <=50% AMI)	180	15%	
Low income (>50% but <80% AMI)	0	0	
Families with children	1,080	90%	
Elderly families	120	10%	
Families with Disabilities	47	4%	
Caucasian	547	47%	
African American	607	50.6%	

Housing Needs of Families on the Waiting List			
Asian	24	2%	
Hispanic	5	.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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)
Maximizing available affordable housing units by reducing vacancies.

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)
Meet HUD federal targeting requirements for families at or below 30% of AMI in public housing.

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)
Strive to maintain high quality affordable housing for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$871,223	
b) Public Housing Capital Fund	\$1,527,112	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,904,770	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
Capital Fund Replacement Reserve	\$51,303	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
CFP IL06P05350102	\$153,892	
	0	
	0	
3. Public Housing Dwelling Rental Income	930,000	
	0	
	0	
4. Other income (list below)	100,00	
Excess utilities,, interest, sales and	0	
Services to tenants, late charges,	0	
Court costs, sale of scrap, etc.	0	
4. Non-federal sources (list below)	0	
Total resources	\$5,438,400.00	

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)
Preliminary determination is made before applicant is added to the waiting list.
Final determination is made when applicant approaches top of the waiting list.

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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:

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development name:	Number of Units	Explanation (if any) [see step 4 at S.903.2(c)(1)(iv)]	Deconcentration policy (if no explanation)[see step 5 at S.903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation

- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

- 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)
Utilized ceiling rents.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)
As program funding expires and is renewed at new FMR.

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 Exempt. High Performing PHA

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

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

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

Exempt. High Performing PHA.

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

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

-or-

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

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: IL06P053018
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" 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: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: In progress b. Projected end date of activity: Upon sale of property

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

[24 CFR Part 903.7 9 (i)]

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

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

completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)

<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

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

Exempt. High Performing PHA

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures Exempt. High Performing PHA.

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA Pet Policy is included in the PHA ACOP and was an attachment to its 2001 Annual Plan.

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 Exempt. High Performing PHA.

[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: This section will be completed at the conclusion of Resident Advisory Board consultations.

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) Please see PHA response in Section 2 above.

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: State of Illinois

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

 - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: Certification of Consistence with the Consolidated Plan.

D. Other Information Required by HUD

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

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

- IL053a01, Deconcentration Policy
- IL053b01, Narrative Progress Report
- IL053c01, Resident Survey Follow-Up Plan
- IL053d01, Resident Membership on PHA Governing Board and
Resident Membership on Advisory Board
- IL053e01, Resident Advisory Board comments/recommendations, and
PHA response
- IL053f01, PHA Vacancy Reduction Plan
- IL053g01, Management Organization Chart
- IL053h01, PHA CFP Annual Statement and Five-Year Action Plan
- IL053i01, PHA CFP Replacement Housing Factor Annual Statement
- IL053j01, Final Performance and Evaluation Report of CFP No.
IL06P05350100.
- IL053k01, Performance and Evaluation Report for CFP No.
IL06P05350101 for period ending 12/31/02
- IL053l01, Performance and Evaluation Report for CFP No.
IL06R05350101 for period ending 12/31/02
- IL053m01, Performance and Evaluation Report for CFP No.
IL06P05350102 for period ending 12/31/02
- IL053n01, Performance and Evaluation Report for CFP No.
IL06R05350102 for period ending 12/31/02

IL053a01
ATTACHMENT A TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL

DECONCENTRATION POLICY

As required by Section 513 of the quality Housing and work Responsibility Act (QHWRA), the Housing Authority's Admission Policy must be designed to provide for poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. This policy is developed in accordance with QHWRA Section 513.

In order to comply with this regulation, the Housing Authority will take steps to analyze its public housing stock and tenant incomes. The Authority will compare the relative tenant incomes and occupancy characteristics of each development as they relate to the census tracts where the developments are located and make adjustments to deconcentrate those areas if necessary based on the following plan:

Rent Incentives:

In order to encourage higher income applicants into lower income areas and thereby help to achieve a deconcentration of poverty, the Authority has adopted and will continue to utilize ceiling rents. Ceiling rents have and will continue to encourage many working families to move into public housing. Ceiling rents also help to keep residents who obtain a job to remain in public housing instead of being forced to move out. The Housing Authority will also work with Senior Citizen agencies, rehabilitation agencies, and other social agencies to encourage lower income applicants to move into any developments that may be designated as high income developments.

Preferences:

Working families are given preferences over non-working families to encourage them to move into public housing. Since most of our developments consist of residents in the lower income category, this will allow the Authority to place more working families in our developments.

Other:

The Housing Authority will determine annually whether there exists a severe concentration of higher income or lower income families within a development as it relates to census tracts in which the developments are located. If severe concentration is found to exist, and there are available units in those developments, the following actions may be taken: the Housing Authority may choose to first offer the units at developments with the most severe concentration of higher/lower income families to qualified applicants whose incomes will help to balance the incomes of the development to achieve proper income mixing. If there is no concentration problem, the Authority will offer the available apartment to the next qualified applicant in accordance with the Admissions and Continued Occupancy Policy.

**JACKSON COUNTY HOUSNG AUTHORITY
PRESENTLY HAS NO DEVELOPMENTS COVERED BY
THE DECONCENTRATION RULE.**

IL053b01
ATTACHMENT B TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL

NARRATIVE PROGRESS REPORT

Housing Needs

The PHA continues to strive to maintain effective maintenance and management policies to minimize off-line housing units.

The PHA has developed a Vacancy Reduction Plan and will utilize this plan to maximize vacant unit turnaround.

The PHA has and will continue to utilize Capital Fund Program funds to modernize and enhance the marketability of its dwelling units.

The PHA will continue to strive to serve the housing needs of the community.

Financial

The PHA has achieved a Financial Assessment Subsystem score of **29**. The PHA lost points only in Tenant Accounts Receivable, but this was still noted to be good and this score is an improvement from the previous fiscal year.

Management

The PHA achieved a Management Assessment Subsystem score of **26**. This score was primarily due to sub-indicator number one, vacant unit turn around, and again was due to the number of vacancies. The PHA will strive to improve this score with its efforts to decrease vacancies through improved vacant unit turnaround, Leasing & Occupancy improvements, security and enhanced marketability as detailed in the PHA's Vacancy Reduction Plan. This score was an improvement over the score from the previous fiscal year.

Narrative Progress Report
Page 2

Deconcentration and Income Mixing

The PHA has adopted policies to achieve its goals for deconcentration and income mixing and will continue to strive to meet those goals. However, the PHA currently has no developments subject to the Deconcentration Rule.

Capital Fund

The PHA continues to judiciously utilize its Capital Fund Program grant funds to maintain high quality affordable housing for its residents as evidenced by its Physical Assessment Subsystem score of 27 and by favorable Corp of Engineer reviews.

Property Disposition

The PHA has been advised by telephone that its application for disposition of property has been approved. The PHA is currently awaiting written approval so that it may begin the process of selling said property in accordance with the said disposition approval.

IL053c01
ATTACHMENT C TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL

RESIDENT ASSESSMENT FOLLOW-UP PLAN 2003

COMMUNICATION: SCORE 71.1%

The PHA will continue to publish its Resident Newsletter, which provides residents with safety tips, schedules of all income recertification dates and times, the PHA's ongoing Insect Control schedule, all staff members' names, titles and phone extensions, Resident Adult and Youth activities, Capital Fund Program activities, Housing Inspection schedules, information on health care, safety and taxes and a column written by the Executive Director among many other items of interest to our residents.

The PHA will continue its policy of individualized lease orientation with each new resident at the time they sign their lease.

The PHA will continue to hold Resident Advisory Board meetings and follow-up on the suggestions we receive.

The PHA will continue to work with its Resident Councils and to collaborate on MOA's with them.

The PHA will continue to instruct its staff to respond to our residents needs and requests in a positive service minded and timely manner.

This year's score is an improvement over the score for the previous fiscal year and the PHA will continue to strive to further improve this score.

SAFETY: SCORE 68.1%

The PHA will continue utilizing our in house security personnel in the daily patrols they make through the developments.

The PHA will continue its community policing efforts with the local police departments in our various developments.

Resident Assessment Follow-Up Plan 2003
Page 2

The PHA will continue in its efforts to network with the various anti-crime and safety related organizations in our area by continuing our participation in Carbondale's Gang Task Force and the First Judicial Circuit's Family Violence Seminars.

The PHA will continue to enforce the Admissions and Continued Occupancy Policy and the Dwelling Lease.

The PHA will continue to utilize its Drug Elimination Program to enhance the residents' actual and perceived safety.

The PHA will improve safety in its four (4) high rise buildings through the installation of monitored security cameras at each building.

The PHA will continue to make safety and anti-crime information available to our residents through the Resident Newsletter and postings in our office.

The PHA staff will make every effort to see that the residents of the Housing Authority feel safe in their developments at all times.

This year's score is an improvement over the score for the previous fiscal year and the PHA will continue to strive to further improve this score.

NEIGHBORHOOD APPEARANCE: SCORE 67.5%

The PHA will continue to hold Resident Advisory Board meetings and follow-up on the suggestions we receive.

The PHA will be hiring a contractor for mowing and trash removal.

The PHA will continue to utilize PHA staff to remove litter and broken glass from each development as needed.

The PHA will respond in a timely and professional manner to appearance problems in the community as reported by residents and/or staff.

The PHA will continue to utilize Capital Fund Program funds to enhance curb appeal of its developments.

This year's score is an improvement over the score for the previous fiscal year and the PHA will continue to strive to further improve this score.

IL053d01
ATTACHMENT D TO AGENCY PLAN OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL

RESIDENT MEMBERSHIP ON PHA GOVERNING BOARD

Ruby Williams
300 North Seventh Street, Apartment 601
Murphysboro, IL 62966

RESIDENT MEMBERSHIP ON ADVISORY BOARD

Judith Archibold
401 South 5th Street
Murphysboro, IL 62966

Linda Oliver-Bankhead
100 Wells Street, Apt. 15A
Murphysboro, IL 62966

Betty Davis
727 Bridgewood Lane
Murphysboro, IL 62966

Bobbie Shannon
713 B Robert A. Stalls Ave.
Carbondale, IL 62901

Norma Wooley
308 B East Elm Street
Carbondale, IL 62901

Donna Wright
1115 A East College
Carbondale, IL 62901

Derrick Griggs
1425 Old West Main, Apt. 5
Carbondale, IL 62901

Dorothy Vaughn
310 C East Douglas
DeSoto, IL 62924

Nina Piper
233 North 13th Street, Apt. 609
Murphysboro, IL 62966

Robert Foster
715 Bridge Street
Murphysboro, IL 62966

Rebecca Falter
504 South 5th
Elkville, IL 62932

Joseph Rayborn
1838 Alexander Street
Murphysboro, IL 62966

Louise Oliver
100 Wells Street, Apt. 10
Murphysboro, IL 62966

Jeanie Akamanti
1259 West No Name Road
Carbondale, IL 62901

Elizabeth Hartline
510 S. Fifth Street
Elkville, IL 62932

IL053e01
Resident Advisory Board Comments / Recommendations
and PHA Response

Advisory Board Meeting of January 28, 2003:

Comment:

Advisory Board representative from IL53-07, Murphysboro, inquired about screening of applicants and police background checks; she said she had heard that background checks were not always done.

PHA Response:

Executive Director Tyler Young, Jr. advised that background checks are done on all applicants before they are approved for housing, that background checks for public housing applicants are done by the Carbondale Police Department and background checks for the Section 8 Program are done by the Murphysboro Police Department.

Comment:

Advisory Board representative from IL53-05, DeSoto, asked when the housing authority planned to begin rehab of apartments in Desoto.

PHA Response:

Rehab Director Patricia Wright reported that the 5-year plan had anticipated that this work would be funded in FY 2005. However, the implementation of the Vacancy Reduction Program will delay the start of that work.

Advisory Board Meeting of March 25, 2003

Comment:

Advisory Board representative from New Horizons, IL53-13, Murphysboro, asked if playground equipment was planned at the conclusion of the rehabilitation at the development.

PHA Response:

Mr. Young advised that playground equipment was not a high priority at the present time but that funding for playgrounds was a possibility in the future.

Comment:

Advisory Board representative from IL53-16, Carbondale, said that new mailboxes were needed. Presently the mailboxes are rural type boxes and he would like to see locking boxes installed.

PHA Response:

Rehab Director Patricia Wright advised that the PHA planned in the future to install locking mailboxes at all locations where rural boxes are located.

IL053f01

Vacancy Reduction Plan

Non-Routine Maintenance

Jackson County Housing Authority

Murphysboro, Illinois

2003

Introduction

The Non-Routine Maintenance Program is a method to provide a quick turnaround of vacant units.

The PHA will create a pool of outside contractors to perform this work, and will include in its selection of contractors Section 3 qualified contractors and minority contractors.

The vacant unit turnaround work consists mainly of painting but will also include window repairs, carpentry, plumbing and electrical work.

All work must conform to UPCS quality standards. Housing Authority UPCS certified inspectors will conduct final inspections.

The program allows for a series of contracts issued to contractors to perform work. No one contract can exceed \$25,000 with no one vacant unit exceeding \$10,000.

Advertisements

The first step taken will be to advertise in the local newspaper to establish the pool of qualified contractors. The advertisement will request contractor qualifications and will state that the PHA will request proposals to provide general rehabilitation and unit repairs through its Non-Routine Maintenance Unit Renovation Program. The advertisement will give a date for an informational meeting to inform prospective contractors of the program and the requirements.

Contractor's Meeting

An informal meeting will be held to inform prospective contractors of the Non-Routine Maintenance Unit Renovation Program.

Items to be discussed at the meeting are as follows:

1. The Non-Routine Maintenance Program and how it will be administered.
2. HUD requirements such as general conditions, special conditions, prevailing wage rates, etc.
3. In house regulations such as disciplinary action that will be taken if contractors do not comply with the contract, project specifications, etc.

A qualifying package will be handed out to all contractors in attendance, with each contractor signing for the package.

Contractors will be informed that as soon as they have completed the qualifying package and accepted by the PHA, they will be given the opportunity to bid on work under the program.

Contractors will be allowed to bid on new work only after they have satisfactorily completed work on units.

Contractor's Qualifications

The first qualifying package explains the objective of the program and asks the prospective contractors specific information about their firms. This package is included in the first report.

The package requests the contractor to answer or submit paperwork addressing eleven items such as age of firm, employees, references, proof of insurance, etc. A Non-Collusive Affidavit, Previous Participation and Representations, Certifications and other Statements of Bidders forms will be provided.

Each contractor must carry General Liability, Automobile and Worker's Compensation insurance in the amounts specified in the General Conditions. No exceptions will be made.

Once contractors have met the required qualifications, they will be given the "Basic Ordering Agreement" to review and sign. This agreement outlines the project rules, payroll, general requirements, etc. The Executive Director must also sign this form.

Unit Inspections

During the time contractors are qualifying, PHA staff will inspect vacant units to create a Scope of Work for each unit.

The form used to address the Scope of Work will include a list of 20 to 25 general regulations and work items which occur in each unit without exception. The remaining items in the work scope are unit specific items.

If minor items are missed during the inspection, a Maintenance work order will be issued to correct these items. Contract modifications to contractors will be kept to a minimum.

Bidding Process

All qualified contractors will be allowed to bid on the first packages. The initial package of twenty units will be divided into four phases. Contractors will be allowed to bid on only one phase of work, i.e., Phase I contractors will bid on 5 units, Phase II contractors will bid on 5 units, etc. Due to staffing inspection time constraints, only two phases will progress at one time.

Each contractor must walk through each of the units they will be bidding on. This will eliminate additional money in the bid based on guesswork and will also allow addendums to the specifications if contractors notice anything during the walkthrough that has not been addressed.

The PHA will complete in-house estimates for each unit and contractors will be told that if their bid prices are substantially higher than the PHA in-house estimate, contracts will not be awarded.

Bid Opening

At the time of bid opening, each unit will be reviewed and a low bidder assigned to that unit until the bidder has as close to \$25,000 as they could get.

Field Inspections

PHA staff will inspect each contractor and unit during renovation to verify that the contractors are following the scope of work. Wage interviews will be conducted to verify that contractors are paying the appropriate wages for the job.

During renovation, if the contractor finds additional items that are not in his Scope of Work, a list will be given to the PHA.

PHA inspection staff will keep close contact with each Contractor to foresee when units will be ready for occupancy so that notification can be given to Leasing & Occupancy staff of unit availability.

Final Closeout

When a contractor completes a unit, he/she makes an appointment with the inspector to review and accept the unit. If a contractor has a contract for more than one unit, he/she should schedule the final inspection as each unit is completed and not wait until all units in the contract are complete.

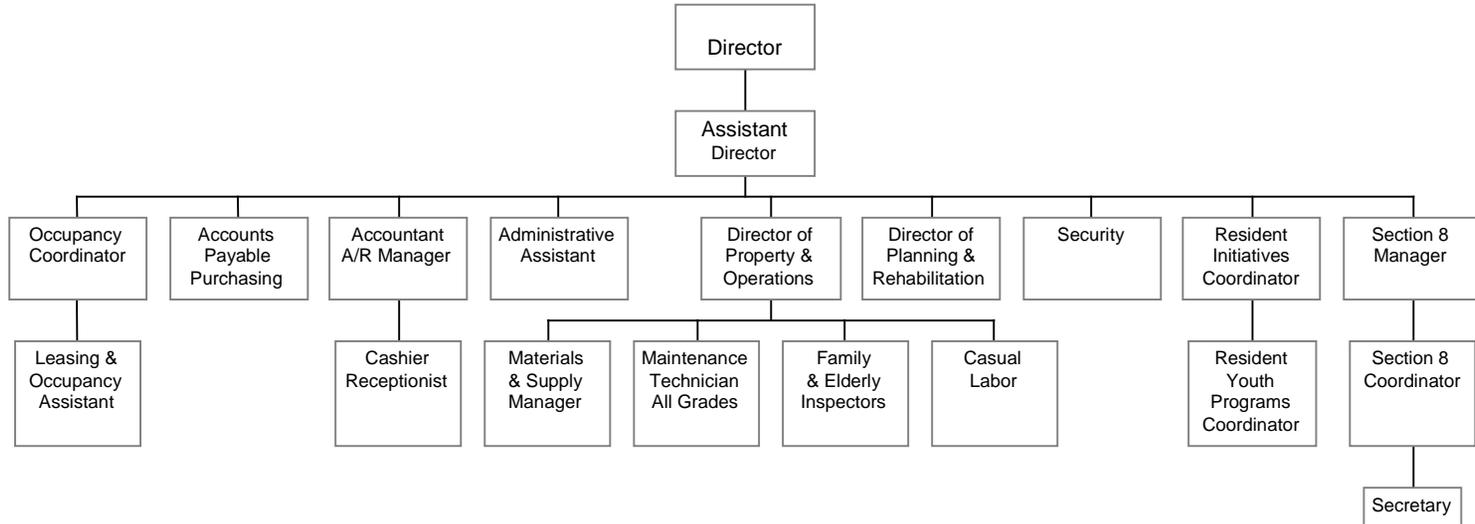
After inspection by the PHA, contractors will be provided with a punch list of items that have not been completed or not completed satisfactorily. When all work is completed satisfactorily, the PHA will provide the contractor with an Acceptance of the unit.

When all of a contractor's units have been accepted, the contractor shall become eligible to bid on the next phase of work.

Conclusion

The PHA is confident this plan will greatly facilitate vacant unit turn around and will also greatly assist in meeting the PHA's minority contracting goals. As work begins under this plan, the PHA will adjust its Plan as needed to facilitate its goals.

Organization Chart
Jackson County Housing Authority



IL053h01

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

PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	280,000.00			
3	1408 Management Improvements	200,000.00			
4	1410 Administration	50,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	80,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	25,000.00			
10	1460 Dwelling Structures	774,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	40,000.00			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	78,112.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,527,112.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		280,000.00				
PHA Wide	Management Improvements	1408		200,000.00				
PHA Wide	Administration	1410		50,000.00				
PHA Wide	Professional Services	1430		80,000.00				
PHA Wide	Appliances	1465		40,000.00				
PHA Wide	Vacancy Reduction	1460		150,000.00				
IL53-03	Roofs, LBP Abatement	1460	10	150,000.00				
IL53-06	Furnace replacement	1460	16	16,000.00				
IL53-08	Window, door replacement, HVAC	1460	70	360,000.00				
IL53-10	Window and siding replacement	1460	16	88,000.00				
IL53-11	Parking lot surfacing	1450	1	25,000.00				
PHA wide	Asbestos abatement	1460		10,000.00				
PHA Wide	Contingency	1502		78,112.00				

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

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05350103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	9/30/2005			9/30/2007			
IL53-03	9/30/2005			9/30/2007			
IL53-06	9/30/2005			9/30/2007			
IL53-08	9/30/2005			9/30/2007			
IL53-10	9/30/2005			9/30/2007			
IL53-11	9/30/2005			9/30/2007			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Jackson County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008
	Annual Statement				
PHA Wide		833,612.00	845,337.00	792,112.00	902,112.00
IL53-01		0	90,000.00	75,000.00	75,000.00
IL53-02		168,500.00	337,000.00	250,000.00	0
IL53-03		75,000.00	100,000.00	75,000.00	75,000.00
IL53-04		0	0	0	15,000.00
IL53-05		0	0	110,000.00	110,000.00
IL53-06		0	0	0	15,000.00
IL53-07		0	0	0	15,000.00
IL53-08		0	0	0	15,000.00
IL53-09		0	0	0	15,000.00
IL53-10		35,000.00	154,775.00	155,000.00	155,000.00
IL53-11		0	0	70,000.00	15,000.00
IL53-12		0	0	0	15,000.00
IL53-13		400,000.00	0	0	0
IL53-14		0	0	0	15,000.00
IL53-15		15,000.00	0	0	15,000.00
IL53-16		0	0	0	15,000.00
IL53-17		0	0	0	15,000.00
IL53-19		0	0	0	15,000.00
IL53-21		0	0	0	15,000.00
IL53-22		0	0	0	15,000.00
CFP Funds Listed for 5-year planning		1,527,112	1,527,112	1,527,112	1,527,112
Replacement Housing Factor Funds		51,303	51,303	0	0

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__3__ FFY Grant: 2006 PHA FY: 2007			Activities for Year: _4__ FFY Grant: 2007 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	Operations	250,000	PHA Wide	Operations	280,000
PHA Wide	Management Improv.	200,000	PHA Wide	Management Improv.	200,000
PHA Wide	Administration	50,000	PHA Wide	Administration	50,000
PHA Wide	Professional Services	95,000	PHA Wide	Professional Services	95,000
PHA Wide	Appliances	15,000	PHA Wide	Appliances	15,000
PHA Wide	Contingency	82,112	PHA Wide	Contingency	99,612
IL53-01	Windows, siding	75,000	IL53-01	Windows, siding	75,000
IL53-02	Site, dwelling improv.	250,000	IL53-03	Roofs, LBP abate.	75,000
IL53-03	Roofs, LBP abate.	75,000	IL53-04	Buildings, systems	15,000
IL53-05	Dwelling renov.	110,000	IL53-05	Dwelling renov.	110,000
IL53-10	Kitchens, handicap	155,000	IL53-06	Buildings, systems	15,000
IL53-14	Furnace replacement	70,000	IL53-07	Buildings, systems	15,000
PHA Wide	Vacancy reduction	100,000	IL53-08	Buildings, systems	15,000
			IL53-09	Buildings, systems	15,000
			IL53-10	Kitchens, handicap	155,000
			IL53-11	Buildings, systems	15,000
			IL53-12	Buildings, systems	15,000
			IL53-14	Buildings, systems	15,000
			IL53-15	Buildings, systems	15,000
			IL53-16	Buildings, systems	15,000
			IL53-17	Buildings, systems	15,000
			IL53-19	Buildings, systems	15,000
			IL53-21	Buildings, systems	15,000
			IL53-22	Buildings, systems	15,000
			PHA Wide	Vacancy reduction	150,000
			PHA wide	Asbestos abatement	12,500
Total CFP Estimated Cost		\$1,527,112			\$1,527,112

IL053i01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06R05350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	51,303.00	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	51,303.00	0	0	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line Related to Energy Conservation Measures				

IL053j01

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

PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	140,820.00	140,820.00	140,820.00	140,820.00
3	1408 Management Improvements	137,180.00	137,180.00	137,180.00	137,180.00
4	1410 Administration	47,000.00	47,000.00	47,000.00	47,000.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	92,500.00	97,500.00	97,500.00	97,500.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	275,000.00	317,448.81	317,448.81	317,448.81
10	1460 Dwelling Structures	823,850.00	857,721.24	857,721.24	857,721.24
11	1465.1 Dwelling Equipment—Nonexpendable	12,000.00	12,000.00	12,000.00	12,000.00
12	1470 Nondwelling Structures	10,000.00	16,689.00	16,689.00	16,689.00
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,000.00	75.95	75.95	75.95
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	86,085	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,626,435.00	1,626,435.00	1,626,435.00	1,626,435.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL53-02	Dwelling renovations	1460		154,850.00	133,531.00	133,531.00	133,531.00	
IL53-02	Sidewalks, landscaping	1450		20,000.00	9,000.00	9,000.00	9,000.00	
IL53-02	Appliances	1465		6,000.00	6,000.00	6,000.00	6,000.00	
IL53-02	Relocation	1495		1,000.00	0	0	0	
IL53-03	Sidewalk, parking lot improvements	1450		12,500.00	26,854.50	26,854.50	26,854.50	
IL53-03	Community building improvements	1470		10,000.00	16,689.00	16,689.00	16,689.00	
IL53-04	Sidewalk, parking lot improvements	1450		10,000.00	21,232.50	21,232.50	21,232.50	
IL53-06	Sidewalk, parking lot improvements	1450		5,000.00	18,805.75	18,805.75	18,805.75	
IL53-07	Sidewalk, parking lot improvements	1450		7,500.00	12,394.75	12,394.75	12,394.75	
IL53-07	Backflow preventer	1460		7,000.00	7,500.00	7,500.00	7,500.00	
IL53-07	Elevator improvements	1460		175,000.00	123,381.40	123,381.40	123,381.40	
IL53-08	Parking lot expansion	1450		87,500.00	116,424.25	116,424.25	116,424.25	
IL53-08	Backflow preventer	1460		7,500.00	7,500.00	7,500.00	7,500.00	
IL53-08	Elevator improvements	1460		177,000.00	116,040.40	116,040.40	116,040.40	
IL53-10	Sidewalk, parking lot improvements	1450		57,000.00	32,302.50	32,302.50	32,302.50	
IL53-11	Dwelling unit locks/hardware	1460		7,500.00	7,500.00	7,500.00	7,500.00	
IL53-11	Backflow preventer	1460		7,500.00	7,500.00	7,500.00	7,500.00	
IL53-11	Site/hearing accommodations	1460		0	6,675.26	6,675.26	6,675.26	
IL53-11	Parking lot improvements	1450		7,500.00	1,017.75	1,017.75	1,017.75	
IL3-12	Dwelling unit locks/hardware	1460		7,500.00	7,500.00	7,500.00	7,500.00	
IL3-12	Backflow preventer	1460		7,500.00	7,500.00	7,500.00	7,500.00	
IL3-12	Site/hearing accommodations	1460		0	8,000.00	8,000.00	8,000.00	
IL3-12	Roof replacement	1460		72,500.00	73,033.47	73,033.47	73,033.47	
IL3-12	Exterior painting	1460		20,000.00	12,632.05	12,632.05	12,632.05	
IL3-12	Parking lot improvements	1450		27,500.00	8,832.00	8,832.00	8,832.00	
IL53-13	Dwelling renovations	1460		180,000.00	313,820.00	313,820.00	313,820.00	
IL53-13	Sidewalks, parking, landscaping	1450		20,000.00	11,300.00	11,300.00	11,300.00	

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

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL53-13	Appliances	1465		6,000.00	6,000.00	6,000.00	6,000.00	
IL53-13	Relocation	1495		1,000.00	75.95	75.95	75.95	
IL53-14	Basketball court	1450		4,500.00	43,474.31	43,474.31	43,474.31	
IL53-14	Roof replacement	1460		0	25,607.66	25,607.66	25,607.66	
IL53-15	Security fence	1450		16,000.00	15,810.50	15,810.50	15,810.50	
PHA Wide	Operations	1406		140,820.00	140,820.00	140,820.00	140,820.00	
PHA Wide	Management Improvements	1408		137,180.00	137,180.00	137,180.00	137,180.00	
PHA Wide	Administration	1410		47,000.00	47,000.00	47,000.00	47,000.00	
PHA Wide	Professional services	1430		92,500.00	97,500.00	97,500.00	97,500.00	
PHA Wide	Contingency	1502		86,085.00	0	0	0	
	Totals			1,626,435	1,626,435	1,626,435	1,626,435	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05350100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL53-02	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-03	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-04	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-05	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-06	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-07	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-08	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-10	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-11	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-12	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-13	9/30/02		12/31/01	9/30/04		3/31/03	
IL53-14	9/30/02		12/31/01	9/30/04		3/31/03	
PHA Wide	9/30/02		12/31/01	9/30/04		3/31/03	

IL053k01

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

PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000.00	123,292.34	123,292.34	0
3	1408 Management Improvements	185,800.00	185,800.00	137,643.11	137,643.11
4	1410 Administration	40,000.00	40,000.00	40,000.00	39,641.90
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	92,500.00	96,349.20	96,349.20	96,349.20
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	82,500.00	65,063.00	65,063.00	3,836.52
10	1460 Dwelling Structures	970,500.00	1,055,676.26	1,055,588.70	457,613.44
11	1465.1 Dwelling Equipment—Nonexpendable	43,750.00	37,000.00	19,750.00	19,750.00
12	1470 Nondwelling Structures	1,000.00	3,321.00	3,321.00	120.00
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	2,500.00	1,553.20	1,153.20	1,153.20
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	39,505.00	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,608,055	1,608,055	1,542,160.55	756,107.37
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		150,000.00	123,292.34	123,292.34	0	In progress
PHA Wide	Management Improvements	1408		185,800.00	185,800.00	137,643.11	137,643.11	In progress
PHA Wide	Administration	1410		40,000.00	40,000.00	40,000.00	39,641.90	In progress
PHA Wide	Professional Services	1430		92,500.00	96,349.20	96,349.20	96,349.20	In progress
IL53-01	Site Improvements	1450		7,500.00	7,500.00	7,500.00	0	In progress
IL53-02	Site Improvements	1450		35,000.00	19,500.00	19,500.00	2,509.00	In progress
IL53-02	Dwelling Renovations	1460		200,000.00	182,000.00	182,000.00	47,225.00	In progress
IL53-05	Site Improvements	1450		10,000.00	15,063.00	15,063.00	965.52	In progress
IL53-05	Dwelling Renovations	1460		15,000.00	16,729.80	16,729.80	14,222.45	In progress
IL53-07	Community room lighting	1470		1,000.00	3,321.00	3,321.00	120.00	In progress
IL53-10	Window and siding replacement	1460		65,100.00	92,000.00	92,000.00	1,204.00	In progress
IL53-11	Plumbing improvements	1460		80,520.00	125,000.00	125,000.00	1,409.00	In progress
IL53-11	Entry locks and hardware	1460		8,500.00	8,500.00	8,500.00	8,500.00	Complete
IL53-12	Plumbing improvements	1460		59,880.00	88,500.00	88,412.44	1,928.00	In progress
IL53-12	Entry locks and hardware	1460		8,500.00	8,500.00	8,500.00	8,500.00	Complete
IL53-13	Site improvements	1450		30,000.00	23,000.00	23,000.00	362.00	In progress
IL53-13	Dwelling renovations	1460		338,000.00	329,039.34	329,039.34	183,797.99	In progress
IL53-14	Roof replacements	1460		165,000.00	183,942.79	183,942.79	182,746.00	In progress
IL53-16	Door replacements	1460		30,000.00	21,464.33	21,464.33	8,081.00	In progress
PHA Wide	Appliances, air conditioners	1465		43,750.00	37,000.00	19,750.00	19,750.00	In progress
PHA Wide	Relocation	1495		2,500.00	1,553.20	1,153.20	1,153.20	In progress
PHA Wide	Contingency	1502		39,505.00	0	0	0	
	Totals			1,608,055.00	1,608,055.00	1,542,160.55	756,107.37	

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

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05350101 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL53-01	6/30/03			6/30/05			
IL53-02	6/30/03			6/30/05			
IL53-05	6/30/03			6/30/05			
IL53-07	6/30/03			6/30/05			
IL53-10	6/30/03			6/30/05			
IL53-11	6/30/03			6/30/05			
IL53-12	6/30/03			6/30/05			
IL53-13	6/30/03			6/30/05			
IL53-14	6/30/03			6/30/05			
PHA Wide							

IL053101

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06R05350101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	51,596.00	51,596.00	51,596.00	51,596.00
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	51,596.00	51,596	51,596.00	51,596.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				

IL053m01

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

PHA Name: Jackson County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P05350102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	160,000.00	160,000.00	160,000.00	0
3	1408 Management Improvements	185,000.00	185,000.00	167,130.00	30,666.26
4	1410 Administration	45,000.00	45,000.00	45,000.00	2,801.76
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	95,000.00	90,000.00	90,000.00	35,857.64
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	134,380.00	101,980.00	62,750.00	0
10	1460 Dwelling Structures	830,595.00	898,840.00	848,340.00	10,400.00
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	15,000.00	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	10,000.00	5,000.00	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	57,137.00	26,292.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,527,112.00	1,527,112.00	1,373,220.00	79,725.66
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operations	1406		160,000.00	160,000.00	160,000.00	0	In progress
PHA Wide	Management Improvements	1408		185,000.00	185,000.00	167,130.00	30,666.26	In progress
PHA Wide	Administration	1410		45,000.00	45,000.00	45,000.00	2,801.76	In progress
PHA Wide	Professional Services	1430		95,000.00	90,000.00	90,000.00	35,857.64	In progress
IL53-02	Sidewalks, landscaping	1450	1 site	9,000.00	0	0	0	
IL53-02	Dwelling renovations	1460	4 dwellings	147,500.00	0	0	0	
IL53-03	Sidewalks, landscaping	1450	1 site	44,480.00	44,480.00	15,000.00	0	Contracted
IL53-03	LBP abatement, roofing, cladding	1460	2 dwellings	45,000.00	45,000.00	26,225.00	0	Contracted
IL53-03	Furnace replacement	1460	50	80,000.00	50,000.00	44,275.00	0	Contracted
IL53-07	Windows, hvac,doors,column repair	1460	60 dwellings	272,575.00	430,400.00	430,400.00	10,400.00	Contracted
IL53-10	Sidewalks, landscaping	1450	1 site	23,400.00	0	0	0	Contracted
IL53-10	Windows, siding	1460	14 du	113,440.00	113,440.00	113,440.00	0	Contracted
IL53-13	Sidewalks, landscaping	1450	1 site	20,000.00	20,000.00	20,000.00	0	Contracted
IL53-13	Dwelling renovations, abatement	1460	2 dwellings	113,000.00	180,000.00	180,000.00	0	Contracted
IL53-14	Dumpster screen replacement	1450	7	37,500.00	37,500.00	27,750.00	0	Contracted
IL53-17	Water heater, cabinet replacement	1460	8 dwellings	29,540.00	25,000.00	24,000.00	0	Contracted
IL53-19	Water heater, cabinet replacement	1460	8 dwellings	29,540.00	30,000.00	30,000.00	0	Contracted
PHA Wide	Vacancy reduction	1460		0	25,000.00	0	0	
PHA Wide	Appliances	1465	30	10,000.00	15,000.00	0	0	
PHA Wide	Relocation	1495		10,000.00	5,000.00	0	0	
PHA Wide	Contingency	1502		57,137.00	26,292.00	0	0	
	Totals			1,527,112	1,527,112.00	1,373,220	79,725.66	

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

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05350102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL53-01	6/30/04			6/30/06			
IL53-02	6/30/04			6/30/06			
IL53-05	6/30/04			6/30/06			
IL53-07	6/30/04			6/30/06			
IL53-10	6/30/04			6/30/06			
IL53-11	6/30/04			6/30/06			
IL53-12	6/30/04			6/30/06			
IL53-13	6/30/04			6/30/06			
IL53-14	6/30/04			6/30/06			
PHA Wide							

IL053n01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Jackson County Housing Authority		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: IL06R05350102			2002
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	51,303.00	51,303.00	51,303.00	51,303.00
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	51,303.00	51,303.00	51,303.00	51,303.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				

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