

U.S.ofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

DeKalbCountyHousing AuthorityPlans

5YearPlanforFiscalYears2003 -2007
AnnualPlanforFiscalYear2003

**NOTE: THIS PHA PLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHAName: DeKalbCountyHousingAuthority

PHANumber: IL -89

PHAFiscalYearBeginning:(mm/yyyy) 04/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN

PHAFISCAL YEARS 2003 -2007

[24CFRPart903.5]

A.Mission

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

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

DEKALB COUNTY HOUSING AUTHORITY

MISSION STATEMENT

The mission of the DeKalb County Housing Authority is to assist low -income families with safe, decent, and affordable housing opportunities as they strive to achieve self -sufficiency and improve the quality of their lives, by operating in an efficient, ethical, and professional manner, and by creating and maintaining partnerships with its clients and appropriate community agencies in order to accomplish this mission.

FIVE-YEAR GOALS

The goals and objectives adopted by the DeKalb County Housing Authority are:

Goal One: Manage the DeKalb County Housing Authority's existing Public Housing program and Section 8 programs in an efficient and effective manner to more closely meet the housing needs and markets identified in our needs assessment.

Objectives:

1. HUD shall continue to recognize the DeKalb County Housing Authority as a high performer.
2. The DeKalb County Housing Authority shall make our public housing units more marketable to the community as evidenced by a 3% or less annual average vacancy rate by December 1, 2004. To enhance marketability, the DeKalb County Housing Authority will continue to rehab our public housing facilities, and improve the operations of our public housing facilities, so they are more competitive with other local apartment complexes, using HUD Capital Funds, and/or Housing

Authority of the County of DeKalb Low Rent reserves to the extent deemed necessary by the Board of Commissioners.

3. The DeKalb County Housing Authority shall become a more customer oriented organization and shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
4. The DeKalb County Housing Authority will explore the availability of support services for elderly and disabled residents through independent contractors.

Goal Two: Increase the availability of decent, safe, and affordable housing for eligible populations by 200 units by December 31, 2004:

Objectives:

1. Minimize the number of public housing units off-line, whether as the result of turnover or unit rehabilitation, through effective maintenance and management policies.
2. Expand the range and quality of housing choices available to participants in the DeKalb County Housing Authority's tenant-based assistance program, by attracting fifty (50) new privately managed units to the program.
3. Obtain additional Section 8 vouchers made available through HUD.
4. Leverage affordable housing resources in the jurisdiction through the creation of mixed-finance housing.
5. Acquire or build, or cause to be built, additional units of low-income housing.

Goal Three: Increase self-sufficiency and asset development of assisted households.

Objectives:

1. Increase the number and percentage of employed persons in assisted families. By attracting supportive services to help improve the employability of all residents.

2. Develop resident initiatives through development of educational programs, life skills training, and personal budget management, parenting skills, and increased child-care options.

Goal Four: Increase resident participation in training, resident associations, and Housing Authority sponsored educational programs, while encouraging residents to take a stake in their community.

Objectives:

1. Hold regularly scheduled resident informational forums.
2. Enlist the cooperation of the local service provider and the local educational institution to provide resident educational programs.
3. Encourage growth and development of resident associations for increased participation in the guidance of each complex.
4. Sponsor resident advisory board formal training sessions.

The Housing of the County of DeKalb continues to meet and/or exceed all standards related to our five -year goals.

The Housing Authority has maintained the designation of high performer, under PHAS. The Housing Authority is designated a high performer under Section 8 SEMAP scoring.

The Housing Authority has made our public housing units more marketable to the community by making improvements using HUD Capital Funds. This effort has been concentrated on the input from our residents in regard to the type of improvements that increase the marketability of our units. The Housing Authority also has sought to achieve a higher level of resident satisfaction through resident meetings, surveys, improvements to units and resident programs. Increased participation on the Resident Advisory Board has promoted resident involvement and heightened resident interest.

The Housing Authority has now received an additional 40 Section 8 Choice Vouchers, allowing us to provide additional housing assistance for the residents of DeKalb County. In conjunction with the increase in the number of Vouchers made available, the Housing Authority is putting forth a program to better explain and market our Section 8 Program to the Landlords of DeKalb County. The Housing Authority will apply for additional Housing Choice Vouchers, at such time as they become available, to assist in helping to meet the Low -Income housing demands of the County. The Housing Authority is presently in the planning stages, of construction, of additional mixed income housing. The DeKalb County Residential Development Corporation, the Housing

Authority of the County of DeKalb's not-for-profit, in conjunction with the Housing Authority has received a \$500,000 grant, under the Continuum of Care, to provide housing for 26 homeless single persons. The Housing Authority has also applied for additional Vouchers under the Family Unification Program, in conjunction with the DeKalb County Unit of the Illinois Department of Families Community Services.

The Housing Authority has re-organized the Public Housing staff to better accomplish our goals of resident participation, resident self-sufficiency, increase our daily staff presence at each of our complexes, and to provide a higher level of customer service to the residents of the Housing Authority. Through this re-organization, the Housing Authority has established a formal Resident Initiatives Program and Family Self-sufficiency Program, which through coordination of supportive services and community agencies, will assist residents in enabling them to obtain employment, and provide further opportunities for education. Resident programs will be developed regarding skills such as budgeting, parenting, and housekeeping to further promote self-sufficiency.

As a part of this re-organization, the various property management offices have been connected to the main office server utilizing a DSL VPN. This computer connectivity allows the site manager to complete all functions at the site office, thereby increasing the efficiency of our operations. This increased efficiency allows us to improve our lease-up rate, by having this function transferred to the various site managers.

In order to improve resident connectivity we are in the process of installing resident "internet cafes" at our sites where we have management offices. Utilizing our existing DSL connections we are providing a connection to the Internet for the residents, at no additional cost to the Housing Authority.

B. Goals

[Included under Mission Statement**]**

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:

- Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2003
 [24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

NolongerarequirementperNoticePIH99 -51

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

TableofContents

| | <u>Page#</u> |
|---|--------------|
| AnnualPlan | |
| i. ExecutiveSummary | |
| ii. TableofContents | |
| 1. HousingNeeds | 4 |
| 2. FinancialResources | 10 |
| 3. PoliciesonEligibility,SelectionandAdmissions | 11 |
| 4. RentDeterminationPolicies | 21 |
| 5. OperationsandManagementPolicies | 25 |
| 6. GrievanceProcedures | 26 |
| 7. CapitalImprovementNeeds | 27 |
| 8. DemolitionandDisposition | 30 |
| 9. DesignationofHousing | 31 |
| 10. ConversionsofPublicHousing | 32 |
| 11. Homeownership | 33 |
| 12. CommunityServicePrograms | 35 |
| 13. CrimeandSafety | 38 |
| 14. PetsPolicy | 40 |

| | |
|---|----|
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 42 |
| 16. Audit | 42 |
| 17. Asset Management | 42 |

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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for De -concentration
- FY2003 Capital Fund Program Annual Statement
- Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessment
- 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
- FY2000 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)

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|--|---|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| | Fair Housing Documentation: 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 jurisdictionsto implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | 5 Year and Annual Plans |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | 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 |
| | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| X | Most recent CIAP Budget/Progress Report (HUD 52825) for | Annual Plan: Capital Needs |

| List of Supporting Documents Available for Review | | |
|--|---|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | any active CIAP grant | |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan | Annual Plan: Homeownership |
| | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| | 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 |
| | 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 903.79(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 | 533 | 3 | 4 | 3 | N/A | 2 | 3 |
| Income > 30% but <= 50% of AMI | 200 | 2 | 3 | 2 | N/A | 2 | 3 |
| Income > 50% but < 80% of AMI | 266 | 1 | 2 | 1 | N/A | 1 | 1 |
| Elderly | 122 | 2 | 2 | 1 | 3 | N/A | N/A |
| Families with Disabilities | 41 | 1 | 3 | 1 | 3 | N/A | N/A |
| Race/Ethnicity | H-20 | 1 | 3 | 3 | N/A | N/A | N/A |
| Race/Ethnicity | W-227 | 1 | 3 | 3 | N/A | N/A | N/A |
| Race/Ethnicity | A-3 | 1 | 1 | 2 | N/A | N/A | N/A |
| Race/Ethnicity | B-160 | 1 | 1 | N/A | N/A | N/A | N/A |

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 (current data unavailable as of 12/01/02)
- 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): Local Home Sale Prices (2002); basic area Lending Parameters on Income

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 type="checkbox"/> Public Housing | | | |
| <input checked="" 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 | 351 | | 3-12 months |
| Extremely low income <= 30% AMI | 164 | 46.72% | |
| Very low income (> 30% but <= 50% AMI) | 81 | 23.08% | |
| Low income (> 50% but < 80% AMI) | 106 | 30.20% | |
| Families with children | 248 | 70.66% | |
| Elderly families | 15 | 4.27% | |
| Families with Disabilities | 29 | 8.26% | |
| Race/ethnicity | W/N 172 | 49.00% | |
| Race/ethnicity | W/H 18 | 5.13% | |
| Race/ethnicity | B/N 158 | 45.01% | |
| Race/ethnicity | A/N 3 | 0.008% | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 30 | 17.14% | N/A |
| 2BR | 124 | 70.85% | N/A |
| 3BR | 21 | 12.00% | N/A |

| Housing Needs of Families on the Waiting List | | | |
|---|-----|-----|-----|
| 4BR | N/A | N/A | N/A |
| 5BR | N/A | N/A | N/A |
| 5+BR | N/A | N/A | N/A |
| 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 open 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:Pursueaffordablehomeownershipopportunitiesfortheeligible populationthroughcooperationwithlocalgovernmentsadministeringHUD'sCDBG funds.

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30% of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIintenant -basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswiththeconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucher targetedtotheelderly,shouldtheybecome available

- Other: Pursue outside services to provide increased support for residents of existing senior units.

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 voucher 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: Join local government outreach to growing Hispanic population.

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

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2003 grants) | | |
| a) Public Housing Operating Fund | \$350,365 | |
| b) Public Housing Capital Fund | \$552,500 | |
| c) HOPE VI Revitalization | N/A | |
| d) HOPE VI Demolition | N/A | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$3,300,945 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | N/A | |
| g) Resident Opportunity and Self-Sufficiency Grants | N/A | |
| h) Community Development Block Grant | N/A | |
| i) HOME | N/A | |
| Other Federal Grants (list below) | | |
| | | |

| Financial Resources: Planned Sources and Uses | | |
|---|--------------------|---------------------------|
| Sources | Planned \$ | Planned Uses |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| Capital Funds Program | \$895,624.00 | P.H. Capital Improvements |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | | |
| | \$624,000.00 | Public Housing Operations |
| | | |
| 4. Other income (list below) | | |
| Roof Top Antenna Income | \$33,360.00 | Public Housing Operations |
| | | |
| 4. Non -federal sources (list below) | | |
| | | |
| | | |
| | | |
| Total resources | \$5,756,794 | |
| | | |
| | | |

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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) 10

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

Other:(describe)

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

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

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 plan 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 transfer 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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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)

Families with a disabled family member preference over a one person household in which the individual member is not elderly, disabled, or displaced by government action.

3. If the PHA will employ admission 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 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)

- 1 Working families and those unable to work because of age or disability
 Veterans and veterans' families
1 Residents who live and/or work in the jurisdiction
1 Those enrolled currently in educational, training, or upward mobility programs
 Household that contribute to meeting income goals (broad range of incomes)
 Household that contribute to meeting income requirements (targeting)
1 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
1 Other preference(s) (list below)
Disability – households with members, other than the head of household, who has a verified disability
Other than Single Preference

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 – Website and Video Presentation

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

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

(6) Deconcentration and Income Mixing

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

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

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

Not Applicable

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

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

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

Other (list policies and developments targeted below)

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

e. If the answer to d was yes, how would you describe these changes? (select all that apply) **Not Applicable**

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

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

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

B. Section 8

Exemptions: PHA 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
If requested, families current address, name of current landlord.

(2)WaitingListOrganization

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)SearchTime

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

If yes, state circumstances below:

To a family with a family member with a disability or extenuating circumstances such as hospitalization or family emergency and difficulty finding an apartment.

(4)AdmissionsPreferences

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)

Families with a disabled family member preference cover a one -person household in which the individual member is not elderly, disabled, or displaced by government action.

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 1 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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Household that contribute to meeting income requirements (targeting)
- 1 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- Disability – households with members, other than the head of household, who has a verified disability

4. Among applicants on the waiting list with the 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 referential materials are the policies governing eligibility, selection, and admission 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 program to the public?

- Through published notices
- Other (list below)
- Through program specific service providers.

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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 :
Hardship exemption available pursuant to ACOP section 13.3

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(listbelow)

3. Selectthespaceorspacesthatbestdescribehowsyouarriveatceilingrents(select allthatapply)

- Marketcomparabilitystudy
- Fairmarketrents(FMR)
- 95thpercentilerents
- 75percentofoperatingcosts
- 100percent tooperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebt service
- The“rentalvalue”oftheunit
- Other(listbelow)10% -15%belowmarket

f.Rentre -determinations:

1. Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome orfamilycompositiontothePHAsuchthatthechangesresultinanadjustmentto rent?(selectallthatapply)

- Never
- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease
- Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)_____
- Other(listbelow)FamilyCompositionChange

g. Yes No:DoesthePHApplantointerindividualsavingsaccountsfor residents(ISAs)asanalternativetotherequired12month disallowanceofearnedincomeandphasinginofrentinr eases inthenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdidthePHAuse toestablishcomparability?(selectallthatapply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimilarunassistedunitsintheneighborhood
- Other(list/describewhat) SameasCeilingrent

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families

- Rentburdensofassistedfamilies
- Other(listbelow)

(2)MinimumRent

a. WhatamountbestreflectsthePHA’sminimumrent?(selectone)

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

b. Yes No: HasthePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)

5.OperationsandManagement

[24CFRPart903.79(e)]

NotApplicable

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredtocompletethis section.Section8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA’smanagementstructureandorganization.

(selectone)

- AnorganizationchartshowingthePHA’smanagementstructureand organizationisattached.
- AbriefdescriptionofthemanagementstructureandorganizationofthePHA follows:

B.HUDProgramsUnderPHAManagement

ListFederalprogramsadministeredbythePHA,numberoffamilieservedatthebeginningofthe upcomingfiscalyear,andexpectedturnoverineach.(Use“NA”toindicatethatthePHAdoesnot operateanyoftheprogramslistedbelow.)

| ProgramName | UnitsorFamilies ServedatYear Beginning | Expected Turnover |
|-----------------------|--|-------------------|
| PublicHousing | | |
| Section8Vouchers | | |
| Section8Certificates | | |
| Section8ModRehab | | |
| SpecialPurposeSection | | |

| | | |
|--|--|--|
| 8Certificates/Vouchers (listindividually) | | |
| PublicHousingDrug EliminationProgram (PHDEP) | | |
| | | |
| | | |
| OtherFederal Programs(list individually) | | |
| | | |
| | | |

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Not Applicable

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 offices 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 24CFR982?

If yes, list addition to federal requirements below:

2. Which PHA offices 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

[24CFR Part 903.79(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 there)

**PHA Plan
Table Library**

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

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

Capital Fund Grant Number IL06P08950102 FFY of Grant Approval: (04/01/03)

X Original Annual Statement

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|----------------------|
| 1 | Total Non -CGP Funds | 0 |
| 2 | 1406 Operations | 6,000 |
| 3 | 1408 Management Improvements | 40,000 |
| 4 | 1410 Administration | 52,000 |
| 5 | 1411 Audit | 0 |
| 6 | 1415 Liquidated Damages | 0 |
| 7 | 1430 Fees and Costs | 30,000 |
| 8 | 1440 Site Acquisition | 0 |
| 9 | 1450 Site Improvement | 20,000 |
| 10 | 1460 Dwelling Structures | 303,950 |
| 11 | 1465.1 Dwelling Equipment -Nonexpendable | 100,600 |
| 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 | 1498 Mod Used for Development | 0 |
| 19 | 1502 Contingency | 0 |
| 20 | Amount of Annual Grant (Sum of lines 2 -19) | 552,550 |
| 21 | Amount of line 20 Related to LBP Activities | 0 |
| 22 | Amount of line 20 Related to Section 504 Compliance | 0 |
| 23 | Amount of line 20 Related to Security | 107,000 |
| 24 | Amount of line 20 Related to Energy Conservation | |

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatement canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheend ofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. Yes No: IsthePHAprovidinganoptional5 -YearActionPlanforthe CapitalFund?(ifno,skiptosub -component7B)

b.If yestoquestiona,selectone:

TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto thePHAPlanatAttachment(statename

-or-

TheCapitalFundProgram5 -YearActionPlanispr ovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert here)

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.Identifyanyapproved HOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapitalFund ProgramAnnualStatement.

Yes No:a)HasthePHAreceivedaHOPEV Irevitalizationgrant?(ifno, skiptoquestionc;ifyes,provideresponsestoquestionbfor eachgrant,copyingandcompletingasmanytimesasnecessary)
b)StatusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Developmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

- RevitalizationPlanunderdevelopment
- RevitalizationPlansubmitted,pendingapproval
- RevitalizationPlanapproved
- ActivitiespursuanttoanapprovedRevitalizationPlan 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 -financed 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

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

| |
|---|
| <input type="checkbox"/> Part of the development |
| <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: |

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

[24CFR Part 903.79(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 as 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

[24CFR Part 903. 79(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 FY1996 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 FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as 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 Plans 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 HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI 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

[24CFR Part 903.79(k)]

A. Public Housing

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

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

plantoapplytoadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unleseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)

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"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the U.S.H.A. 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 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

[24CFR Part 903.79(1)]

Not Applicable

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

Client referrals

- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programsto eligible families
- Jointly administer programs
- Partner to administer 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 home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

| Services and Programs | | | | |
|----------------------------|-----------|------------|--------|-------------|
| Program Name & Description | Estimated | Allocation | Access | Eligibility |

- 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

Not Applicable

[24 CFR Part 903.79(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 area 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

- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describewhatbelow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake:(selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provisionof crime-and/drug -preventionactivities
- CrimePreventionThroughEnvironmentalDesign
- Activitiestargetedtoat -riskyouth,adults,orseniors
- VolunteerResidentPatrol/BlockWatchersProgram
- Other(describewhatbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepolicepre cinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwis esupportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAeligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceipt ofPHDEPfunds.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2000inthisPHA Plan?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:____)

14.RESERVEDFORPETPOLICY

HOUSINGAUTHORITYOFTHECOUNTYOFDEKALB PETPOLICYANDRULES FORPUBLICHOUSINGFAMILYDEVELOPME NTS REVISED12/15/00

Thefollowingrulesinaccordancewith24CFR960,SubpartGareestablished toregulatepetsinandonpropertiesownedoroperatedbytheHousingAuthorityof theCountyofDeKalb.Theserulesdonotrestricttheownershipofanimalsthatassist personswithdisabilities. [24CFR960.705]Onlydogs,cats,commonhouseholdfish andcommonhouseholdcagedanimals(excludingferrets),arepermittedsubjectto applicableparagraphsbelow.Noreptiles,exceptturtlesarepermitted.

Allpetsmustbepre -approvedandregisteredwiththeHousingAuthority. [24 CFR960.707(b)(5)] Residentsmustreceiveawrittenpetpermittokeepanyanimal onoraboutthepremises.Visitingpetsarenotallowed.Apictureofeachdogandcat willbekeptinowner'sfileforproperidentification.Thepetpermitemayberevokedat anytimesubjecttotheHousingAuthoritygrievanceprocedureiftheanimalbecomes destructiveoranuisancetoothers,oriftheresident/ownerfailstocomplywiththe following:

- Asidefromcommonpetshousedinfishtanksorcages,theonlypetspermitted aredomesticateddogsandcats,limitone(1)dog,orone(1)cat.Weightmust belessthan25poundsatadulthood.Thisweightlimitationdoesnotapplytoa serviceanimal. [24CFR960.707(b)(2),(3)]
- Dogsaretobetaggedandlicensedyearlywiththeproperauthorities.Dogsare tobevaccinatedyearlyfordistemper,andmusthavecurrentrabiesboosters. Ownersmustprovideproofofcurrentlicensingandvaccin ationonayearly

basis during re-examination for eligibility of Continued Occupancy. [24CFR 960.707(a)(2)]

- Cats and dogs are to be spayed or neutered. [24CFR 960.707(b)(6)]
- No pet may be kept in violation of humane or health laws. [24CFR 960.707 (2)]
- Dogs shall remain inside dwelling units unless they are attended and leashed. Cats shall be restricted to inside the units unless being transported in appropriate secured carriers. All other pets must be caged at all times when outside the unit. All pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside areas.
- Cats are to use litter boxes kept in residents' premises. Owners must not permit waste to accumulate. Waste is to be placed in a plastic bag, closed and disposed of promptly and only in the outside dumpster.
- Owners are responsible for promptly cleaning up and disposing of pet droppings. A fee of \$5.00 per occurrence will be charged to the pet owner of record for the cleanup of pet waste by Housing Authority staff. Owners are also responsible for maintaining animals in cages and fish tanks in a clean and sanitary environment.
- Owners must take adequate precautions to eliminate pet odors within or around their units and maintain the units in a sanitary condition at all times.
- Owners may not permit any disturbance by their pet that interferes with the quiet enjoyment of other residents; whether by loud barking, howling, biting, scratching, chirping or other such activities.
- A pet may not be left unattended for more than twenty-four (24) hours. The Housing Authority may enter the dwelling to remove the pet and transfer it to the proper authorities. The Housing Authority accepts no responsibility for the pet under such circumstances.
- Owners must pay a refundable pet deposit of \$150 per dog or cat in advance or when a pet is acquired. Terms of the deposit are to be paid as follows: \$50.00 initial payment and ten (10) consecutive \$10.00 monthly payments. The deposit will be used to pay reasonable expenses directly attributable to the presence of the individual pet, and the unused balance will be refunded following lease termination or giving up the pet. [24 CFR 960.707(b)(1)]

- Violation of these rules may be grounds for removal of the pet or termination of the pet owner's tenancy (or both).

I have read and understand the above regulations regarding pets and agree to conform to same.

Resident Signature Date

Witness Signature Date

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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

[24CFR Part 903.79 (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

[24CFR Part 903.79(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 as Attachment (Filename)
 - Provided below:
3. In what manner did the PHA address those comments? (Select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of DeKalb Consolidated Plan

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

- The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
 - The City of DeKalb plan to increase the availability of affordable housing by increasing the stock of affordable rental units in DeKalb.
 - The City of DeKalb plan to increase the supply of decent, safe, affordable housing, by joining with the DeKalb County Housing Authority and other public/private agencies to locate resources and construct 200 affordable housing units.
 - The City of DeKalb plan to facilitate the development of new affordable rental units by forming a partnership with the Housing Authority of DeKalb County and other governmental, public, and private agencies.
 - The City of DeKalb plan to educate property owners, managers, and development groups on available incentives for building affordable housing.
 - The City of DeKalb plan to work with government and nonprofit agencies to increase the number of Section 8 certificates and vouchers.
 - The City of DeKalb plan to promote homeownership by providing first-time homebuyer's assistance to 150 low and moderate-income individuals and/or families.

D. Other Information Required by HUD

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

PHA Plan Table Library

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

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

Capital Fund Grant Number IL06P08950103 FFY of Grant Approval: 2003

X Original Annual Statement

| Line No. | Summary by Development Account | Total Estimated Cost |
|----------|---|----------------------|
| 1 | Total Non - CGP Funds | 0 |
| 2 | 1406 Operations | \$6,000.00 |
| 3 | 1408 Management Improvements | \$65,000.00 |
| 4 | 1410 Administration | \$55,000.00 |
| 5 | 1411 Audit | 0 |
| 6 | 1415 Liquidated Damages | 0 |
| 7 | 1430 Fees and Costs | \$5,000.00 |
| 8 | 1440 Site Acquisition | 0 |
| 9 | 1450 Site Improvement | \$98,000.00 |
| 10 | 1460 Dwelling Structures | \$238,400.00 |
| 11 | 1465.1 Dwelling Equipment - Nonexpendable | \$105,900.00 |
| 12 | 1470 Nondwelling Structures | \$5,000.00 |
| 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 | 1498 Mod Used for Development | 0 |
| 19 | 1502 Contingency | 0 |
| 20 | Amount of Annual Grant (Sum of lines 2 - 19) | \$578,300.00 |
| 21 | Amount of line 20 Related to LBP Activities | 0 |
| 22 | Amount of line 20 Related to Section 504 Compliance | \$5,000.00 |
| 23 | Amount of line 20 Related to Security | \$94,500.00 |
| 24 | Amount of line 20 Related to Energy Conservation Measures | \$4,000.00 |

**AnnualStatement
CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumberIL06P08950102FFYofGrantApproval: 2002

X RevisedAnnualStatement

| LineNo. | SummarybyDevelopmentAccount | TotalActualCost |
|---------|--|---------------------|
| 1 | TotalNon -CGPFunds | 0 |
| 2 | 1406Operations | \$5,964.00 |
| 3 | 1408ManagementImprovements | \$40,900.00 |
| 4 | 1410Administration | \$52,500.00 |
| 5 | 1411Audit | 0 |
| 6 | 1415LiquidatedDamages | 0 |
| 7 | 1430FeesandCosts | 0 |
| 8 | 1440SiteAcquisition | 0 |
| 9 | 1450SiteImprovement | \$7,946.61 |
| 10 | 1460DwellingStructures | \$344,430.39 |
| 11 | 1465.1DwellingEquipment -Nonexpendable | \$74,223.00 |
| 12 | 1470NondwellingStructures | 0 |
| 13 | 1475NondwellingEquipment | 0 |
| 14 | 1485Demolition | 0 |
| 15 | 1490ReplacementReserve | 0 |
| 16 | 1492MovingtoWorkDemonstration | 0 |
| 17 | 1495.1RelocationCosts | 0 |
| 18 | 1498ModUsedforDevelopment | 0 |
| 19 | 1502Contingency | 0 |
| 20 | AmountofAnnualGrant(Sumoflines2 -19) | \$525,964.00 |
| 21 | Amountofline20RelatedtoLBPActivities | 0 |
| 22 | Amountofline20RelatedtoSection504Compliance | |
| 23 | Amountofline20RelatedtoSecurity | \$80,423.00 |
| 24 | Amountofline20RelatedtoEnergyConservation Measures | \$119,510.08 |

**AnnualStatement
CapitalFundProgram(CFP)PartI:Summary**

CapitalFundGrantNumberIL06P08950101FFYofGrantApproval: 2001

X ReviessedAnnualStatement

| LineNo. | SummarybyDevelopmentAccount | TotalActualCost |
|---------|--|---------------------|
| 1 | TotalNon -CGPFunds | 0 |
| 2 | 1406Operations | \$5,963.00 |
| 3 | 1408ManagementImprovements | \$41,000.00 |
| 4 | 1410Administration | \$55,000.00 |
| 5 | 1411Audit | 0 |
| 6 | 1415LiquidatedDamages | 0 |
| 7 | 1430FeesandCosts | \$2,811.85 |
| 8 | 1440SiteAcquisition | 0 |
| 9 | 1450SiteImprovement | \$5,630.84 |
| 10 | 1460DwellingStructures | \$385,354.31 |
| 11 | 1465.1DwellingEquipment -Nonexpendable | \$55,208.00 |
| 12 | 1470NondwellingStructures | 0 |
| 13 | 1475NondwellingEquipment | 0 |
| 14 | 1485Demolition | 0 |
| 15 | 1490ReplacementReserve | 0 |
| 16 | 1492MovingtoWorkD emonstration | 0 |
| 17 | 1495.1RelocationCosts | 0 |
| 18 | 1498ModUsedforDevelopment | 0 |
| 19 | 1502Contingency | 0 |
| 20 | AmountofAnnualGrant(Sumoflines2 -19) | \$550,963.00 |
| 21 | Amountofline20RelatedtoLBPActivities | 0 |
| 22 | Amountofline20RelatedtoSection504Compliance | 0 |
| 23 | Amountofline20RelatedtoSecurity | \$55,230.00 |
| 24 | Amountofline20RelatedtoEnergyConservation Measures | \$36,670.32 |

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

CapitalFundGrantNumberI L06P08950103FFYofGrantApproval: 2003

| Development Number/Name HA-WideActivities | GeneralDescriptionofMajorWork Categories | Development Account Number | Total Estimated Cost |
|--|---|--------------------------------|----------------------|
| IL089-001 GoldenYears Plaza | ReplaceKitchen/BathCabinets,VentFans | 1460 | 66,000.00 |
| | InstallEntranceAwning | 1460 | 5,000.00 |
| | AdditionalNorthSideParkingLotLighting | 1450 | 5,000.00 |
| | InstallVinylFloorsKitchen/Bath | 1460 | 20,000.00 |
| | Replace Refrigerators | 1465.1 | 7,200.00 |
| | Install Lighted Medicine Cabinets | 1460 | 5,000.00 |
| | Replace Apartment Carpeting | 1460 | 6,000.00 |
| | Install Wider Angle Door Viewers | 1460 | 900.00 |
| IL089-002 Lewis Court Apartments | Install Attic Ventilation System | 1460 | 4,000.00 |
| | Purchase Refrigerators | 1465.1 | 800.00 |
| | Install Security Camera System | 1465.1 | 24,000.00 |
| | Install Additional Outdoor Lighting | 1450 | 7,000.00 |
| IL089-003 Civic Apartments | Replace Kitchen/Bath Cabinets, Vent Fan | 1460 | 27,000.00 |
| | Install Vinyl Laundry Room Floor | 1460 | 3,600.00 |
| | Install Vinyl Floors Kitchen/Bath | 1460 | 10,000.00 |
| | Re-decorate Lobby/Coffee Room | 1465.1 | 6,000.00 |
| | Replace Community Room Carpeting | 1460 | 9,000.00 |
| | Install Lighted Medicine Cabinets | 1460 | 2,500.00 |
| | Repaint Hallways | 1460 | 2,500.00 |
| | Redecorate Hallways | 1465.1 | 4,500.00 |
| | Purchase Refrigerators | 1465.1 | 2,800.00 |
| | Replace Apartment Carpeting | 1460 | 3,000.00 |
| | Install Wide Angle Door Viewers | 1460 | 600.00 |
| | New Parking Lot & Surrounding Landscaping | 1450 | 44,000.00 |
| | IL089-004 Mason Court Apartments | Install Security Camera System | 1465.1 |
| Replace Apartment Carpeting | | 1460 | 2,800.00 |
| Replace Refrigerators | | 1465.1 | 2,400.00 |
| Install Additional Playground Equip. | | 1450 | 2,000.00 |
| Replace Handicap Ramp Comm. Bldg. | | 1470 | 5,000.00 |
| Landscaping & Apartment Access | | 1450 | 40,000.00 |
| IL089-005 Garden Estates Apartments | Install Security Camera System | 1465.1 | 27,000.00 |
| | Mud-Jack Front/Rear Apartment Slabs | 1460 | 20,000.00 |
| | Install Carpeting Living/Bed Rooms | 1460 | 20,100.00 |
| | Replace Kitchen Cabinets | 1460 | 24,000.00 |
| | Replace Refrigerators | 1465.1 | 1,200.00 |
| Install Ceiling Fan/Lights Living Room | 1460 | 6,400.00 | |
| Entity Wide | Operations | 1406 | 6,000.00 |
| | Management Improvements | 1408 | 65,000.00 |
| | Administration | 1410 | 55,000.00 |
| | Fees and Costs | 1430 | 5,000.00 |

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Capital Fund Grant Number IL06P08950102 FFY of Grant Approval: 2002

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Actual Cost |
|---|--|----------------------------|-------------------|
| IL089-001 Golden Years Plaza | Carpet Apartments | 1460 | 536.04 |
| | Make Air -System Boiler | 1460 | 61,730.29 |
| | Hallway Carpeting | 1460 | 25,644.31 |
| | Kitchen Cabinets/Fans/Vanities | 1460 | 64,574.99 |
| | Replace Boiler Controls | 1460 | 4,600.00 |
| | Hallway Lighting/Decorating | 1460 | 1,891.20 |
| | Security Camera System | 1465.1 | 39,175.00 |
| | Telephone Activated Door Entry System | 1465.1 | 7,750.00 |
| IL089-002 Lewis Court Apartments | Playground Equipment | 1450 | 7,946.61 |
| | Bath Tubs/Bathroom Floors | 1460 | 46,400.00 |
| | Mini-Blinds | 1460 | 3,989.76 |
| IL089-003 Civic Apartments | Carpet Apartments | 1460 | 2,040.82 |
| | Kitchen Cabinets/Fans/Vanities | 1460 | 52,026.58 |
| | Kitchen Ceiling Fan/Lights | 1460 | 1,699.52 |
| | Security Camera System | 1465.1 | 19,608.00 |
| | Telephone Activate Entry System | 1465.1 | 7,690.00 |
| | Repair Exterior Building Entry Doors/Windows | 1465.1 | 9,976.00 |
| | New Furnaces A/C Units | 1460 | 52,371.79 |
| IL089-004 Mason Court Apartments | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| IL089-005 Garden Estates Apartments | Light/Shelf Above Kitchen Sinks | 1460 | 1,850.25 |
| | Install Awnings Over Back Doors | 1460 | 4,611.20 |
| | Additional Kitchen Outlets | 1460 | 1,002.00 |
| | Lighting Back Door -Motion Sensor Type | 1460 | 1,485.64 |
| | New Furnace Units | 1460 | 8,000.00 |
| Entity Wide | Operations | 1406 | 5,964.00 |
| | Management Improvements | 1408 | 40,900.00 |
| | Administrative Salaries | 1410 | 52,500.00 |

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Capital Fund Grant Number IL06P08950101 FFY of Grant Approval: 2001

| Development Number/Name HA-Wide Activities | General Description of Major Work Categories | Development Account Number | Total Actual Cost |
|---|--|----------------------------|-------------------|
| IL089-001 Golden Years Plaza | Replace Heat and Air Conditioner Unit | 1460 | 5,950.00 |
| | Carpeting Apartments | 1460 | 4,373.36 |
| | Re-Habilitate Community Room Kitchen | 1460 | 10,650.14 |
| | Replace Kitchen Cabinet/Vent Fans/Vanities | 1460 | 88,364.20 |
| | Security Camera System | 1465.1 | 32,239.00 |
| IL089-002 Lewis Court Apartments | Replace Kitchen Cabinets/Vent Fans/Vanities | 1460 | 41,137.68 |
| IL089-003 Civic Apartments | Parking Lot Expansion | 1450 | 1,070.00 |
| | Carpeting Apartments | 1460 | 2,633.34 |
| | Replace Kitchen Cabinets/Vent Fans/Vanities | 1460 | 46,598.85 |
| | Replace Elevator Controls | 1460 | 1,700.00 |
| | Security Camera System | 1465.1 | 22,964.00 |
| IL089-004 Mason Court Apartments | Site Handicap Access/Landscaping | 1450 | 4,560.84 |
| | Re-Roof All Building | 1460 | 32,500.00 |
| | Replace All Window Units | 1460 | 82,476.48 |
| | Carpet Apartments | 1460 | 725.14 |
| | Install Vinyl Siding | 1460 | 37,525.00 |
| IL089-005 Garden Estates Apartments | Central Air Conditioning | 1460 | 30,720.32 |
| Entity Wide | Operations | 1406 | 5,963.00 |
| | Management Improvements | 1408 | 23,000.00 |
| | Administrative Salaries | 1410 | 55,000.00 |
| | Fees and Costs | 1430 | 2,811.85 |

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Capital Fund Grant Number IL06P08950103 FFY of Grant Approval: 2003

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|---|--|---|
| IL089-001 Golden Years Apartments | 05/31/2004 | 05/31/2006 |
| IL089-002 Lewis Court Apartments | 05/31/2004 | 05/31/2006 |
| IL089-003 Civic Apartments | 05/31/2004 | 05/31/2006 |
| IL089-004 Mason Court Apartments | 05/31/2004 | 05/31/2006 |
| IL089-005 Garden Estates Apartments | 05/31/2004 | 05/31/2006 |
| HA Wide | 05/31/2004 | 05/31/2006 |
| Resident Services | 05/31/2004 | 05/31/2006 |

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

CapitalFundGrantNumberIL06P08950102FFYofGrantApproval: 2002

| Development Number/Name HA-WideActivities | AllFundsObligated (QuarterEndingDate) | AllFundsExpended (QuarterEndingDate) |
|---|--|---|
| IL089-001 Golden Years Apartments | 05/31/2004 | 05/31/2006 |
| IL089-002 Lewis Court Apartments | 05/31/2004 | 05/31/2006 |
| IL089-003 Civic Apartments | 05/31/2004 | 05/31/2006 |
| IL089-004 Mason Court Apartments | 05/31/2004 | 05/31/2006 |
| IL089-005 Garden Estates Apartments | 05/31/2004 | 05/31/2006 |
| HA Wide | 05/31/2004 | 05/31/2006 |
| Resident Services | 05/31/2004 | 05/31/2006 |

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Capital Fund Grant Number IL06P08950101 FFY of Grant Approval: 2001

| Development Number/Name HA-Wide Activities | All Funds Obligated (Quarter Ending Date) | All Funds Expended (Quarter Ending Date) |
|--|--|---|
| IL089-001 Golden Years Apartments | 05/31/2003 | 05/31/2005 |
| IL089-002 Lewis Court Apartments | 05/31/2003 | 05/31/2005 |
| IL089-003 Civic Apartments | 05/31/2003 | 05/31/2005 |
| IL089-004 Mason Court Apartments | 05/31/2003 | 05/31/2005 |
| IL089-005 Garden Estates Apartments | 05/31/2003 | 05/31/2005 |
| HA Wide | 05/31/2003 | 05/31/2005 |
| Resident Services | 05/31/2003 | 05/31/2005 |

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

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

| Optional 5 -Year Action Plan Tables | | | |
|--|---|---------------------|----------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| IL089-001 | Golden Years Plaza | 1 | 0.6% |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost |
| Replace Kitchen Cabinets/Vent Hood Fans/Bath Vanities | | | \$132,000 |
| Replace Interior Doors | | | \$60,000 |
| Air Condition Hallways | | | \$40,000 |
| Hard Wire Smoke Detectors | | | \$72,000 |
| Vinyl Floors -Kitchen/Bath | | | \$40,000 |
| Replace Refrigerators | | | \$36,000 |
| Lighted Medicine Cabinets | | | \$10,000 |
| Re-Decorate Community Room | | | \$12,000 |
| Replace Carpeting Community Room | | | \$16,000 |
| Replace Emergency Generator | | | \$30,000 |
| Replace Community Room Ceiling/Light Fixtures | | | \$9,600 |
| Replace Hot Water Boiler Circulating Pumps | | | \$3,500 |
| Replace Bathroom Fixtures 1 st Floor Men's Room w/Handicap Fixtures | | | \$2,500 |
| Replace Bathtubs w/Handicap Walk -in Shower Units | | | \$64,000 |
| Replace Window Units Floors 2 thru 16 | | | \$348,000 |
| Replace Two Heating Boiler and Controls | | | \$54,000 |
| Replace Carpeting in Apartments -as Needed | | | \$30,000 |
| Replace Laundry Room Floor | | | \$3,500 |
| Total estimated cost over next 5 years | | | \$963,100 |
| | | | |

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

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

| Optional 5 -Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| IL089-002 | Lewis Court Apartments | 2 | 14.28% | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace Window Units | | | \$34,200 | 2004 |
| Install New Mini -Blinds | | | \$2,280 | 2004 |
| Install Carpeting Living Room/Bedrooms | | | \$16,000 | 2006 |
| Replace Carpeting in Apartments -as Needed | | | \$3,000 | Split 2007 -2008 |
| Install Additional Ceiling Light -Living Room | | | \$3,500 | 2004 |
| Replace Refrigerators | | | \$4,000 | Split 2004 -2008 |
| Replace Electric Base Board Heating Units | | | \$16,500 | 2004 |
| Install Vinyl Siding | | | \$35,000 | 2006 |
| Totalestimatedcostovertnext5years | | | \$114,480 | |

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

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

| Optional 5 - Year Action Plan Tables | | | |
|---|---|---------------------|----------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |
| IL089-003 | Civic Apartments | 0 | 0.00% |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost |
| Replace Kitchen Cabinets/Vent Hood Fans/Bath Vanities | | | \$54,000 |
| Install Vinyl Floors - Kitchen/Bath | | | \$20,000 |
| Install Lighted Medicine Cabinets | | | \$5,000 |
| Replace Hallway Carpeting | | | \$15,000 |
| Replace Emergency Generator | | | \$30,000 |
| Replace Community Room Heating/Air Conditioning Units (2) | | | \$12,000 |
| Replace Refrigerators | | | \$14,000 |
| Replace Bathtub w/Handicap Walk - in Shower Units | | | \$32,000 |
| Replace Carpeting in Apartments - As Needed | | | \$15,000 |
| Hard Wire Smoke Detectors | | | \$36,000 |
| Replace Heating Boiler Controls | | | \$4,800 |
| Re-glaze 1 st Floor Windows w/Low -e Insulated Glass | | | \$18,000 |
| Replace Window Units Floors 2 -5 | | | \$153,000 |
| Renovate Elevator and Elevator Control with Partial Resident Re -location | | | \$110,000 |
| Replace Interior Apartment Doors | | | \$30,000 |
| Total estimated cost over next 5 years | | | \$548,800 |
| | | | |

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

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

| Optional 5 -Year Action Plan Tables | | | | |
|---|--|----------------------------|-----------------------------------|--|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| IL089-004 | Mason Court Apartments | 1 | 3.84% | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Replace Interior Door Units | | | \$42,000 | 2004 |
| Install Living Room Ceiling Fans/Lights | | | \$6,500 | 2004 |
| Replace Carpeting in Apartments -as Needed | | | \$14,000 | Split 2004 -2008 |
| Replace Refrigerators | | | \$12,000 | Split 2004 -2008 |
| Expand/Rehab Community Building | | | \$30,000 | 2005 |
| Construct Apartment Storage Units Building | | | \$60,000 | 2006 |
| Install New Mini -Blinds | | | \$8,400 | 2005 |
| Totalestimatedcostovernext5years | | | \$172,900 | |

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

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

| Optional 5 -Year Action Plan Tables | | | | |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development | |
| II089-005 | Garden Estates Apts. | 1 | 6.25% | |
| Description of Needed Physical Improvements or Management Improvements | | | Estimated Cost | Planned Start Date (HA Fiscal Year) |
| Install Vinyl Siding | | | \$45,000 | 2006 |
| Install New Roofs | | | \$32,000 | 2005 |
| Install New Kitchen Cabinets | | | \$24,000 | 2004 |
| Replace Refrigerators | | | \$6,000 | Split 2004 -2007 |
| Install Vinyl Floors Kitchen | | | \$9,600 | 2004 |
| Replace Carpeting in Apartments as Needed | | | \$8,000 | Split 2004 -2008 |
| Replace Water Heaters | | | \$8,000 | 2004 |
| Re-model Bathrooms | | | \$42,000 | 2005 |
| Replace Apartment Window Units | | | \$42,000 | 2005 |
| Install Mini -Blinds | | | \$6,000 | 2005 |
| Total estimated cost over next 5 years | | | \$222,600 | |

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

OMB Approval No. 22577-0157 (exp. 7/31/98)

IL089 Annual Plan 2003- Appendix A

| | | |
|---|--|----------------------|
| HA Name: Housing Authority of the County of DeKalb | Comprehensive Grant Number: IL06P08950102 | FY of Grant: 2002 |
|---|--|----------------------|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ² | |
|----------|---|----------------------|----------------------|--------------------------------|-------------------|
| | | Original | Revised ¹ | Obligated | Expended |
| 1 | Total Non-CGPFunds | | | | |
| 2 | 1406 Operations (May not exceed 10% of line 19) | 5,964.00 | 5,964.00 | 5,964.00 | 5,964.00 |
| 3 | 1408 Management Improvements | 40,900.00 | 40,900.00 | 40,900.00 | 24,878.00 |
| 4 | 1410 Administration | 52,500.00 | 52,500.00 | 52,500.00 | 13,587.37 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 30,000.00 | 0.00 | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 13,000.00 | 7,946.61 | 7,946.61 | 7,946.61 |
| 10 | 1460 Dwelling Structures | 326,600.00 | 344,430.39 | 344,430.39 | 248,465.48 |
| 11 | 1465.1 Dwelling Equipment--Nonexpendable | 57,000.00 | 74,223.00 | 74,223.00 | 74,223.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Cost | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1498 Mod Used for Development | 0.00 | 0.00 | 0.00 | 0.00 |
| 18 | 1502 Contingency (may not exceed 8% of line 19) | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | Amount of Annual Grant (Sum of lines 2-18) | 525,964.00 | 525,964.00 | 525,964.00 | 375,064.46 |
| 20 | Amount of line 19 Related to LBPT Testing | 0.00 | | | |
| 21 | Amount of line 19 Related to Section 504 Compliance | 105,045.01 | 0.00 | | |
| 22 | Amount of line 19 Related to Security | 8,856.00 | 80,423.00 | | |
| 23 | Amount of line 19 Related to Energy Conservation Measures | 44,500.00 | 119,510.08 | | |

ComprehensiveGrantProgram(CGP) PartII:SupportingPages

Grant IL06P08950102

FFY-2002

| Development Number/Name HA-Wide Activities | GeneralDescriptionofMajor WorkCategories | Development Account Number | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofProposedWork |
|---|--|----------------------------|----------|--------------------|----------------------|------------------------------|-----------------------------|----------------------|
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| IL89-001 GoldenYears Plaza | CarpetApartments | 1460 | 1 | 12,500.00 | 536.04 | 536.04 | 536.04 | Completed |
| | MakeupAirSystemforBoiler | 1460 | 1 | 34,800.00 | 61,730.29 | 61,730.29 | 61,730.29 | Completed |
| | HallwayCarpeting | 1460 | 1 | 34,000.00 | 25,644.31 | 25,644.31 | - | Workinprogress |
| | Kitchencabinets/fans/vanities | 1460 | 1 | 56,860.00 | 64,574.99 | 64,574.99 | 55,242.09 | WorkinProgress |
| | ReplaceBoilerControls | 1460 | 1 | 12,000.00 | 4,600.00 | 4,600.00 | 4,600.00 | Completed |
| | Hallwaylighting/decorating | 1460 | 1 | - | 1,891.20 | 1,891.20 | 1,891.20 | Completed |
| | SecurityCameraSystem | 1465 | 1 | 30,000.00 | 39,175.00 | 39,175.00 | 39,175.00 | Completed |
| | TelephoneActivatedDoorEntry | 1465 | 1 | 6,000.00 | 7,750.00 | 7,750.00 | 7,750.00 | Completed |
| IL089-002 LewisCourt Apartments | PlaygroundEquipment | 1450 | 1 | 5,000.00 | 7,946.61 | 7,946.61 | 7,946.61 | Completed |
| | Bathtubs/floors | 1460 | 1 | 14,000.00 | 46,400.00 | 46,400.00 | - | WorkinProgress |
| | MiniBlinds | 1460 | 1 | 3,500.00 | 3,989.76 | 3,989.76 | 3,989.76 | Completed |
| IL089-003 Civic Apartments | Carpetapartments | 1460 | 1 | 6,300.00 | 2,040.82 | 2,040.82 | 2,040.82 | Completed |
| | Kitchencabinets,venthoods/fans, bathvanities | 1460 | 1 | 28,440.00 | 52,026.58 | 52,026.58 | 52,026.58 | Completed |
| | Ceilingfans/kitchenlights | 1460 | 1 | 4,000.00 | 1,699.52 | 1,699.52 | 1,699.52 | Completed |
| | SecurityCameraSystem | 1465 | 1 | 15,000.00 | 19,608.00 | 19,608.00 | 19,608.00 | Completed |
| | Telephoneactivatedmaindooreentry | 1465 | 1 | 6,000.00 | 7,690.00 | 7,690.00 | 7,690.00 | Completed |
| | Repairexteriorbuildingentrancedoors andwindows | 1460 | 1 | - | 9,976.00 | 9,976.00 | - | WorkinProgress |
| PageTotals | | | | 268,400.00 | 357,279.12 | 357,279.12 | 265,925.91 | |

ComprehensiveGrantProgram(CGP) PartII:SupportingPages

Grant IL06P08950102

FFY-2002

| Development Number/Name HA-Wide Activities | GeneralDescriptionofMajor WorkCategories | Development Account Number | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofProposedWork |
|---|--|----------------------------|----------|--------------------|----------------------|------------------------------|-----------------------------|----------------------|
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| IL089-004 MasonCourt Apartments | AdditionalExteriorLighting | 1450 | 1 | 8,000.00 | - | - | - | Deleted |
| | NewFurnace-A/CUnits | 1460 | 1 | 90,000.00 | 52,371.79 | 52,371.79 | 52,371.29 | Completed |
| IL089-005 GardenEstates | Lights/Shelfsabovetikchensinks | 1460 | 1 | 4,000.00 | 1,850.25 | 1,850.25 | 1,850.25 | Completed |
| | InstallAwningsoverbackdoors | 1460 | 1 | 4,000.00 | 4,611.20 | 4,611.20 | - | Contractawarded |
| | Kitchenoutlets | 1460 | 1 | 3,000.00 | 1,002.00 | 1,002.00 | 1,002.00 | Completed |
| | Lighting/Backdoormotionsensors | 1460 | 1 | 3,200.00 | 1,485.64 | 1,485.64 | 1,485.64 | Completed |
| | Newfurnaceunits | 1460 | 1 | 16,000.00 | 8,000.00 | 8,000.00 | 8,000.00 | Completed |
| EntityWide | Operations | 1406 | 1 | 5,964.00 | 5,964.00 | 5,964.00 | 5,964.00 | Completed |
| EntityWide | ManagementImprovements | 1408 | 1 | 40,900.00 | 40,900.00 | 40,900.00 | 24,878.00 | Inprogress |
| EntityWide | AdministrativeSalaries | 1410 | 1 | 52,500.00 | 52,500.00 | 52,500.00 | 13,587.37 | Inprogress |
| EntityWide | A&EFees | 1430 | 1 | 30,000.00 | - | - | - | |
| PageTotals | | | | 257,564.00 | 168,684.88 | 168,684.88 | 109,138.55 | |

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

OMB Approval No. 22577-0157 (exp. 7/31/98)

IL089 Annual Plan 2003-Appendix B

| | | |
|---|--|-------------------------------|
| HA Name: Housing Authority of the County of DeKalb | Comprehensive Grant Number: IL06P08950101 | FY of Grant Approval: 2001 |
|---|--|-------------------------------|

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ² | |
|----------|---|----------------------|----------------------|--------------------------------|------------|
| | | Original | Revised ¹ | Obligated | Expended |
| 1 | Total Non-CGPF Funds | | | | |
| 2 | 1406 Operations (May not exceed 10% of line 19) | 5,963.00 | 5,963.00 | 5,963.00 | 5,963.00 |
| 3 | 1408 Management Improvements | 41,000.00 | 41,000.00 | 41,000.00 | 41,000.00 |
| 4 | 1410 Administration | 55,000.00 | 55,000.00 | 55,000.00 | 55,000.00 |
| 5 | 1411 Audit | 0.00 | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | 0.00 | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | 30,000.00 | 2,811.85 | 2,811.85 | 2,811.85 |
| 8 | 1440 Site Acquisition | 0.00 | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | 55,000.00 | 5,630.84 | 5,630.84 | 5,630.84 |
| 10 | 1460 Dwelling Structures | 402,000.00 | 385,354.31 | 385,354.31 | 248,784.88 |
| 11 | 1465.1 Dwelling Equipment--Nonexpendable | 22,000.00 | 55,203.00 | 55,203.00 | 55,203.00 |
| 12 | 1470 Nondwelling Structures | 0.00 | 0.00 | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | 0.00 | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | 0.00 | 0.00 | 0.00 | 0.00 |
| 15 | 1490 Replacement Reserve | 0.00 | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Cost | 0.00 | 0.00 | 0.00 | 0.00 |
| 17 | 1498 Mod Used for Development | 0.00 | 0.00 | 0.00 | 0.00 |
| 18 | 1502 Contingency (may not exceed 8% of line 19) | 0.00 | 0.00 | 0.00 | 0.00 |
| 19 | Amount of Annual Grant (Sum of lines 2-18) | 610,963.00 | 550,963.00 | 550,963.00 | 414,393.57 |
| 20 | Amount of line 19 Related to LB Testing | 0.00 | 0.00 | | |
| 21 | Amount of line 19 Related to Section 504 Compliance | 10,000.00 | | | |
| 22 | Amount of line 19 Related to Security | | 55,230.00 | | |
| 23 | Amount of line 19 Related to Energy Conservation Measures | 60,000.00 | 36,670.32 | | |

AnnualStatement/PerformanceandEvaluationReport
 ComprehensiveGrantProgram(CGP) **PartII:SupportingPages**

OMBApprovalNo.22577-0157(exp.7/31/98)

Grant IL06P08950101

FFY-2001

| Development Number/Name HA-Wide Activities | GeneralDescriptionofMajor WorkCategories | Development Account Number | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofProposedWork |
|---|--|----------------------------|----------|--------------------|----------------------|------------------------------|-----------------------------|----------------------|
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| IL89-001 GoldenYears Plaza | ReplaceHeatandAirConditioner Unit | 1460 | 1 | 8,500.00 | 5,950.00 | 5,950.00 | 5,950.00 | Completed |
| | Carpeting20Apartments | 1460 | 1 | 12,500.00 | 4,373.36 | 4,373.36 | 4,373.36 | Completed |
| | Re-habCommunityRoomKitchen | 1460 | 1 | 31,120.00 | 10,650.14 | 10,650.14 | 10,650.14 | Completed |
| | ReplaceKitchenCabinet,New LightedHoodVentFans&Bath Vanities | 1460 | 1 | 51,000.00 | 88,364.20 | 88,364.20 | 88,364.20 | Completed |
| | SecurityCameraSystem | 1465 | 1 | - | 32,239.00 | 32,239.00 | 32,239.00 | Completed |
| IL89-002 LewisCourt Apartments | ReplaceKitchenCabinets,New LightedHoodVentFans&Bath Vanities | 1460 | 1 | 35,000.00 | 41,137.68 | 41,137.68 | 1,719.80 | WorkinProgress |
| IL89-003 Civic Apartments | ParkingLotExpansion | 1450 | 1 | 35,000.00 | 1,070.00 | 1,070.00 | 1,070.00 | SurveyWork |
| | Carpeting12Apartments | 1460 | 1 | 6,300.00 | 2,633.34 | 2,633.34 | 2,633.34 | Completed |
| | ReplaceKitchenCabinet,New LightedHoodVentFans&Bath Vanities | 1460 | 1 | 23,800.00 | 46,598.25 | 46,598.25 | 8,358.30 | WorkinProgress |
| | ReplaceElevatorControls | 1460 | 1 | 50,000.00 | 1,700.00 | 1,700.00 | 1,700.00 | InitialEngineering |
| | SecurityCameraSystem | 1465 | 1 | 22,000.00 | 22,964.00 | 22,964.00 | 22,964.00 | Completed |
| IL89-004 MasonCourt Apartments | SiteHandicapAccess/Landscaping | 1450 | 1 | 20,000.00 | 4,560.84 | 4,560.84 | 4,560.84 | PreliminaryWork |
| | Re-roofallbuildings | 1460 | 1 | 35,000.00 | 32,500.00 | 32,500.00 | 32,500.00 | Completed |
| | Replaceallwindows | 1460 | 1 | 60,000.00 | 82,476.48 | 82,476.48 | 23,564.88 | WorkinProgress |
| | InstallVinylSiding | 1460 | 1 | 38,000.00 | 37,525.00 | 37,525.00 | 37,525.00 | Completed |
| | CarpetApartments | 1460 | 1 | 2,780.00 | 725.54 | 725.54 | 725.54 | Completed |
| PageTotals | | | | 431,000.00 | 415,467.43 | 415,467.43 | 278,989.00 | |

OMBApprovalNo.22577-0157(exp.7/31/98)

Grant IL06P08950101

FFY-2001

| Development Number/Name HA-Wide Activities | GeneralDescriptionofMajor WorkCategories | Development Account Number | Quantity | TotalEstimatedCost | | TotalActualCost | | StatusofProposedWork |
|---|--|----------------------------|----------|--------------------|----------------------|------------------------------|-----------------------------|----------------------|
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| IL089-005 Garden Estates | CentralAirConditioning | 1460 | 1 | 48,000.00 | 30,720.32 | 30,720.32 | 30,720.32 | Completed |
| Entitywide | Operations | 1406 | 1 | 5,963.00 | 5,963.00 | 5,963.00 | 5,963.00 | Completed |
| | ResidentServicesProgram | 1408 | 1 | 23,000.00 | 23,000.00 | 23,000.00 | 23,000.00 | Completed |
| | ComputerEquipment | 1408 | 1 | 18,000.00 | 18,000.00 | 18,000.00 | 18,000.00 | Completed |
| | AdministrativeSalaries | 1410 | 1 | 55,000.00 | 55,000.00 | 55,000.00 | 55,000.00 | Completed |
| Feesand Costs | A&EFees | 1430 | 1 | 30,000.00 | 2,811.85 | 2,811.85 | 2,811.85 | Complete |
| PageTotals | | | | 179,963.00 | 135,495.17 | 135,495.17 | 135,495.17 | |