

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: **10/2003**

HousingAuthority oftheCountyof JoDavieess

II082v01

**NOTE:THISPHA PLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the County of Jo Daviess

PHANumber: IL082

PHAFiscal Year Beginning: (mm/yyyy) 10/2003

PHA Plan Contact Information:

Name: Randy Keleher, Executive Director

Phone: (815) 777 -0858

TDD: NA

Email (if available): JDCHA@galenalink.com

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

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
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

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

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

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan
Fiscal Year 20 03
 [24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For 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. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Contents	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	1
iii. Table of Contents	2
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	3
2. Capital Improvement Needs	4
3. Demolition and Disposition	5
4. Homeownership: Voucher Homeownership Program	6
5. Crime and Safety: PHDEP Plan	6
6. Other Information:	7
A. Resident Advisory Board Consultation Process	7
B. Statement of Consistency with Consolidated Plan	7
C. Criteria for Substantial Deviations and Significant Amendments	11
Attachments	
<input checked="" type="checkbox"/> Attachment A: Capital Fund Program Annual Statement	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program 5 Year Action Plan	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program FY 2002 P&E Report	
<input checked="" type="checkbox"/> Attachment D: Capital Fund Program FY 2001 P&E Report	
<input checked="" type="checkbox"/> Attachment E: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment F: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment G: Membership of Resident Advisory Board or Boards	
<input type="checkbox"/> Attachment__: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment__: Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Attachment__: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plantext)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

This Section is left blank since it is optional.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

We made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

Public Housing Admissions and Continued Occupancy Policy:

- We have adopted a revised Admissions and Continued Occupancy Policy for Public Housing that meets all statutory requirements and HUD regulations including the current mandatory income exclusions, eligibility language, and the welfare assistance language and definition.
- The Department of Veteran Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 2002, at Section 432, provides that: "None of the funds made available by this Act may be used to implement or enforce the requirement relating to community service, except with respect to any resident of a public housing project funded with any amount provided under section 24 of the United States Housing Act of 1937, as amended, or any predecessor program for the revitalization of severely distressed public housing (HOPEVI).

Under this provision, Housing Authorities were precluded from implementing or enforcing community service requirements using FY 2002 funds. HUD further permitted Housing Authorities to immediately suspend enforcement of the requirements.

The Housing Authority suspended enforcement of the 8-hour community service requirement for the Fiscal Year ending September 30, 2003 in accordance with HUD requirements. The Housing Authority will reinstate this provision of our Admissions and Continued Occupancy Policy in accordance with HUD Notice PIH 2003-17 issued on June 20, 2003.

All residents have been notified of their statement of the community service requirements.

Section 8 Administrative Plan:

- We have adopted a revised Section 8 Administrative Plan that meets all statutory requirements and HUD regulations including the current mandatory income exclusions, eligibility language, and the welfare assistance language and definition. Our Administrative Plan also includes the necessary provisions for administering a homeownership program. In addition we have included a section on Code of Conduct.

In addition we have made the following discretionary changes.

- We have revised our Admissions and Continued Occupancy Policy to include a code of conduct for our public housing program.
- We have revised our preferences in the public housing and Section 8 program to give priority to working families who reside in the jurisdiction of the Housing Authority.
- We have updated the Sales and Service Charges for public housing residents.
- We have revised the utility allowances schedules.

Our Annual Plan outlines the usage of FFY 2003 - 2007 grants. Our Capital Fund Program Annual Statement for our fiscal year beginning on October 1, 2003 and our 5 Year Action Plan for fiscal years beginning October 1, 2004 through September 30, 2007 are included in this Annual Plan. In addition, we have also included progress reports on the Capital Fund Program grants received in fiscal years 2001 and 2002.

In summary we are on course to improve the condition of affordable housing in Jo Daviess County, Illinois.

2. Capital Improvement Needs

[24CFR Part 903.79 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$142,126**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D.CapitalFundProgramGrantSubmissions

(1)CapitalFundProgramAnnualStatement

TheCapitalFundProgramAnnualStatementisprovidedasAttachment A

(2)CapitalFundProgram5 -YearActionPlan

TheCapitalFundProgram5 -YearActionPlanisprovidedasAttachment B

3.D emolitionandDisposition

[24CFRPart903.79(h)]

Applicability:Section8onlyPHAsarenotrequiredtocompletehissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordispositionactivities (pursuanttosection18oftheU.S.HousingActof1937(42U.S.C. 1437p))intheplanFiscalYear?(If“No”,skiptonextcomponent;if “yes”,com pleteoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

Demolition/DispositionActivityDescription (NotincludingActivitiesAssociatedwithHOPEVIorConversionActivities)
1a.Developmentname: 1b.Development(project)number :
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved ,submitted,orplannedforsubmission: <u>(DD/MM/YY)</u>
5.Numberofunitsaffected: 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Relocationresources(selectallth atapply) <input type="checkbox"/> Section8for units <input type="checkbox"/> Publichousingfor units <input type="checkbox"/> Preferenceforadmissiontootherpublichousingorsection8 <input type="checkbox"/> Otherhousingfor units(describebelow)

8. Timeline for activity:

- a. Actual or projected start date of activity:
- b. Actual or projected start date of relocation activities:
- c. Projected end date of activity:

4. Voucher Homeownership Program

[24CFR Part 90.3.79(k)]

A. 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program -NA

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

The PHDEP has been eliminated as a special program and absorbed into the Operating Fund.

A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment N/A

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 attached at Attachment (Filename)

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

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included.
 - Yes No: below
 - Yes No: at the end of the RAB Comments in Attachment ____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
- Other: (list below)

B. 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 specific initiatives contained in the Consolidated Plan. (lists such initiatives below)

- The Housing Authority of the County of Jo Daviess will continue to maintain and renovate its public housing units.
- The Housing Authority of the County of Jo Daviess will continue to market its public housing program and Section 8 Program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing in Jo Daviess County.
- The Housing Authority of the County of Jo Daviess will continue to apply its limited resources to the effective and efficient management and operation of public housing and Section 8 programs.
- The Housing Authority of the County of Jo Daviess will continue to provide accessible housing in the public housing program to persons with disabilities.

Other: (list below)

- The Housing Authority of the County of Jo Daviess Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:

:

- To provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level.
- To operate as a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.
- To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to Housing Authority employees.
- To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in the Housing Authority's jurisdiction.

- To facilitate the judicious and efficient management of the Housing Authority inventory and staff.
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.
- We have similar principles for our Section 8 program:
 - To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.
 - To create positive public awareness and expand the level of family, owner, and community support in accomplishing our mission.
 - To attain and maintain a high level of standards and professionalism in our day-to-day management of all program components.
 - To administer an efficient, high performing agency through continuous improvement of our support systems and commitment to our employees and their development.
 - To provide decent, safe, and sanitary housing for very low income families while maintaining their rent payments at an affordable level.
 - To ensure that all units meet Housing Quality Standards and families pay fair and reasonable rents.
 - To promote fair housing and the opportunity for very low income families of all ethnic backgrounds to experience freedom of housing choice.
 - To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low income families.
 - To promote a market driven housing program that will help qualified low income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

The State Consolidated Plan Action Plan identifies the following State Priorities:

A. Affordable Housing

The provision of affordable housing for low and very low-income households in the State is a major priority. Specific actions required to address the affordable housing need include the preservation and rehabilitation of existing housing stock and homebuyer assistance as well as other actions.

B. Supportive Housing for the Homeless

The provision of supportive housing is a priority in the State's Consolidated Plan. In addition to programs to address supportive housing for the homeless, the State will address programs to meet the needs of the population at risk of being homeless.

C. Supportive Housing for Persons With Special Needs

The State has identified an increasing need for programs for the elderly and persons with disabilities and for housing that is integrated in and typical of local communities. This priority includes addressing the needs for persons with alcohol and substance abuse problems and the need for drug-free affordable housing.

The Action Plan addresses the following activities will be maintained by the State regarding Public Housing Resident Initiatives:

- Resource Guide updates on PHA homeownership programs.
- NOFA distribution to statewide housing organizations and advocacy groups on federal and state-funded resident management and homeownership programs, as is available.
- Limited application review via the Consolidated Plan Certification of Consistency process for applicable programs.
- Participation of interested groups, including PHA tenant representatives, on the OHCS Advisory Committee.

The Action Plan addresses the need for changes to be made by the State with regard to welfare reform and housing. The State is joining forces with other State agencies, nonprofit organizations and PHAs to address the needs of low-income residents moving from welfare to work.

In summary, the Illinois State Consolidated Plan strategies are consistent with and support the goals and objectives of the Housing Authority of the County of Jo Daviess.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7 (r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5-year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5-year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250103 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	124,126			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHAN Name: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250103 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	
19	1501 Collateralization or Debt Service					
20	1502 Contingency	8,000				
21	Amount of Annual Grant: (sum of lines 20) –	142,126				
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

PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250103 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	
HA Wide	<u>Fees and Costs</u>	1430						
	A&E Fees; reimbursements		Lump Sum	10,000				
	Subtotal Acct 1430			10,000				
	<u>Dwelling Structures</u>	1460						
IL082-1	Franklin McCoy Roof		Lump Sum	65,000				
IL082-1	Bader House physical improvements		Lump Sum	53,258				
HA Wide	Replace faucets @ all complexes		Lump Sum	5,868				
	Subtotal Acct 1460			124,126				
HA Wide	<u>Contingency</u>	1502						
	Reserve to cover cost shortfalls		Lump Sum	8,000				
	Subtotal Acct 1502			8,000				
	Grand Total			142,126				

Attachment B
Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName:Housing Authority of Jo Daviess County		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No :			
Development Number/Name/HA -Wide	Year1	Work Statement for Year2 FFY Grant:200 4 PHAFY:10/01/0 4	Work Statement for Year3 FFY Grant:200 5 PHAFY:10/01/0 5	Work Statement for Year4 FFY Grant:200 6 PHAFY:10/01/0 6	Work Statement for Year5 FFY Grant:200 7 PHAFY:10/01/0 7
	Annual Statement				
HA-Wide		10,000	12,626	142,126	142,126
IL082-1		126,426	129,500	0	0
IL082-2		1,200	0	0	0
IL082-3		3,500	0	0	0
IL082-4		1,000	0	0	0
CFP Funds Listed for 5 -year planning		142,126	142,126	142,126	142,126
Replacement Housing Factor Funds					

CapitalFundProgramFive -YearActionPlan
 PartII:SupportingPages —WorkActiv ities

Activities for Year1	ActivitiesforYear: <u> 2</u> FFYGrant:200 4 PHAFY:10/01/0 4			ActivitiesforYear: <u> 3</u> FFYGrant:200 5 PHAFY:10/01/0 5		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
		<u>Fees and Costs (1430)</u>		HA-Wide	<u>NonDwelling Equipment(1475)</u>	
See	HA-Wide	A&EFeesand reimbursablecosts	5,000		Maintenance Equipment	5,000
		<u>Contingency (1502)</u>			<u>Contingency (1502)</u>	
Annual	HA-Wide	Reservetocover costshortfalls	5,000	HA-Wide	Reservetocover costshortfalls	7,626
		SubtotalHAWide	10,000		SubtotalHAWide	12,626
		<u>Fees and Costs (1430)</u>			<u>SiteImprovements (1450)</u>	
	IL082-1	Lead-basedpaint assessment	2,000	IL082-1 FranklinMcCoy	Installramps	17,000
		<u>SiteImprovements (1450)</u>			<u>Dwelling Structures(1460)</u>	
	IL082-1 FranklinMcCoy	SealDrive	1,500	IL082-1 FranklinMcCoy	Convert2unitsto meetUFAS	40,000
				IL082-1 FranklinMcCoy	ConvertBathroom toStorage	2,500

		<u>Dwelling Structures(1460)</u>				
	IL082-1 Gear View	Replacesiding	30,000		<u>NonDwelling Structures(1470)</u>	
	IL082-1 FranklinMcCoy	Upgradepublic restrooms	6,500	IL082-1 BHGarage	Physical Improvements	70,000
	IL082-1 BaderHouse	Physical Improvements	40,000			
					SubtotalIL082 -1	129,500
		<u>NonDwelling Structures(1470)</u>				
	IL082-1 BHGarage	Physical Improvements	46,426			
		SubtotalIL082 -1	126,426			
Statement		<u>SiteImprovements (1450)</u>				
	IL082-2 Elizabeth	SealDrive	1,200			
		SubtotalIL082 -2	1,200			
		<u>SiteImprovements (1450)</u>				
	IL082-3 Hanover	SealDrive	3,500			
		SubtotalIL082 -3	3,500			
		<u>SiteImprovements (1450)</u>				

	IL082-4 Warren	SealDrive	1,000			
		SubtotalIL082 -4	1,000			
	TotalCFPEstimatedCost		142,126			142,126

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

ActivitiesforYear: <u> 4 </u> FFYGrant:200 6 PHAFY:10/01/0 6			ActivitiesforYear: <u> 5 </u> FFYGrant:200 7 PHAFY:10/01/0 7		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	<u>Management Improvements (1408)</u>		HAWide	Replacement Reserve(1490)	
HAWide	Computerhardware &software upgrades	35,000		Setasideoffunds foryetunplanned workitems	142,126
	<u>SiteImprovements (1450)</u>			SubtotalHAWide	142,126
HAWide	Concretework@ allcomplexes	40,000			
	<u>Non-Dwelling Equipment(1475)</u>				
HAWide	Maintenance Vehicle	39,930			
	Contingency (1502)				
HAWide	Reservetocover costshortfall	27,196			
	SubtotalHAWide	142,126			
TotalCFPEstimatedCost		142,126			142,126

AttachmentC

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: HousingAuthorityoftheCountyof JoDavieess		GrantTypeandNumber CapitalFundProgramGrantNo: IL06P08250102 ReplacementHousingFactorGrantNo:			FederalFYof Grant: 2002
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 1)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 03/31/2003 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstim atedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	2,500	2,500	1,404.83	1,404.83
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	12,000	12,200	0	0
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	113,626	124,990	0	0
11	1465.1DwellingEquipment — Nonexpendable				
12	1470NondwellingStructures				
13	1475Nondwelling Equipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				

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

PHAName: Housing Authority of the County of Jo Daviess	Grant Type and Number Capital Fund Program Grant No: IL06P08250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	------------------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 03/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	14,000	2,436	0	0
21	Amount of Annual Grant: (sum of lines 20) –	142,126	142,126	1,404.83	1,404.83
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

PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	<u>Management Improvements</u>	1408						Planning
	Staff Training		Lump Sum	2,500	2,500.00	1,404.83	1,404.83	
	Subtotal Acct 1408			2,500	2,500.00	1,404.83	1,404.83	
HA Wide	<u>Fees and Costs</u>	1430						Contract
	A&E Fees ;reimbursable costs		Lump Sum	12,000	12,200.00	0	0	
	Subtotal Acct 1430			12,000	12,200.00	0	0	
	<u>Dwelling Structures</u>	1460						
IL082-1 Franklin McCoy	Install building entrance monitoring system		Lump Sum	0	5,868	0	0	Planning
IL082-1	Bader House structural improvements		Lump Sum	44,032	0			Deferred
	Gear View Hgts Siding		16 units	29,000	0			Deferred
HA Wide	Faucets for all complexes		Lump Sum	0	9,532.00	0	0	Planning

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Housing Authority of the County of Jo Daviess			Grant Type and Number Capital Fund Program Grant No: IL06P08250102 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	
	Public restrooms accessible at Franklin McCoy Manor			6,000	0			Deferred
IL082-2	Siding at Elizabeth Development		15 units	34,594	55,500.00	0	0	Bidding
IL082-3 Meridian	Replaces siding and sliding doors			0	54,090.00	0	0	
	Subtotal Acct 1460			113,626	124,990.00	0	0	
HA Wide	Contingency	1502						
	Reserve to cover cost shortfalls		Lump Sum	14,000	2,436.00	0	0	
	Subtotal Acct 1502			14,000	2,436.00	0	0	
	Grand Total			142,126	142,126.00	1,404.83	1,404.83	

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

PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program No: IL06P08250102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-Wide	09/30/04			09/30/06				
IL082-1	09/30/04			09/30/06				
IL082-2	09/30/04			09/30/06				
IL082-4	09/30/04			09/30/06				

AttachmentD

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: HousingAuthorityoftheCountyof JoDavieess		GrantTypeandNumber CapitalFundProgramGrantNo: IL06P08250101 ReplacementHousingFactorGrantNo:			FederalFYof Grant: 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 2)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 03/31/03 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Lin e No.	SummarybyDevelopmentAccount	TotalEstimat edCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	9,000	9,000.00	9,000.00	9,000.00
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	14,000	14,000.00	14,000.00	8,200.00
8	1440SiteAcquisition				
9	1450SiteImprovement	0			
10	1460DwellingStructures	58,078.08	58,071.08	58,071.08	58,071.08
11	1465.1DwellingEquipment — Nonexpendable				
12	1470Nondwell ingStructures	25,954	25,594.00	25,594.00	11,886.92
13	1475NondwellingEquipment	42,523.92	42,522.92	42,522.92	42,522.92
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				

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

PHAName: Housing Authority of the County of Jo Daviess	Grant Type and Number Capital Fund Program Grant No: IL06P08250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	--------------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 03/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	6,398	6,406.00	0	
21	Amount of Annual Grant: (sum of lines 20)	155,954	155,954.00	149,188.00	129,680.92
22	Amount of line 21 Related to LBP Activities	14,000	0		
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs	42,522.92	42,522.92	42,522.92	42,522.92
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<u>Management Improvements</u>	1408						100%
	Vacancy Plan		Lump Sum	6,500	5,000.00	5,000.00	5,000.00	
	Training		Lump Sum	2,500	4,000.00	4,000.00	4,000.00	
	Subtotal 1408			9,000	9,000.00	9,000.00	9,000.00	
HA-Wide	<u>Fees and Costs</u>	1430						59%
	Lead Based Paint Testing & Abatement		Lump Sum	2,000	2,000.00	2,000.00	0	
	A&E Fees			12,000	12,000.00	12,000.00	8,200.00	
	Subtotal 1430			14,000	14,000.00	14,000.00	8,200.00	
HA-Wide	<u>Site Improvements</u>	1450						Deferred
	Concrete Work			00				
	Asphalt Resurfacing			00				
IL082-1 Galena	Site Improvements		39 units site	00				
	Subtotal 1450			00				

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

PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>Dwelling Structures</u>	1460						
IL082-1 Galena	Convert Bathroom to Storage		1 unit	0				Deferred
IL082-1 Galena	Public Restrooms Accessible		39 unit Bldg	0				Deferred
IL082-2 Elizabeth	Add insulation		15 units	0				Deferred
IL082-1 Bader House	Siding, roofing, and windows			58,078.08	58,071.08	58,071.08	58,071.08	100%
	Subtotal 1460			58,078.08	58,071.08	58,071.08	58,071.08	
HA Wide	<u>Non Dwelling Structures</u>	1470						37%
	Convert Bader House garage to maintenanceshop and storage			25,594	25,594.00	25,594.00	11,886.92	
	Subtotal 1470			25,594	25,594.00	25,594.00	11,886.92	
	<u>Non-Dwelling Equipment</u>	1475						100%
HA Wide	Computer System Reserve			00				

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

PHAName: Housing Authority of the County of Jo Daviess		Grant Type and Number Capital Fund Program Grant No: IL06P08250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Maintenance Equipment			00				
82-1 Galena	Install Security Equipment			42,523.92	42,522.92	42,522.92	42,522.92	
	Subtotal 1475			42,523.92	42,522.92	42,522.92	42,522.92	
HA Wide	<u>Contingency</u>	1502						
	Reserve to cover cost shortfalls			6.398	6,406.00	0	0	
	Subtotal 1502			6.398	6,406.00	0	0	
	Grand Total			155,594	155,594.00	149,188.00	129,680.92	

Attachment E

Housing Authority of the County of Jo Daviess

Annual Plan

Fiscal Year 10/01/2003 – 09/30/2004

Supporting Documents Available for Review

PHAs are to 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	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
NA	Any require d policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	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 checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Substantial Deviation Definition Voluntary Conversion Documentation Deconcentration/Income Mixing Documentation	(specify as needed) ACOP Annual Plan Annual Plan (2002) ACOP/Annual Plan

Attachment F

Housing Authority of the County of Jo Daviess

Annual Plan

Fiscal Year 10/ 01/2003 –09/30/2004

Required Attachment: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of governing board member: 06/15/04

C. Name and title of appointing official (s) for governing board (indicate appointing official for the next position):

Jo Daviess County Board of Commissioners

Chairperson Merry Berlage

AttachmentG

HousingAuthorityoftheCountyofJoDavies

AnnualPlan

FiscalYear10/01/2003 –09/30/2004

RequiredAttachment:MembershipoftheResidentAdvisoryBoard orBoards

- i. ListmembersoftheResidentAdvisoryBoardorBoards:(Ifthelistwouldbeunreasonably long,listorganizationsrepresentedorotherwiseprovideadescriptionsufficientto identify howmembersarechosen.)

JeanetteCampbell
400MenomineeStreet
EastDubuque,IL61025

GeorgiannWasmund
4255W.BlandingRd
Hanover,IL61041

LeeO'Brien
341FranklinSt.,Apt305
Galena,IL61036

HaroldYoung
341FranklinSt.,Apt205
Galena,IL61036

EarlMeyer
300IllinoisSt.,Apt.104
Elizabeth,IL60128

AttachmentH

HousingAuthorityoftheCountyofJoDavies

AnnualPlan

FiscalYear10/01/2003 –09/30/2004

Component3,(6)DeconcentrationAndIncomeMixing

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissectionis complete.Ifyes,continuetotheneftquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveor below85%to115%oftheaverageincomesofallsuchdevelopments?If no,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows:

DeconcentrationPolicyforCoveredDevelopments			
DevelopmentName :	Number ofUnits	Explanation(if any)[seestep4at §903.2(c)(1)(iv)]	Deconcentrationpolicy(if noexplanation)[seestep5 at §903.2(c)(1)(v)]