

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

THE HOUSING AUTHORITY OF THE CITY
OF EAST ST. LOUIS

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of East St. Louis

PHA Number: IL001

PHA Fiscal Year Beginning: 04/2004

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

Provide affordable housing opportunities without discrimination through collaboration with residents and public/private entities to enhance the quality of life and foster economic independence for residents of the community and the agency.

B. Goals

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

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

I. AGENCY GOAL: Recognizing Residents as our Ultimate Customers

- Objectives #1: Maintain Applicant Review and Orientation Committee. (Refer to Milestone #2)
- #2: Maintain Campus of Learners Screening and Orientation Committee. (Refer to Milestone #2)
- #3: Establish and Maintain ESLHA Resident Advisory Board and Resident Councils. (Refer to Milestones #1 and 3)
- #4: Conduct Monthly Committee Meetings with Resident Advisory Leaders, i.e. Council Board, RAB Members, Building Captains and Resident Patrol Members. (Refer to Milestone #6)
- #5: Ensure Resident Representation on ESLHA Advisory Board of Commissioners. (Refer to Milestone #1)
- #6: Maintain Resident Involvement in the Planning, Design, Implementation and Evaluation of all Grant Programs. (Refer to Milestones #4 and 5)
- #7: Support and foster resident participation in internal and external job opportunities, training, education and other support services. (Refer to Milestone #8)
- #8: Provide Homeownership Opportunities for Residents. (Refer to Milestones #9)

Note: Objective #1 & #2 We are currently revising our policies and reconstituting both the Applicant Review and Orientation Committee and the Campus of Learners Screening and Orientation

Committee. Objective #7 During the past year we have employed on average 30 residents as part time and seasonal workers for the Agency. Objective #8 We have appointed from our staff a full time Homeownership Program Manager who is developing homeownership opportunities and programs for our residents and for other low income members of the City of East St. Louis community

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

II. AGENCY GOAL: Establishing Financial Stability and Economic Independence

- Objectives #1: Solicit and Secure Public and Private Grant Funds to Support ESLHA Management (Refer to Milestones #10, 11, 17, and 23)
- #2: Establish a 501 (c) 3 Not-for profit Corporation and Investigate/Establish a *501 (c) 4 Status. (Refer to Milestones #12, 13, 14, 26, and 27)
- #3: Develop a five (5) year Financial Plan Based on Current Operating Funds and applicable regulations. (Refer to Milestones #19, 20 and 21)
- #4: Identify, Secure and Monitor Section 3 Employment Opportunities for ESLHA Residents through Modernization and Development Contractual Agreements and other Resources for ESLHA Residents. (Refer to Milestone #21)
- #5: Identify/Implement Entrepreneurship Training Opportunities for ESLHA Adult and Youth to Establish Resident Owned Businesses (Refer to Milestone #15)
- #6: Establish and Monitor Escrow Savings Account for ESLHA Public Housing Residents and Section 8 Participants. (Refer to Milestone #18)
- #7: Apply for funding to increase Resident Participation and Self-Sufficiency Activities. (Refer to Milestone #23)
- #8: Develop partnership with non-profit agencies and businesses. (Refer to Milestones #10 and 16)
- #9: Expand housing stock to include market rate housing units and commercial development. (Refer to Milestones #16, 22 and 23)
- #10: Conduct annual financial audit. (Refer to Milestone #24)
- #11: Conversion for Finance to GAAP. (Refer to Milestone #25)

Note: Objective #4 We are continuing to work employment opportunities for residents with our contractors. Three residents have been hired full time at salaries of \$30K +. Two of these residents work for a roofer and the third in general construction. An additional six residents have been hired part time with contractors. Objective #10 & #11 We have completed our outside audit for the year ending March 31, 2002 . Our audit for the year ending March 31, 2003, is complete and we are awaiting the final report from our auditor. The conversion to GAAP is complete.

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

III. AGENCY GOAL: Improving Management

- Objectives #1: Meet or Exceeds Performance Standards in PHAS and SEMAP. (Refer to Milestones #30 through 39, 43, and 46)
- #2: Establish a Continuum of Education for Board of Directors and Resident Council Officers to enable them to take an active role in issues that involve improvement of our Agency. (Refer to Milestone #32)
- #3: Improve Public Housing Management and Service Delivery through Effective and Efficient Management of Housing Authority Staff, Residents and Contractors. (Refer to Milestones #28, 29, 30, 40, 41, 44, 45, and 46)
- #4: Apply Housing Authority Resources to the Effective Management and Operations of Public Housing and Section 8 Programs. (Taking policies into account changes in Federal Funding) (Refer to Milestones #32 and 40)
- #5: Conduct Needs Assessment for Residents to Provide a Better Quality of Life for

- all Populations (Refer to Milestones #33 and 48)
- #6: Establish Cooperative Agreements with Local Agencies and Organizations to Enhance the Quality of Life for Residents and the Community. (Refer to Milestones #47 and 48)
- #7: Update Admissions and Continued Occupancy Plan (ACO), Section 8 Administration Plan, Family Self-Sufficiency (FSS) Action Plan, PHDEP and Capital Funds Program to Comply with Current Federal Regulations. (Refer to Milestone #46)
- #8: Hire, Train and Retain Efficient and Professional Staff to Ensure Quality of Services (Refer to Milestone #32)
- #9: Conduct Computer Hardware and Software Upgrades (Refer to Milestone #41)

Note: Our PHAS score improved from 73 in FY 2002 to 80 in FY 2003. Our SEMAP score improved from 74 in FY 2002 to 92 in FY 2003.

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

IV. AGENCY GOAL: Developing and Maintaining Competitive Housing Stock

- Objectives #1: Conduct and Complete Physical Needs Assessments for all Housing Authority Properties (Refer to Milestones #42 and 49)
- #2: Develop Homeownership for Opportunities Residents (Refer to Milestone #50)
- #3: Conduct Viability Analysis of Existing Housing Stock (Refer to Milestone #31)
- #4: Develop New Housing Units that are of High Quality in order to compete with other Market Rate Developments (Refer to Milestones #52 through 57 and 60)
- #5: Provide Safe, Secure Housing Environment (Refer to Milestones #58, 59 and 61)
- #6: Investigate/Develop Mixed Income Neighborhood Projects that target deconcentration of poverty (Refer to Milestones #42, 49 and 51)

Note: Our physical needs assessment was completed in December 2002. We have appointed from our staff a full time Homeownership Program Manager (see notes in Agency Goal I.) Our major mixed income initiative has now retained a full team to work the process of implementing the project. The first site is identified for 85 units and construction is estimated to begin in summer/fall of 2004.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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Attachments

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

Required Attachments:

- Attachment D - Community Service & Self Sufficiency Requirement (il001d01)
- Attachment H - Admissions Policy for Deconcentration (il001h01)
- Attachment Q - FY 2003 Capital Fund Program Annual Statement (il001q01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Attachment C - PHA Management Organizational Chart (il001c01)
- Attachment W - FY 2003 Capital Fund Program 5 Year Action Plan (il001w01)
- Attachment I - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (il001i01)
- Other (List below, providing each attachment name)
See Table of Contents

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

During the past year the ESLHA has accomplished a number of projects which continue to improve our overall operations and which, in a number of cases will lead to improvement of the quality of housing and services offered to our residents.

Our mixed finance/ mixed income development project has met a number of milestones this past year including selection of a master developer, the selection of the first site for development of 84 units (Central City), the obtaining of tax credits and a plan to break ground this coming summer. This first phase will include 35 public housing, 40 low-income and 9 market rate living units. We have met and will continue to meet with the city, local community groups and other interested parties working to determine the best location and strategy for the location and development of Phase II of the mixed finance/mixed income development project.

We have started a major homeownership initiative with the full time appointment of a Homeownership Program Manager. Underway is an effort to identify and dispose of both vacant land properties and home sited properties that can be turned or returned to private ownership to benefit both local communities and the county property tax rolls. These programs will be open to both residents who are ready and near ready to become homeowners and to other members of the local community. We will also begin, during this next fiscal year, the initiation of a Section 8 homeownership program as part of our homeownership initiative. One of our major challenges in developing a viable homeownership program is the existing, very high property tax. We will be working to obtain relief for new homeowners in this area.

The social services corridor, a collection of seven buildings, which houses the Jackie Joyner Kersee Computer Center, a major after school children's and youth activities program operated through Catholic Urban Programs, along with Urban League offices, a ESLHA security office and various other offices is now open. This major renovation project several years in planning, development and construction, will aid in deconcentrating poverty, and add to and increase accessibility to the services available to both our residents and other members of our community.

ESLHA certifies that its plan remains consistent with the city's Consolidated Plan.

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2000	5	5	5	5	5	5
Income >30% but <=50% of AMI	230	5	5	5	4	5	4
Income >50% but <80% of AMI	20	3	5	5	3	5	3
Elderly	N/A	4	5	5	4	4	5
Families with Disabilities	UNK	UNK	UNK	UNK	UNK	UNK	UNK
Race/Ethnicity	2250	5	5	5	5	5	5

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: 1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

- American Housing Survey data
Indicate year:
- Other housing market studies
Indicate year: 1998 and 2003

Market Evaluation for Market Rate Housing in East St. Louis, Illinois, 1998 (Kriegsfeld Report)

Site and Market Analysis for a Mixed-Income Development Program, 2003 (American Marketing Services, Inc.)

- Other sources: (list and indicate year of information)

American Fact Finder, Census 2000 Summary File 3 (SF-3) East St. Louis City, Illinois DP-4 Profile of Selected Housing Characteristics.

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.

1-1 Samuel Gompers Homes 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 type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" 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	45		N/A
Extremely low income <=30% AMI	45	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	41	91	
Elderly families	4	9	
Families with Disabilities	8	18	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4	9	N/A
2 BR	28	62	N/A
3 BR	12	26	N/A
4 BR	1	2	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

**1-1 Samuel Gompers Homes
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-2, 1-3 John Robinson/John DeShields
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	37		N/A
Extremely low income <=30% AMI	37	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	33	89	
Elderly families	2	5	
Families with Disabilities	5	14	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4	11	N/A
2 BR	24	65	N/A
3 BR	5	14	N/A
4 BR	4	11	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

**1-2, 1-3 John Robinson/John DeShields
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-4, 1-26 Roosevelt Homes
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	113		N/A
Extremely low income <=30% AMI	110	97	
Very low income (>30% but <=50% AMI)	3	3	
Low income (>50% but <80% AMI)	0	0	
Families with children	111	98	
Elderly families	0	0	
Families with Disabilities	8	7	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2	1	N/A
2 BR	89	79	N/A
3 BR	21	19	N/A
4 BR	1	1	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

**1-4, 1-26 Roosevelt Homes
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-5 Villa Griffin
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	37		N/A
Extremely low income <=30% AMI	37	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	36	97	
Elderly families	4	11	
Families with Disabilities	4	11	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1	3	N/A
2 BR	26	70	N/A
3 BR	10	27	N/A
4 BR	0	0	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

1-5 Villa Griffin
Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-7, 1-8, 1-9 Mixed Population Developments
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	303		N/A
Extremely low income <=30% AMI	293	97	
Very low income (>30% but <=50% AMI)	10	3	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	57	19	
Families with Disabilities	58	19	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	301	99	N/A
2 BR	2	1	N/A
3 BR	0	0	N/A
4 BR	0	0	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

**1-7, 1-8, 1-9 Mixed Population Developments
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-11, 1-12, 1-13, 1-25, 1-45, 1-46, 1-47, 1-50, 1-51 Scattered Sites
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	108		N/A
Extremely low income <=30% AMI	93	86	
Very low income (>30% but <=50% AMI)	15	14	
Low income (>50% but <80% AMI)	0	0	
Families with children	108	100	
Elderly families	9	7	
Families with Disabilities	14	13	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	N/A
2 BR	61	56	N/A
3 BR	39	36	N/A
4 BR	8	7	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

**1-11, 1-12, 1-13, 1-25, 1-45, 1-46, 1-47, 1-50, 1-51 Scattered Sites
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-21, 1-44 Orr-Weathers/Norman E. Owens
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	158		N/A
Extremely low income <=30% AMI	151	96	
Very low income (>30% but <=50% AMI)	7	4	
Low income (>50% but <80% AMI)	0	0	
Families with children	158	100	
Elderly families	0	1	
Families with Disabilities	7	4	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	N/A
2 BR	103	65	N/A
3 BR	50	31	N/A
4 BR	4	3	N/A
5 BR	1	1	N/A
5+ BR	0	0	N/A

**1-21, 1-44 Orr-Weathers/Norman E. Owens
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**1-27, 1-28 Phoenix Courts – Campus of Learners
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	63		N/A
Extremely low income <=30% AMI	52	83	
Very low income (>30% but <=50% AMI)	11	17	
Low income (>50% but <80% AMI)	0	0	
Families with children	63	100	
Elderly families	0	0	
Families with Disabilities	2	3	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	N/A
2 BR	45	71	N/A
3 BR	12	19	N/A
4 BR	2	3	N/A
5 BR	0	0	N/A
5+ BR	0	0	N/A

**1-27, 1-28 Phoenix Courts – Campus of Learners
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

**Summary of Site-Based Waiting Lists
Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	864		N/A
Extremely low income <=30% AMI	818	94	
Very low income (>30% but <=50% AMI)	46	5	
Low income (>50% but <80% AMI)	0	0	
Families with children	550	64	
Elderly families	75	9	
Families with Disabilities	106	12	
Race/ethnicity	African American	100	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	312	36	N/A
2 BR	345	40	N/A
3 BR	149	17	N/A
4 BR	22	3	N/A
5 BR	3	1	N/A
5+ BR	0	0	N/A

**Summary of Site-Based Waiting Lists
Housing Needs of Families on the Waiting List**

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

If yes:

How long has it been closed (# of months)?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Statistical Data as of 10/01/03

UNK – Unknown

N/A – Information not available

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	6,599,966	
b) Public Housing Capital Fund	3,132,616	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,578,568	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	500,000 (Family) 387,090 (Elderly) 62,500 (SCP)	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
Turnkey III	85,723	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below) 2002	1,315,195	
	0	
3. Public Housing Dwelling Rental Income		
Public Housing Rents	2,887,439	Operations
4. Other income (list below)		
Public Housing	639,772	Operations
5. Non-federal sources (list below)		
	0	
Total resources	19,188,869	All Programs

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (When a family or individual reaches approximately 15 from the top on the waiting list.)
- 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) Credit Checks, Utility Checks, and References.

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)
We are reviewing options for accessing this data and including it in our eligibility checks.

(2)Waiting List Organization

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

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

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

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

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

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

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 Provided applicant is offered a unit in development selected during the application process.
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

9 Date and Time

Points for various documented preferences determine position on the waiting list. Ties in waiting list position are broken by the earliest date and time an applicant signs up for housing.

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 4 Victims of domestic violence
- 7 Substandard housing
- 3 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
- 8 Residents who live and/or work in the jurisdiction
- 5 Those enrolled currently in educational, training, or upward mobility programs

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other
Family Composition, Income Eligibility, Need for Assistance, Disclosure of Social Security Numbers, Citizenship, etc.

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)
We are reviewing options for accessing this data and including it in our eligibility checks.

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

- Criminal or drug-related activity
- Other
Previous Landlord Name, Telephone Number and Address, etc.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Market Availability, Unforeseen Circumstances (Case-by-Case Judgment)

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

8 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

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

e. Flat rents

1. Do you have flat 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 flat rents in place? (select all that apply)

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other
Within 30 days of the occurrence.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other
Survey of Rents Listed by Realtors.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
Exemption Due to Financial Hardship.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 2004	Expected Turnover
Public Housing	2136	425
Section 8 Vouchers	555	30
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Turnkey III Homeownership	N/A	N/A

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management:

- East St. Louis Housing Authority Admissions & Continued Occupancy Policy (Includes Maintenance & Management Plans)
- East St. Louis Housing Authority Campus of Learners Admissions & Continued Occupancy Policy
- Family Self Sufficiency Action Plan

(2) Section 8 Management:

- East St. Louis Housing Authority Administrative Plan for the Section 8 Voucher Program

(3) Other

- Mary A. Class Action Settlement

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

Residents should contact their development property management office while applicants should contact the main administrative office at 700 North 20th Street.

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement for FY 2004 is provided as an attachment to the PHA Plan at Attachment T

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment U

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway

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

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

We have selected East Lake Management & Development Corporation of Chicago, Illinois as the developer to build replacement, housing units utilizing the mixed-finance, mixed-income strategy. We have committed \$3,250,000, in Phase I (Central City Site), which will consist of 84 units including: 35 public housing, 40 low-income, and 9 market rate units. Construction is scheduled to begin in September 2004.

This is the first of several phases. Our goal is to develop 361 public housing replacement units by leveraging public housing development funds with federal and state tax credits and with private syndication. We are currently working with the Developer, our Program Management Team and the City of East St. Louis on various aspects of both Phase I and Phase II master planning and implementation.

- 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:

See item d) above.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description				
1a. Development name: Various Scattered Sites				
1b. Development (project) number:				
<u>Development</u>	<u>Address</u>	<u>Demolition</u>	<u>Disposition</u>	<u>Status</u>
IL1-11	1802 Lake		X	Planned Application
IL1-11	1720 Lake		X	Planned Application
IL1-13	1921-31 Belmont		X	Planned Application
IL1-20	3216 Geitz Ave.	X	X*	Planned Application
IL1-20	4304 N. Park Dr.	X	X*	Planned Application
IL1-20	4312 N. Park Dr.	X	X*	Planned Application
IL1-20	779 N. 54 th St.	X	X*	Planned Application
IL1-20	811 N. 36 th St.	X	X	Planned Application
IL1-25	1805 Wilford	X	X	Planned Application
IL1-25	1812 Russell	X	X	Planned Application
IL1-25	1721 Lawrence	X	X	Planned Application
IL1-46	519 N. 13 th St.	X	X	Planned Application
IL1-47	1362 N. 35 th St.	X	X	Planned Application
IL1-48	773 N. 54 th St.	X	X	Planned Application

<u>Development</u>	<u>Address</u>	<u>Demolition</u>	<u>Disposition</u>	<u>Status</u>
IL1-48	774 N. 54 th St.	X	X	Planned Application
IL1-50	2429 Market		X	Planned Application

* Units approved for Disposition only by HUD 12/10/98

2. Activity type: Demolition
Disposition

3. Application status (select one)
Approved
Submitted, pending approval
Planned application

4. Date application approved, submitted, or planned for submission: 30/05/04

5. Number of units affected: 16

6. Coverage of action (select one)
 Part of the development
 Total development
 Individual non-collated units

7. Timeline for activity:
a. Actual or projected start date of activity: 01/08/04
b. Projected end date of activity: 31/12/04

8.

Demolition/Disposition Activity Description				
1a. Development name: Various Scattered Sites				
1b. Development (project) number:				
<u>Development</u>	<u>Address</u>	<u>Demolition</u>	<u>Disposition</u>	<u>Status</u>
IL1-16	1209 N. 18 th St.		X	Planned Application
IL1-16	1505 N. 40 th St.		X	Planned Application
IL1-16	1412 Trendley Ave.		X	Planned Application
IL1-22	1610 Tudor Ave.		X	Planned Application
IL1-24	1616 Gay Ave.		X	Planned Application
IL1-25	1405 Central Ave.		X	Planned Application
IL1-25	1406 Central Ave.		X	Planned Application
IL1-25	1408 Central Ave.		X	Planned Application
IL1-25	1410 Central Ave.		X	Planned Application
IL1-25	1412 Central Ave.		X	Planned Application
IL1-25	1413 Central Ave.		X	Planned Application
IL1-25	1421 Central Ave.		X	Planned Application
IL1-25	1409 Gay Ave.		X	Planned Application

<u>Development</u>	<u>Address</u>	<u>Demolition</u>	<u>Disposition</u>	<u>Status</u>
IL1-25	1411 Gay Ave.		X	Planned Application
IL1-25	1413 Gay Ave.		X	Planned Application
IL1-25	1417 Gay Ave.		X	Planned Application
IL1-25	1419 Gay Ave.		X	Planned Application
IL1-25	1819 Gay Ave.		X	Planned Application
IL1-25	1413 Lawrence Ave.		X	Planned Application
IL1-25	1419 Lawrence Ave.		X	Planned Application
IL1-25	1421 Lawrence Ave.		X	Planned Application
IL1-25	1807 Lawrence Ave.		X	Planned Application
IL1-25	1808 Lawrence Ave.		X	Planned Application
IL1-25	1810 Lawrence Ave.		X	Planned Application
IL1-25	1817 Lawrence Ave.		X	Planned Application
IL1-25	1804 Russell Ave.		X	Planned Application
IL1-25	1808 Russell Ave.		X	Planned Application
IL1-25	1816 Russell Ave.		X	Planned Application
IL1-25	1820 Russell Ave.		X	Planned Application
IL1-25	1828 Russell Ave.		X	Planned Application
IL1-25	1832 Russell Ave.		X	Planned Application
IL1-25	1404 South E St.		X	Planned Application
IL1-25	1613 Wilford Ave.		X	Planned Application
IL1-25	1615 Wilford Ave.		X	Planned Application
IL1-25	1617 Wilford Ave.		X	Planned Application
IL1-25	1711 Wilford Ave.		X	Planned Application
IL1-25	1803 Wilford Ave.		X	Planned Application
IL1-40	1414 Central Ave.		X	Planned Application
IL1-40	1415 Central Ave.		X	Planned Application
IL1-40	1416 Central Ave.		X	Planned Application
IL1-40	1417 Central Ave.		X	Planned Application
IL1-40	1418 Central Ave.		X	Planned Application
IL1-40	1419 Central Ave.		X	Planned Application
IL1-40	1420 Central Ave.		X	Planned Application
IL1-45	1631 Central Ave.		X	Planned Application
IL1-45	1612 Gay Ave.		X	Planned Application
IL1-45	1636 Gay Ave.		X	Planned Application
IL1-45	1812 Russell Ave.		X	Planned Application
IL1-46	1475 College Ave.		X	Planned Application
IL1-46	1355 Pennsylvania Ave.		X	Planned Application
IL1-47	1416 Gross Ave.		X	Planned Application
IL1-47	1203 N. 18 th St.		X	Planned Application
IL1-47	1328 N. 31 st St.		X	Planned Application
IL1-47	1406 N. 45 th St.		X	Planned Application
IL1-47	4300 N. Park Dr.		X	Planned Application
IL1-47	4038 N. Park Dr.		X	Planned Application
IL1-48	649 Kingshighway		X	Planned Application

<u>Development</u>	<u>Address</u>	<u>Demolition</u>	<u>Disposition</u>	<u>Status</u>
IL1-48	747 N. 27 th St.		X	Planned Application
IL1-48	701 N. 31 st St.		X	Planned Application
IL1-48	756 N. 37 th St.		X	Planned Application
IL1-48	831 N. 52 nd St.		X	Planned Application
IL1-50	1605 Central Ave.		X	Planned Application
IL1-50	1730 Central Ave.		X	Planned Application
IL1-50	1732 Central Ave.		X	Planned Application
IL1-50	1736 Central Ave.		X	Planned Application
IL1-50	1805 Central Ave.		X	Planned Application
IL1-50	1833 Central Ave.		X	Planned Application
IL1-50	1628 Gay Ave.		X	Planned Application
IL1-50	1712 Gay Ave.		X	Planned Application
IL1-50	1812 Gay Ave.		X	Planned Application
IL1-50	1816 Gay Ave.		X	Planned Application
IL1-50	616 N. 9 th St.		X	Planned Application
IL1-50	1912 Piggott Ave.		X	Planned Application
IL1-50	1914 Piggott Ave.		X	Planned Application
IL1-50	1104 Summit Ave.		X	Planned Application
IL1-51	4013 Donovan Ave.		X	Planned Application
IL1-51	1205 N. 18 th St.		X	Planned Application
IL1-51	816 N. 39 th St.		X	Planned Application
IL1-51	773 N. 39 th St.		X	Planned Application
IL1-51	731 N. 55 th St.		X	Planned Application
IL1-51	3011 N. Park Drive		X	Planned Application
IL1-51	3202 N. Park Drive		X	Planned Application
IL1-51	2922 Ohio Ave.		X	Planned Application
2. Activity type: Demolition <input type="checkbox"/>				
Disposition <input checked="" type="checkbox"/>				
3. Application status (select one)				
Approved <input type="checkbox"/>				
Submitted, pending approval <input type="checkbox"/>				
Planned application <input checked="" type="checkbox"/>				
4. Date application approved, submitted, or planned for submission: 30/05/04 – 31/12/05				
5. Number of units affected: 84				
6. Coverage of action (select one)				
<input type="checkbox"/> Part of the development				
<input type="checkbox"/> Total development				
<input checked="" type="checkbox"/> Individual non-collated units				
7. Timeline for activity:				
a. Actual or projected start date of activity: 01/08/04				
b. Projected end date of activity: 31/12/06				
8. These 84 units are all under consideration for our homeownership program. We are anticipating placing our homeownership plan, once submitted and approved by HUD, in action during the summer of 2004. The rate at which disposition applications will be submitted to HUD will be dependent upon the				

number of low income individuals and families who become qualified for homeownership. This is why some of the timeframes are greater than one year, since we are now planning the first three years of our homeownership program.

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

[24 CFR Part 903.7 9 (i)]

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

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

Note: We have conducted a survey of all residents age 55 or over to determine both interest in and the practicality of designating one or more of our high-rises as for elderly families only.

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for

each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)		
1a. Development name: Various Scattered Sites		
1b. Development (project) number:		
Development	Address	Status
IL1-16	1209 N. 18 th St.	Planned Application
IL1-16	1505 N. 40 th St.	Planned Application
IL1-16	1412 Trendley Ave.	Planned Application
IL1-22	1610 Tudor Ave.	Planned Application
IL1-24	1616 Gay Ave.	Planned Application
IL1-25	1405 Central Ave.	Planned Application
IL1-25	1406 Central Ave.	Planned Application
IL1-25	1408 Central Ave.	Planned Application
IL1-25	1410 Central Ave.	Planned Application
IL1-25	1412 Central Ave.	Planned Application
IL1-25	1413 Central Ave.	Planned Application
IL1-25	1421 Central Ave.	Planned Application
IL1-25	1409 Gay Ave.	Planned Application
IL1-25	1411 Gay Ave.	Planned Application
IL1-25	1413 Gay Ave.	Planned Application
IL1-25	1417 Gay Ave.	Planned Application
IL1-25	1419 Gay Ave.	Planned Application
IL1-25	1819 Gay Ave.	Planned Application
IL1-25	1413 Lawrence Ave.	Planned Application
IL1-25	1419 Lawrence Ave.	Planned Application
IL1-25	1421 Lawrence Ave.	Planned Application
IL1-25	1807 Lawrence Ave.	Planned Application
IL1-25	1808 Lawrence Ave.	Planned Application
IL1-25	1810 Lawrence Ave.	Planned Application
IL1-25	1817 Lawrence Ave.	Planned Application
IL1-25	1804 Russell Ave.	Planned Application
IL1-25	1808 Russell Ave.	Planned Application

<u>Development</u>	<u>Address</u>	<u>Status</u>
IL1-25	1816 Russell Ave.	Planned Application
IL1-25	1820 Russell Ave.	Planned Application
IL1-25	1828 Russell Ave.	Planned Application
IL1-25	1832 Russell Ave.	Planned Application
IL1-25	1404 South E St.	Planned Application
IL1-25	1613 Wilford Ave.	Planned Application
IL1-25	1615 Wilford Ave.	Planned Application
IL1-25	1617 Wilford Ave.	Planned Application
IL1-25	1711 Wilford Ave.	Planned Application
IL1-25	1803 Wilford Ave.	Planned Application
IL1-40	1414 Central Ave.	Planned Application
IL1-40	1415 Central Ave.	Planned Application
IL1-40	1416 Central Ave.	Planned Application
IL1-40	1417 Central Ave.	Planned Application
IL1-40	1418 Central Ave.	Planned Application
IL1-40	1419 Central Ave.	Planned Application
IL1-40	1420 Central Ave.	Planned Application
IL1-45	1631 Central Ave.	Planned Application
IL1-45	1612 Gay Ave.	Planned Application
IL1-45	1636 Gay Ave.	Planned Application
IL1-45	1812 Russell Ave.	Planned Application
IL1-46	1475 College Ave.	Planned Application
IL1-46	1355 Pennsylvania Ave.	Planned Application
IL1-47	1416 Gross Ave.	Planned Application
IL1-47	1203 N. 18 th St.	Planned Application
IL1-47	1328 N. 31 st St.	Planned Application
IL1-47	1406 N. 45 th St.	Planned Application
IL1-47	4300 N. Park Dr.	Planned Application
IL1-47	4038 N. Park Dr.	Planned Application
IL1-48	649 Kingshighway	Planned Application
IL1-48	747 N. 27 th St.	Planned Application
IL1-48	701 N. 31 st St.	Planned Application
IL1-48	756 N. 37 th St.	Planned Application
IL1-48	831 N. 52 nd St.	Planned Application
IL1-50	1605 Central Ave.	Planned Application
IL1-50	1730 Central Ave.	Planned Application
IL1-50	1732 Central Ave.	Planned Application
IL1-50	1736 Central Ave.	Planned Application
IL1-50	1805 Central Ave.	Planned Application
IL1-50	1833 Central Ave.	Planned Application
IL1-50	1628 Gay Ave.	Planned Application
IL1-50	1712 Gay Ave.	Planned Application
IL1-50	1812 Gay Ave.	Planned Application
IL1-50	1816 Gay Ave.	Planned Application

<u>Development</u>	<u>Address</u>	<u>Status</u>
IL1-50	616 N. 9 th St.	Planned Application
IL1-50	1912 Piggott Ave.	Planned Application
IL1-50	1914 Piggott Ave.	Planned Application
IL1-50	1104 Summit Ave.	Planned Application
IL1-51	4013 Donovan Ave.	Planned Application
IL1-51	1205 N. 18 th St.	Planned Application
IL1-51	816 N. 39 th St.	Planned Application
IL1-51	773 N. 39 th St.	Planned Application
IL1-51	731 N. 55 th St.	Planned Application
IL1-51	3011 N. Park Drive	Planned Application
IL1-51	3202 N. Park Drive	Planned Application
IL1-51	2922 Ohio Ave.	Planned Application

1. Federal Program Authority:

HOPE I

5(h)

Turnkey III

Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)

Approved; included in the PHA's Homeownership Plan/Program

Submitted, pending approval

Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
30/04/04

5. Number of units affected: 84

6. Coverage of action: (select one)

Part of the development

Total development

Scattered Sites

B. Section 8 Tenant Based Assistance

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

2. Program Description:

We have drafted a Housing Choice Voucher (HCV) Homeownership chapter to be included in our HCV Administrative Plan. The chapter is currently under review for appropriateness and feasibility. We are anticipating the start of our HCV Homeownership Program not later than June 1, 2004. We are anticipating approximately 1-3 families will become homebuyers through the HCV Homeownership Program from June 1, 2004 through December 31, 2004. After we develop some experience with the program we expect the number of participants to double in 2005.

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:

Family Self-sufficiency Program participant or graduate.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 18/05/99

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Campus of Learners Program	68	Specific Criteria	Phoenix Court Offices	Public Housing Participants

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 31/10/03)
Public Housing	N/A	150
Section 8	50	35

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

The Community Service Requirement program description is included at Attachment D.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

3. Which developments are most affected?

All Developments

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

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

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

2. Which developments are most affected?

All Developments

C. Coordination between PHA and the police

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

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

Anti-Drug Rally Activity.

Various After School Programs.

The East St. Louis Police Department has agreed to work with our security forces by responding to our calls for assistance.

2. Which developments are most affected?

All Developments

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy summary is included at Attachment E

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 6
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment I
 - 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:

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)

The selection process is as follows: Candidates are nominated by members of the Resident Council. All Resident Council Presidents vote on the candidates. The name of the individual selected is then forwarded to the mayor of the City of East St. Louis for appointment to the Advisory Board of Commissioners. See Attachment G.

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: The City of East St. Louis
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.

See above Item 7 Capital Improvement Needs concerning our mixed-finance, mixed-income initiative.

- Other: (list below)

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

The major goals of the Five-Year Plan (2000-2004) include improving the infrastructure through repair and replacement, promoting economic development, improving the City's housing stock and creating affordable housing opportunities and demolition and land clearance. Partnering with the ESLHA to introduce new and rental housing opportunities. CDBG Operations Corporation education and counseling for prospective new homeowners.

D. Other Information Required by HUD

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

FY 2004 ANNUAL PLAN

ATTACHMENT A NOTICE REQUIREMENTS

In compliance with the federal statute regarding the development of the Agency Annual Plan, the ESLHA conducted the following:

November 19, 2003	Resident Advisory Board Meetings
January 5, 2004	Public Hearing
January 15, 2004	HUD Representative/ Advisory Board Approval
January 16, 2004	Submission to HUD

<p>ATTACHMENT B FAIR HOUSING POLICY</p>
--

It is the policy of the ESLHA to comply fully with all Federal, State and local nondiscrimination laws and in accordance with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment and with the Americans with Disabilities Act.

Specifically, the ESLHA shall not on account of race, color, sex, religion, creed, national or ethnic origin, family status, disability or handicap, deny any family or individual the opportunity to apply for or receive assistance under HUD's Public Housing Programs, within the requirements and regulations of HUD and other regulatory authorities.

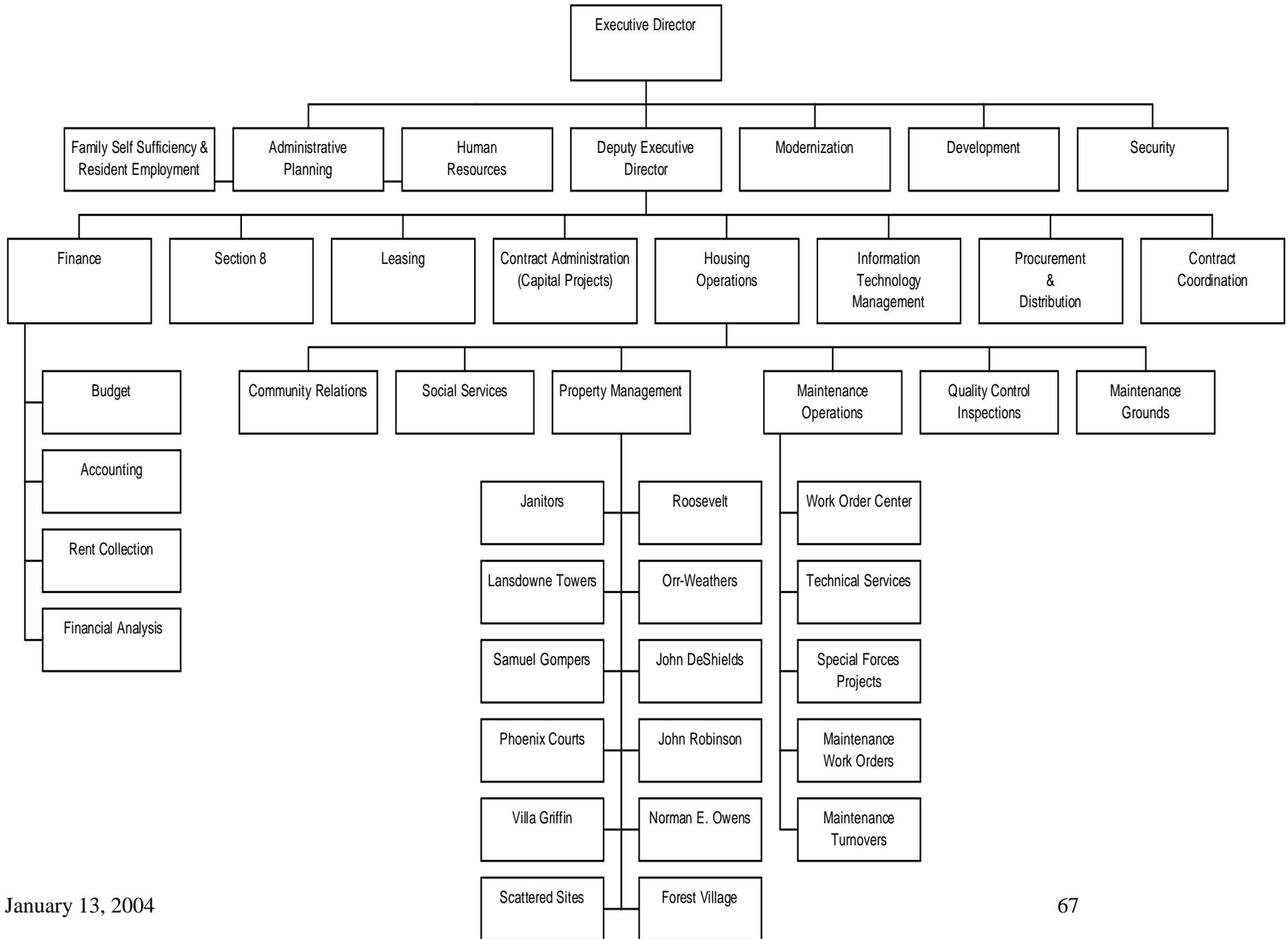
To further its commitment to full compliance with applicable Civil Rights laws, the ESLHA will provide access to information to public housing residents regarding "discrimination". Also, this subject will be discussed during the briefing session and any complaints will be documented and made part of the applicant's tenant file.

FY 2004 ANNUAL PLAN

**ATTACHMENT C
ORGANIZATIONAL CHART**

HOUSING AUTHORITY OF THE CITY OF EAST ST. LOUIS

Organizational Chart



**ATTACHMENT D
COMMUNITY SERVICE
& SELF SUFFICIENCY REQUIREMENT**

Each adult resident of the Housing Authority of the City of East St. Louis (ESLHA) is required to contribute eight hours per month of community service, not including political activities, within the community or participate in an economic self-sufficiency program for eight hours per month. Certain individuals and families are exempt from these requirements including residents who are: 62 years of age or older, blind or disabled, participating in certain Federal/State welfare programs under the Social Security Act. For a complete description of exemptions see the ESLHA Admissions and Continued Occupancy Policy. Resident(s) qualifying in each household are required to sign an agreement that they will participate and complete eight hours per month of Community Service or participate in an economic self-sufficiency program.

Property managers will review compliance with these requirements at the annual re-examination interview. The ESLHA will not renew or extend leases for those individuals and families failing to meet the above Community Service & Self Sufficiency requirements.

FY 2004 ANNUAL PLAN

ATTACHMENT E PET POLICY

Residents living in East St. Louis Housing Authority properties may have common household pets. Pets allowed do not include reptiles other than turtles. Additionally, Rottweilers and Bull Terriers or mixed breeds with these characteristics are not allowed. Size and number of pets are limited except for working animals for the handicapped. Dogs and cats are subject to various requirements, such as registration with the management office, personal liability insurance requirements, certification of inoculation, and proof of spaying/neutering, and payment of a nonrefundable registration fee/pet deposit. Residents seeking to have pets must sign an agreement with the housing authority, which outlines all requirements for keeping and maintaining pets.

FY 2004 ANNUAL PLAN

ATTACHMENT F RESIDENT ADVISORY BOARD MEMBERSHIP
--

PRESIDENT: Ms. Edna Mayes

VICE-PRESIDENT: Ms. Yvonne Beasley

MEMBERS:

Brenton Building President:	Ms. Lucy Robinson
Ruggeri Building President:	Ms. Yvonne Beasley
Rukavina Building President:	Ms. Arthelma Guthrie
Starnes Building President:	Ms. Cenola Miller
Roosevelt Homes President:	Ms. Sherisa Lawson
Villa Griffin Homes President:	Ms. Jacqueline Gaston
Northend Scattered Sites President:	Ms. Carolyn Hughes
Phoenix Courts President:	Ms. Diane Rose
E-2 Building President:	Ms. Edna Mayes
D-1 Building President:	Ms. Patsy Haynes
Low Rise Orr-Weathers President:	Vacant
Norman E. Owens President:	Ms. Brenda Best
John DeShields President:	Ms. Sharon Hendricks
John Robinson President:	Ms. Deborah Nixon
Samuel Gompers President:	Ms. Earline Townsend
Forest Village President:	Ms. Toi McCeleb

**ATTACHMENT G
RESIDENT MEMBERSHIP ON THE HOUSING
AUTHORITY ADVISORY BOARD
OF COMMISSIONERS**

1. Housing Authority Advisory Board of Commissioners
Resident Member: Ms. Ethel Sylvester
2. Method of Selection:
Resident Advisory Board Recommendation and Mayoral Appointment
3. Term of Office: Five years through January 2004
4. Note: Ms. Sylvester's membership on the Housing Authority Board of Commissioners will continue until the Resident Advisory Board recommends a new resident member and the mayor appoints said individual or Ms. Sylvester decides to resign from the position.

**ATTACHMENT H
DECONCENTRATION OF POVERTY IN
PUBLIC HOUSING (UPDATE FY2004)**

The East St. Louis Housing Authority performed a deconcentration analysis as required by Notice PIH 2001-4 and 24 CFR §903.2 in December 2001. This analysis was updated in December 2002. The analysis is updated effective November 2003, with the most available recent census data and housing authority statistical data. The agency performed both an average income analysis and an average income (bedroom adjusted) analysis. The agency chose to adopt the average income analysis which is included as part of this summary.

The average income for all units was \$8,100 and the 85% to 115% income range was \$6,885 to \$9,315. All developments fell within the 85% to 115% income range.

The Agency also reviewed the most recent census data available. Income and poverty data as follows was obtained from the HUD SOCDs Census Data Base. This information was obtained from the web on November 6, 2003. The median family income for the St. Louis, MO-IL MSA in 1999(1999 dollars) is \$54,123. Thirty percent of this figure is \$16,237. For the central city of East St. Louis the median family income in 1999 (1999 dollars) was \$24,567. Thirty percent of this figure is \$7,370.

The Agency will continue to monitor income levels in each of the developments. Based upon this analysis no further action is required at this time.

DECONCENTRATION ANALYSIS
(Average Income Analysis)

A. Developments included in analysis:

<u>Unit</u>	<u>Project No.</u>	<u>Units Occupied</u>	<u>Average Income</u>
Gompers	001	229	\$8,358
Robinson	002	79	\$7,620
DeShields	003	253	\$8,844
Roosevelt	004/026	224	\$8,150
Griffin	005	89	\$7,660
Orr-Weathers	007	256	\$7,696
Lansdowne	008/009	333	\$7,526
Norman E. Owens	021/044	138	\$8,922

Note: We are required to consider developments with 100 or more living units. Robinson is included since is closely located to DeShields. Griffin was included since there are 100 units although only 89 are occupied. Roosevelt, Lansdowne and Norman E. Owens each have two project numbers.

B. Deconcentration Calculation:

Total Income all residents: \$12,968,404.

Total Units: 1,601

Average Income all Units: \$8,100 vs. \$7,100 last year
Income Range:

85%	TO	115%
\$6,885	-	\$9,315

1999 Median Family Income in 1999 Dollars:

St. Louis, MO – IL MSA: \$54,123
30% = \$16,237

Central city of East St. Louis, IL: \$24,567
30% = \$7,370

FY 2004 ANNUAL PLAN

ATTACHMENT I
RESIDENT ADVISORY BOARD REVIEW & COMMENT

THE HOUSING AUTHORITY OF THE CITY OF EAST ST. LOUIS

RESIDENT ADVISORY BOARD (RAB)

REVIEW & COMMENT

PHA ANNUAL PLAN FY2004

1. The following comments concerning the draft PHA Annual Plan were collected and recorded from members of the RAB on December 2, 2003.

2. Attendees:

Ms. Edna Mayes	President – Resident Advisory Board
Ms. Yvonne Beasley	Vice-President - Resident Advisory Board
Ms. Cathy Boyd	Secretary – Resident Advisory Board
Ms. Sharon Hendricks	President - John DeShields
Ms. Cenola Miller	President - Starnes Building
Ms. Lucy Robinson	President – Brenton Building
Mr. Michael Key	ESLHA – Community Relations Manager
Mr. John Prather	ESLHA – Administrative Planning Director

3. Review conducted of goals of the Agency:

(1) Goal: Recognizing Residents as our Ultimate Customers: Objective #6 – Maintain Resident Involvement in the Planning, Design, Implementation and Evaluation of all Grant Programs. *RAB members indicated they were not involved in the grant process and needed to be. They felt this was an area the Agency needed to improve. They cited as an example a grant application concerning the Work Force Investment Act that the Agency applied for but did not receive.*

4. Goal: Improving Management: Objective #7 – Update Admissions and Continued Occupancy Plan (ACO), Section 8 Administrative Plan, Family Self Sufficiency (FSS) Action Plan, PHDEP and Capital Funds Program to comply with current Federal Regulations. *This was originally done back in 2000, however, RAB members asked when and if the ACO would be updated?*

5. Ref: Admissions Preferences – Other Preferences: *There are currently no preference points awarded for veterans and veteran's families. The RAB believes that there should be preference points awarded for veterans and their families particularly in this time when so many military are serving overseas in the war against terrorism. This preference should be applied to both the public housing and Housing Choice Voucher programs.*

6. Ref: Admissions Preferences – Transfer Policies: *Several development presidents indicated that a number of families are in the wrong size apartments. Several single elderly individuals are in three bedroom apartments. The RAB expressed a concern that non-handicapped individuals/families were being assigned to handicapped units, which should be reserved for handicapped individuals. The RAB takes the position that families and individuals should be placed in the appropriately sized unit. Additionally, the RAB believes the Agency should develop a plan for moving people into the appropriately sized unit. One president also expressed a concern that moving families can be very expensive due to the costs of disconnecting and reconnecting utilities.*

7. Ref: PHA Grievance Procedures: *RAB members stated that they should participate in formal grievances held at the Agency and that the current procedure should be modified to allow their participation.*

8. Capital Fund Program: *RAB members noted that Attachment R, IL-06P001-501-03 included funding which is set aside for a project to improve the current heating system in the D-1 and E-2 high-rise apartment buildings to allow for individual thermostats in each living unit. RAB members also noted that Attachment T, IL 06-P001-501-04 did not include any funding set aside to provide for similar improvements to the Brenton, Ruggeri, Rukavina and Starnes high-rise apartment buildings. The RAB believes that such funding should be included in the proposed 2004 funding request documents.*

9. Agency Comments:

A. Grant Programs: The Agency plans to work on improving grants management and has instituted several changes toward that goal.

B. Update of the Admissions and Continued Occupancy Plan, the Section 8 Administrative Plan, Family Self Sufficiency (FSS) Action Plan and Capital Funds Program. The Admissions and Continued Occupancy Plan and Section 8 Administrative Plan received a major update in 2000. The process to revise these plans has begun and will continue this coming calendar year. The Family Self Sufficiency (FSS) Action Plan will also be revised this coming calendar year. Expected completion date for all three plans is late 2004.

C. Preference Points for Veterans and Their Families: A number of years ago a veteran's preference was included under the Agency's Admissions Preferences. This preference was deleted on some unknown past date. The idea to include a veteran's preference is a good one and will be considered for inclusion during the upcoming ACOP revision process.

D. Admissions Preferences – Transfer Policies: The transfer list was, until recently closed except for emergencies, medical justifications, and administrative reasons determined by the PHA in an effort to increase occupancy rates. The transfer lists were opened on October 1, 2003. Transfers of families over-housed or under-housed will

begin to take place more frequently. The RAB's suggestion regarding developing a plan for transfers is a good one and will be looked into further.

E. Grievance Procedures: The Agency always secures the approval of the RAB president in selecting a hearing officer for formal grievances.

F. Capital Fund Program: Attachment T, IL-06-P001-501-04 is revised to include funds set aside for individual unit heat controls (thermostats) in the Brenton, Ruggeri, Rukavina and Starnes buildings

ATTACHMENT J
CAPITAL FUND PROGRAM GRANT IL 06-P001-708-99

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001708-99 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$327,106	\$401,261	\$401,261	\$396,443
4	1410 Administration	\$360,002	\$365,562	\$365,562	\$431,530
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$356,036	\$347,202	\$347,202	\$314,982
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$440,865	\$432,044	\$432,044	\$322,182
10	1460 Dwelling Structures	\$940,031	\$941,731	\$941,731	\$1,181,115
11	1465.1 Dwelling Equipment— Nonexpendable	\$10,748	\$10,748	\$10,748	\$0
12	1470 Nondwelling Structures	\$2,122,305	\$2,058,545	\$2,058,545	\$1,762,062
13	1475 Nondwelling Equipment	\$0	\$0	\$0	\$0
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$19,112	\$19,112	\$19,112	\$24,511
18	1499 Development Activities	\$0	\$0	\$0	\$0

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001708-99 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,576,205	\$4,576,205	\$4,576,205	\$4,432,825
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$200,000	\$200,000	\$200,000	\$200,000
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708-99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-2, John Robinson	Install bollards	1450		\$5,600.00	\$5,600.00	\$5,600	\$5,600	Completed
IL1-2, John Robinson	Replace Gutters/downspouts	1460		\$62,410	\$62,410	\$62,409	\$62,409	Completed
IL1-7 Orr-Weathers Low rise	Major renovation of interior of units and exterior of buildings	1460	20 Units	\$810,709	\$810,709	\$810,709	\$810,709	Completed
IL1-7 Orr-Weathers Low rise	Site Improvements	1450		\$348,493	\$339,672	\$339,672	\$229,749	Completed
IL1-7 Orr-Weathers Low rise	Relocation Costs	1495	20 Units	\$11,114	\$11,114	\$16,514	\$11,114	Completed
IL1-7 Orr-Weathers Hi rise	Replace flat roof at D-1 shop	1470		\$7,933	\$7,933	\$7,933	\$7,933	Completed
IL1-7 Orr-Weathers Hi rise	Remove & Replace carpet in corridors D-1 Bldg.	1470		\$46,200	\$67,167	\$67,167	\$67,167	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708-99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-7 Orr-Weathers Hi rise	Upgrade Elevators in D-1 & E-2 bldgs.	1470	4	\$372,902	\$372,902	\$372,902	\$372,902	Completed
IL1-7 Orr-Weathers Hi rise	Relocation Costs	1495		\$0	\$0	\$0	\$0	N/A
IL1-8 Lansdowne Towers	Emergency Call System	1460	3 bldgs.	\$0	\$0	\$0	\$0	N/A
IL1-8 Lansdowne Towers	Fire Panel Replacement	1470	3 bldgs.	\$39,888	\$39,888	\$39,888	\$39,888	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708 99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-8 Lansdowne Towers	Upgrade Elevators	1470	3 bldgs.	\$1,304,975	\$1,304,975	\$1,304,975	\$1,247,077	Completed
IL1-8 Lansdowne Towers	Install Roof Antennae	1470	3 bldgs.	\$2,500	\$2,500	\$2,500	\$2,500	Completed
IL1-9 Lansdowne Towers	Upgrade Elevators	1470	2	\$150,000	\$67,436	\$67,436	\$67,436	Completed
IL1-9 Lansdowne Towers	Major renovation of interior of units	1460	23 units	\$30,145	\$31,845	\$31,845	\$31,845	Completed
IL1-9 Lansdowne Towers	Common Area Improvements	1470		\$48,176	\$48,176	\$48,176	\$48,976	Completed
IL1-9 Lansdowne Towers	Relocation Costs	1495	23 units	\$7,998	\$7,998	\$7,998	\$7,998	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708 99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-9 Lansdowne Towers	Purchase stoves & refrigerators	1465	16 units	\$10,748	\$10,748	\$10,748	\$0	Completed
IL1-21 Norman E. Owens	Replace/install handrails outside units where there are 3 or more steps	1450		\$85,393	\$85,393	\$85,393	\$85,453	Completed
IL1-25, Scattered Sites	Replace shingle roofs	1460	10 units	\$28,834	\$28,834	\$28,834	\$28,834	Completed
IL1-25, Scattered Sites	Rehab S.F. unit (1816 Russell)	1460	1	\$0	\$0	\$0	\$0	N/A
IL1-25, Scattered Sites	Rehab S.F. unit (1810 Lawrence)	1460	1	\$0	\$0	\$0	\$0	N/A
IL1-47 Scattered Sites	Rehab S.F. unit (4038 N. Park)	1460	1	\$0	\$0	\$0	\$0	N/A

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708 99 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-47 Scattered Sites	Rehab S.F. unit (1362 N. 35 th)	1460	1	\$0	\$0	\$0	\$0	N/A
IL1-47 Scattered Sites	Rehab S.F. unit (774 N. 54 th)	1460	1	\$0	\$0	\$0	\$0	N/A
IL1-7, 8, 9	Card Entry System Controller	1475		\$0	\$0	\$0	\$0	N/A
Central Office	Replace carpet, paint walls	1470		\$8,362	\$5,324	\$5,324	\$5,324	Work done under 50102
Central Office	Purchase flag pole & flags	1450		\$1,379	\$1,379	\$1,379	\$1,379	Completed
Central Office	Sidewalk Replacement	1470		\$3,800	\$3,800	\$3,800	\$3,800	Completed
Central Whse	CCTV Camera	1475		\$29,995	\$29,995	\$29,995	\$29,995	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708 99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708 99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Agency Wide	Replace telephone system	1475		\$0	\$0	\$0	\$0	N/A
	Upgrade Computer System	1475		\$100,507	\$100,507	\$100,507	\$100,507	Completed
	Purchase computer for CAD system	1475		\$15,000	\$15,875	\$15,875	\$15,875	Completed
	Provide Security for residents	1408		\$257,871	\$257,871	\$257,871	\$178,940	Completed
	Provide Staff Training	1408		\$19,193	\$19,193	\$19,193	\$40,793	Completed
	Provide Resident Training	1408		\$1,820	\$1,820	\$1,820	\$9,069	Completed
	Resident Services Salaries	1408		\$30,000	\$30,000	\$30,000	\$70,783	Completed
	Resident Services Programs	1408		\$12,192	\$12,192	\$12,192	\$13,769	Completed
	Computer Software Upgrade	1408		\$6,030	\$80,185	\$80,185	\$83,089	Completed
	Upgrade Computers in Self Sufficiency Learning Labs	1408		\$0	\$0	\$0	\$0	N/A
	Administrative Staff Salaries	1410		\$351,727	\$351,727	\$351,727	\$412,444	Completed
	Advertisement/Sundry	1410		\$8,275	\$13,835	\$13,835	\$19,086	Completed
	Audit Fees	1415		\$0	\$0	\$0	\$0	N/A
	Engineering Study 683 bldg. parking lot	1430		\$0	\$0	\$0	\$0	N/A
	A & E Fees	1430		\$79,806	\$70,972	\$70,972	\$63,152	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-708 99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevator Consultant	1430		\$96,230	\$96,230	\$96,230	\$96,230	Completed
	Physical Needs Consultant	1430		\$100,000	\$100,000	\$100,000	\$86,300	Completed
	Construction Inspectors Salaries	1430		\$80,000	\$80,000	\$80,000	\$69,300	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: IL06-P001-708 99 Replacement Housing Factor No:					Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL1-2, John Robinson	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	No target dates revised during this reporting period.
IL1-7, Orr-Weathers LR	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-7, Orr-Weathers HR	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-8, Lansdowne Towers	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-9 Lansdowne Towers	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-21, Norman E. Owens	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-25, Scattered Sites	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-47, Scattered Sites	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
IL1-48, Scattered Sites	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
Helen Davis Center	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: IL06-P001-708 99 Replacement Housing Factor No:					Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Central Office	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
Central Warehouse	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	
Agency Wide	3/31/01	12/31/01	10/31/01	3/31/02	12/31/03	9/30/03	

FY 2004 ANNUAL PLAN

ATTACHMENT K

REPLACEMENT HOUSING FACTOR GRANT IL 06-R001-501-99

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-99	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment— Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$82,179		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-99	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

X Performance and Evaluation Report for Period Ending: 9/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$82,179		\$0	\$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-99			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total Grant Amount			\$82,179		\$0	\$0	

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06-R001-501-99					Federal FY of Grant: 1999
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Units	TBD			TBD			No target dates established as yet. In accordance with PIH 2001-4, obligation deadlines are established upon Approval of a development proposal.

FY 2004 ANNUAL PLAN

ATTACHMENT L

CAPITAL FUND PROGRAM GRANT IL 06-P001-501-00

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$412,525	\$412,525	\$412,525	\$418,586
3	1408 Management Improvements	\$383,134	\$383,481	\$383,481	\$348,954
4	1410 Administration	\$369,783	\$369,783	\$369,783	\$452,821
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$205,603	\$205,603	\$205,603	\$174,951
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$423,046	\$420,046	\$420,046	\$429,414
10	1460 Dwelling Structures	\$871,521	\$1,031,521	\$1,031,521	\$1,035,753
11	1465.1 Dwelling Equipment— Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$1,284,963	\$1,284,963	\$1,284,963	\$1,238,953
13	1475 Nondwelling Equipment	\$161,513	\$4,166	\$4,166	\$13,004
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$13,163	\$13,163	\$13,163	\$10,983
18	1499 Development Activities	\$0	\$0	\$0	\$0
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$0	\$0	\$0	\$0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,125,251	\$4,125,251	\$4,125,251	\$4,123,419
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-7/Orr Weathers Low rise	Comprehensive renovation of buildings and units in Phase V	1460	28	\$871,126	\$1,031,126	\$1,031,126	\$1,035,453	Completed
IL1-7/Orr-Weathers low rise	Site Improvements	1450		\$360,000	\$360,000	\$360,000	\$369,369	Completed
IL1-7/Orr-Weathers low rise	Relocation Costs	1495	28	\$13,163	\$13,163	\$13,163	\$10,983	Completed
IL1-7/Orr-Weathers Hi Rise	Sidewalk Repairs	1450		\$4,917	\$4,917	\$4,917	\$4,916	Completed
IL1-7/Orr-Weathers Hi Rise	Roof Replacement D-1 & E-2	1470		\$328,350	\$328,350	\$328,350	\$328,350	Completed
IL1-7/Orr-Weathers Hi Rise	Lighting and Tile D-1	1470		\$11,779	\$11,779	\$11,779	\$11,779	Completed
IL1-7/Orr-Weathers Hi Rise	R & R Asbestos Floor Tile E-2	1470		\$75,800	\$75,800	\$75,800	\$75,800	Completed
IL1-8/Lansdowne	Elevator Rehab	1470		\$671,197	\$671,197	\$671,197	\$671,904	Completed
IL1-8/Lansdowne	Trash Compactors	1470		\$41,945	\$41,945	\$41,945	\$41,945	Completed
IL1-8/Lansdowne	Roof Replacement Brenton, Ruggeri	1470		\$99,590	\$99,590	\$99,590	\$99,590	Completed
IL1-8/Lansdowne	Sidewalk Repairs	1450		\$50,894	\$50,894	\$50,894	\$50,894	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL121/N.E.Owens	Porch Stoop and Step Replacement	1450		\$4,235	\$4,235	\$4,235	\$4,235	Completed
IL1-47/Scat. Sites	Rehab 5 single family Units	1460		\$395	\$395	\$395	\$300	Work item eliminated
Central Office	Roof Replacement	1470		\$28,000	\$28,000	\$28,000	\$28,000	Completed

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Central Office	Carpet Replacement/Painting	1475		\$3,302	\$3,302	\$3,302	\$3,302	Transfer to CFP

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
								50101
Central Office	Parking Lot Repair/Resurface	1450		\$3,000	\$0	\$0	\$0	Transfer to CFP 50102
IL1-1/S. Gompers	Roof Replacement-Admin. Bldg.	1470		\$25,000	\$25,000	\$25,000	\$25,000	Completed
Agency Wide	New Telephone System	1475		\$157,347	\$0	\$0	\$0	Transfer to CFP 50102
Agency Wide	Computer System Upgrade	1475		\$0	\$0	\$0	\$0	Transfer to CFP 50101
Agency Wide	Office Furniture	1475		\$4,166	\$4,166	\$4,166	\$9,702	Completed
Agency Wide	Operations	1406		412,525	\$412,525	\$412,525	\$418,586	Completed
Agency-Wide	Provide Security	1408		\$250,000	\$250,000	\$250,000	\$237,371	Completed
Agency Wide	Provide Staff Training	1408		\$35,000	\$35,000	\$35,000	\$31,828	Completed
Agency-Wide	Provide Resident Services Salary	1408		\$35,000	\$35,000	\$35,000	\$14,483	Completed
Agency-Wide	Provide Resident Training	1408		\$5,394	\$5,394	\$5,394	\$5,894	Completed
Agency-Wide	Provide Resident Programs	1408		\$4,569	\$4,916	\$4,916	\$4,948	Completed
Agency-Wide	Computer Hardware/Software Upgrade	1408		\$16,025	\$16,025	\$16,025	\$15,479	Transfer to CFP

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
								50101
Agency-Wide	Provide trucks for MOD/DEV Staff	1408		\$37,146	\$37,146	\$37,146	\$38,951	Completed
	Administrative Staff Salaries	1410		\$353,751	\$353,751	\$353,751	\$441,002	Completed
	Advertisement Costs/Sundry	1410		\$16,032	\$16,032	\$16,032	\$11,820	Completed

ATTACHMENT M
REPLACEMENT HOUSING FACTOR GRANT IL 06-R001-501-00

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-00	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/02
 Final Performance and Evaluation Report

Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment— Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$371,732		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$371,732		\$0	\$0
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-00	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

FY 2004 ANNUAL PLAN

ATTACHMENT N

CAPITAL FUND PROGRAM GRANT IL 06-P001-501-01

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$420,893	\$420,893	\$420,893
3	1408 Management Improvements	\$340,000	\$314,077	\$314,077	\$257,471
4	1410 Administration	\$360,000	\$372,000	\$372,000	\$465,974
5	1411 Audit	\$1,500	\$2,500	\$2,500	\$2,500
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$211,000	\$222,638	\$222,638	\$179,736
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$437,438	\$88,912	\$88,912	\$62,317
10	1460 Dwelling Structures	\$2,853,000	\$2,275,423	\$2,275,423	\$1,541,682
11	1465.1 Dwelling Equipment— Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures		\$136,898	\$136,898	\$30,313
13	1475 Nondwelling Equipment		\$340,107	\$340,107	\$342,716
14	1485 Demolition		\$29,490	\$29,490	\$77,030
15	1490 Replacement Reserve				\$0
16	1492 Moving to Work Demonstration				\$0
17	1495.1 Relocation Costs	\$6,000	\$6,000	\$6,000	\$1,314
18	1499 Development Activities				\$0
19	1501 Collateralization or Debt Service				\$0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,208,938	\$4,208,938	\$4,208,938	\$3,316,792
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$150,000	\$250,000	\$250,000	\$202,179
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations	1406		\$0	\$420,893	\$420,893	\$420,893	
Agency Wide	Provide Security	1408		\$250,000	\$250,000	\$250,000	\$202,179	In progress
Agency Wide	Provide Staff Training	1408		\$35,000	\$35,000	\$35,000	\$22,810	In progress
Agency-Wide	Provide Resident Services Salary	1408		\$35,000	\$35,000	\$35,000	\$22,892	In progress
Agency-Wide	Provide Resident Training	1408		\$5,000	\$5,000	\$5,000	\$6,463	In progress
Agency-Wide	Provide Resident Services Programs	1408		\$5,000	\$5,000	\$5,000	\$0	Not Started
Agency-Wide	Computer Hardware/Software Upgrade	1408		\$10,000	\$10,000	\$10,000	\$3,127	In progress
	Administrative Staff Salaries	1410		\$350,000	\$350,000	\$350,000	\$450,142	In progress
	Advertisement Costs/Sundry	1410		\$10,000	\$7,050	\$7,050	\$12,882	In progress
	Travel	1410		\$0	\$2,950	\$2,950	\$2,949	In progress
	Audit Fees	1411		\$1,500	\$2,500	\$2,500	\$2,500	Completed

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	A & E Fees	1430		\$131,000	\$131,000	\$131,000	\$118,844	In progress
	Construction Inspectors Salaries	1430		\$80,000	\$80,000	\$80,000	\$60,892	In progress

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-2 J. Robinson	Demolition of 50 units	1485	50	\$0	\$29,490	\$29,490	\$77,030	Completed
IL1-3 J. Deshields	Roof extension, soffit, fascia, downspout	1460		\$0	\$33,307	\$33,307	\$33,307	Completed
IL1-3 J. Deshields	Repair Car Damaged units 5H & 9A	1460		\$0	\$9,898	\$9,898	\$9,898	Completed
IL1-7 O.W. LR	Comp. Modernization Phase VI	1460		\$475,815	\$0	\$0	\$0	N/A
IL1-7 O.W. LR	Site Improvements Phase VI	1450		\$437,438	\$0	\$0	\$0	N/A
IL1-7 O.W. LR	Relocation Costs Phase VI	1495		\$6,000	\$6,000	\$6,000	\$1,314	Completed
IL1-7 O.W. LR	Replace fascia, soffit and downspouts	1460		\$0	\$18,000	\$18,000	\$9,970	Completed
IL1-7 O.W. LR	Social Services Corridor (Phase V)	1460		\$0	\$2,175,666	\$2,175,666	\$1,453,130	In progress
IL1-7 O.W. HR	Rubber Roof Replacement	1470		\$0	\$6,787	\$6,787	\$6,789	Completed
IL1-7 O.W. HR	Elevator Upgrade	1470		\$0	\$106,612	\$106,612	\$20,688	In progress

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-01 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-7 O.W. HR	Asbestos Tile Removal & replacement	1460		\$0	\$6,552	\$6,552	\$6,552	Completed
IL1-21 N. E. Owens	Replace fascia, soffit, downspouts	1460		\$0	\$32,000	\$32,000	\$28,825	Completed
IL1-27, -28	Storage Sheds, signage & landscaping	1450		\$0	\$88,912	\$88,912	\$0	In progress
Agency Wide	Central Office Parking Lot upgrade	1450		\$0	\$107,414	\$107,414	\$0	In planning
	Central Office renovation	1470		\$0	\$23,499	\$23,499	\$0	In planning
	Purchase new furniture	1475		\$0	\$23,839	\$23,839	\$26,394	Completed
	Purchase new computers & printers	1475		\$0	\$90,000	\$90,000	\$90,958	Completed
	Purchase new phone system	1475		\$0	\$199,998	\$199,998	\$199,044	Completed
	Purchase vehicles	1475		\$0	\$27,000	\$26,270	\$26,320	Completed
	Total Grant Amount			\$4,208,938	\$4,208,938	\$4,208,938	\$3,316,792	

ATTACHMENT O
REPLACEMENT HOUSING FACTOR GRANT IL 06-R001-501-01

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-01	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment— Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$386,884		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-01	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$386,884		\$0	\$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the City of East St. Louis			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-01				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Total Grant Amount			\$386,884		\$0	\$0		

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part III: Implementation Schedule									
PHA Name: Housing Authority of the City of East St. Louis			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06-R001-501-01				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
Replacement Units	TBD			TBD			No target dates established as yet. In accordance with PIH 2001-4, obligation deadlines are established upon Approval of a development proposal.		

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**ATTACHMENT P
CAPITAL FUND PROGRAM GRANT IL 06-P001-501-02**

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
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 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$290,000	\$740,000	\$675,708	\$95,192
4	1410 Administration	\$310,000	\$315,000	\$305,936	\$97,641
5	1411 Audit	\$1,500	\$1,500	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$530,000	\$250,000	\$130,000	\$30,825
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$1,583,000	\$782,790	\$0	\$0
10	1460 Dwelling Structures	\$1,200,000	\$1,264,844	\$934,554	\$279,380
11	1465.1 Dwelling Equipment— Nonexpendable	\$0	\$0	\$0	\$0
12	1470 Nondwelling Structures	\$0	\$470,405	\$254,419	\$095,464
13	1475 Nondwelling Equipment	\$0	\$85,000	\$65,000	\$0
14	1485 Demolition	\$0	\$366	\$366	\$473
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0
16	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
17	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
18	1499 Development Activities	\$0	\$125,000	\$125,000	\$125,000
19	1501 Collateralization or Debt Service	\$0	\$0	\$0	\$0
20	1502 Contingency	\$120,405	\$0	\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$4,034,905	\$4,034,905	\$2,490,983	\$723,975
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
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 Performance and Evaluation Report for Period Ending: 9/30/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$200,000	\$600,000	\$600,000	\$67,580
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-7, Orr-Weathers LR	Major renovation of buildings and units in Phase VI	1460	7 bldgs.	\$1,200,000	\$13,176	\$13,176	\$12,964	On Hold
IL1-7, Orr-Weathers HR	Engineering assessment of plumbing, electrical & HVAC systems	1430	2 High Rise buildings	\$200,000	\$60,000	\$0	\$0	Not Started
IL1-8, Lansdowne Towers	Engineering assessment of plumbing, electrical & HVAC systems	1430	3 High Rise buildings	\$200,000	\$60,000	\$0	\$0	Not Started
IL1-2, John Robinson	Landscaping, fencing, sidewalks, patio enclosures, dumpsters, parking lots	1450		\$268,000	\$92,965	\$0	\$0	Not Started
IL1-3, John Deshields	Landscaping, fencing, sidewalks, patio enclosures, dumpsters, parking lots	1450		\$258,000	\$72,965	\$0	\$0	Not Started
IL1-4, -26, Roosevelt Homes	Landscaping, fencing, sidewalks, patio enclosures, dumpsters, parking lots	1450		\$258,000	\$72,965	\$0	\$0	Not Started
IL1-5, Villa Griffin	Landscaping, fencing, sidewalks, patio enclosures, dumpsters, parking lots	1450		\$258,000	\$72,965	\$0	\$0	Not Started
IL1-7, Orr-Weathers	Landscaping, fencing, sidewalks, patio enclosures, dumpsters, parking lots	1450		\$258,000	\$72,965	\$0	\$0	Not Started

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-8, Lansdowne Towers	Landscaping, fencing, sidewalks, patio enclosures, dumpsters, parking lots	1450		\$258,000	\$72,965	\$0	\$0	Not Started
IL1-21, -44, Norman E. Owens	Repair/seal asphalt parking lot	1450		\$25,000	\$25,000	\$0	\$0	Not Started
	Contingency	1500		\$120,405	\$0	\$0	\$0	Not Started

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-3, Deshields	Roof Overhang Extension	1460		\$0	349,600	\$349,600	\$243,117	Completed
IL1-3, Deshields	Long Term Vacancy Reduction	1460		\$0	\$150,000	\$150,000	\$0	In progress
IL1-4 Roosevelt	Long Term Vacancy Reduction	1460		\$0	\$95,000	\$95,000	\$0	In progress
IL1-7, Orr- Weathers HR	Long Term Vacancy Reduction	1460		\$0	\$25,000	\$25,000	\$0	In progress
IL1-8, Lansdowne	Long Term Vacancy Reduction	1460		\$0	\$50,000	\$50,000	\$0	In progress
IL1-11, Scattered	Long Term Vacancy Reduction	1460		\$0	\$20,000	\$20,000	\$0	In progress
IL1-21, N. Owens	Long Term Vacancy Reduction	1460		\$0	\$45,000	\$45,000	\$0	In progress
IL1-44, N Owens	Long Term Vacancy Reduction	1460		\$0	\$45,000	\$45,000	\$0	In progress
IL1-41, Forest Village	Long Term Vacancy Reduction	1460		\$0	\$25,000	\$21,778	\$0	In progress
IL1-27, Phoenix Ct	Long Term Vacancy Reduction	1460		\$0	\$20,000	\$20,000	\$0	In progress
III-1, Gompers	L.T. Vacancy Reduction Phase 2	1460		\$0	\$25,000	\$0	\$0	Not started
IL1-3, Deshields	L.T. Vacancy Reduction Phase 2	1460		\$0	\$0	\$0	\$0	Not started

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-4, Roosevelt	L.T. Vacancy Reduction Phase 2	1460		\$0	\$92,068	\$0	\$0	Not started
IL1-7 Orr-Weathers	L.T. Vacancy Reduction Phase 2	1460		\$0	\$25,000	\$0	\$0	Not started
IL1-8, Lansdowne	L.T. Vacancy Reduction Phase 2	1460		\$0	\$50,000	\$0	\$0	Not started
IL1-11 Scattered	L.T. Vacancy Reduction Phase 2	1460		\$0	\$20,000	\$0	\$0	Not started
IL1-21, N. Owens	L.T. Vacancy Reduction Phase 2	1460		\$0	\$45,000	\$0	\$0	Not started
IL1-44, N Owens	L.T. Vacancy Reduction Phase 2	1460		\$0	\$45,000	\$0	\$0	Not started
IL1-41, Forest Village	L.T. Vacancy Reduction Phase 2	1460		\$0	\$25,000	\$0	\$0	Not started
II1-7 Orr-Weathers	Asbestos Floor Tile Removal	1460		\$0	\$50,000	\$50,000	\$18,231	Completed
IL1-8 Lansdowne	Asbestos Floor Tile Removal	1460		\$0	\$50,000	\$50,000	\$5,068	Completed
II1-17 N. Park	Remediate Standing Water on site	1450		\$0	\$300,000	\$0	\$0	Not started

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL1-7 Orr-Weathers LR	Demolition of Phase VI	1485		\$0	\$366	\$366	\$473	On hold
IL1-7 Orr-Weathes HR	Renovation of 8 th Fl. E-2 Bldg.	1470		\$0	\$200,000	\$134,014	\$95,464	In progress
Agency Wide	Renovate 690 N. 20 th St. Bldg.	1470		\$0	\$50,000	\$0	\$0	Not started
	Renovate Central Office	1470		\$0	\$120,405	\$120,405	\$0	Not started
	Central Office & 690 Parking lot	1450		\$0	\$100,000	\$0	\$0	Not started
	Purchase Office Furniture & Equipment	1475		\$0	\$10,000	\$0	\$0	Not started
	Purchase Computer Hardware	1475		\$0	\$10,000	\$0	\$0	Not started
IL1-7 Orr-Weathers HR	Upgrade Fire Panels to meet Code	1475		\$0	\$25,000	\$25,000	\$0	In progress
IL1-8 Lansdowne	Upgrade Fire Panels	1475		\$0	\$25,000	\$25,000	\$0	In progress
IL1-9 Lansdowne	Upgrade Fire Panels	1475		\$0	\$15,000	\$15,000	\$0	In progress
IL1-41 Forest Village	Mod Used for Development	1499		\$0	\$125,000	\$125,000	\$125,000	Completed
Agency Wide	Provide Security	1408		\$200,000	\$600,000	\$600,000	\$67,580	In progress
Agency Wide	Provide Staff Training	1408		\$35,000	\$35,000	\$6,650	\$3,544	In progress
Agency Wide	Provide Resident Training	1408		\$5,000	\$5,000	\$2,908	\$2,908	In progress
Agency Wide	Provide Res. Services Staff Salaries	1408		\$35,000	\$35,000	\$35,000	\$0	In progress
Agency Wide	Provide Res. Services Programs	1408		\$5,000	\$5,000	\$3,572	\$1,570	In progress
Agency Wide	Provide Computer Software Upgrade	1408		\$10,000	\$10,000	\$7,338	\$4,190	In progress

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
E-2 8 th Floor	Youthbuild Training Program	1408		\$0	\$50,000	\$20,240	\$15,400	In progress
	Administrative Staff Salaries	1410		\$300,000	\$300,000	\$300,000	\$95,519	In progress
	Sundry Costs	1410		\$10,000	\$15,000	\$5,936	\$2,122	In progress
	Audit Fees	1415		\$1,500	\$1,500	\$0	\$0	Not started
	Salaries for Construction Inspectors	1430		\$80,000	\$80,000	\$80,000	\$11,003	In progress
	A & E Fees	1430		\$50,000	\$50,000	\$50,000	\$19,822	In progress

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

PHA Name: Housing Authority of the City of East St. Louis			Grant Type and Number Capital Fund Program No: IL06-P001-501-02 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 1-7 Low Rise Orr-Weathers	5/30/04			5/30/06			No revisions to target dates
IL 1-7 High Rise Orr-Weathers	5/31/04			5/30/06			
IL 1-8 Lansdowne Towers	5/31/04			5/30/06			
IL 1-21 & IL 1-44 Norman E. Owens	5/31/04			5/30/06			
IL1-2, John Robinson	5/31/04			5/30/06			
IL1-3, John Deshields	5/31/04			5/30/06			
IL1-4, -26, Roosevelt Homes	5/31/04			5/30/06			
IL1-5, Villa Griffin	5/31/04			5/30/06			

**ATTACHMENT Q
REPLACEMENT HOUSING FACTOR GRANT IL 06-R001-501-02**

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-02	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$0		\$0	\$0
4	1410 Administration	\$0		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$0		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$0		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment— Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$373,321		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0
19	1501 Collateralization or Debt Service	\$0		\$0	\$0

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-02	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$373,321		\$0	\$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-02			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Total Grant Amount			\$373,321		\$0	\$0	

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06-R001-501-02				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Units	TBD			TBD			No target dates established as yet. In accordance with PIH 2001-4, obligation deadlines are established upon Approval of a development proposal.

FY 2004 ANNUAL PLAN

ATTACHMENT R
CAPITAL FUND PROGRAM GRANT IL-06P001-501-03

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$313,262.00		\$0	
3	1408 Management Improvements	\$410,000.00		\$25,290.90	\$0
4	1410 Administration	\$313,262.00		\$0	\$0
5	1411 Audit	\$1,500.00		\$0	\$0
6	1415 Liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$330,000.00		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$253,592.00		\$0	\$0
10	1460 Dwelling Structures	\$379,000.00		\$0	\$0
11	1465.1 Dwelling Equipment— Nonexpendable	\$0		\$0	\$0
12	1470 Nondwelling Structures	\$740,000.00		\$10,831.50	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$392,000.00		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1499 Development Activities	\$0		\$0	\$0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06-P001-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 9/30/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	\$0		\$0	\$0
20	1502 Contingency	\$0		\$0	\$0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$3,132,616.00		\$0	\$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$350,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-P001501-03				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
cENTRARoosevelt	Sidewalk repair / replace	1450	1 L.S.	\$25,000.00		\$0	\$0	Not Started
IL1-04 Roosevelt	Admin. Bldg. Reroof	1470	1	\$25,000.00				
IL1-05 Villa Griffin	Admin. Bldg. Reroof	1470	1 L.S.	\$11,000.00				
IL-05 Villa Griffin	Tree Trimming	1450	1 L.S.	\$5,575.00				
IL-03 John Deshields	Tree Trimming	1450	1 L.S.	\$5,575.00				
IL-04 Roosevelt	Tree Trimming	1450	1 L.S.	\$5,575.00				
IL-01 Gompers	Tree Trimming	1450	1 L.S.	\$5,575.00				
IL-08 Lansdowne Towers	Tree Trimming	1450	1 L.S.	\$5,575.00				
IL-07 Orr Weathers D-1	Plumbing / Electrical Improvements	1460	114 Units	\$0.00				
IL-08 Lansdowne Towers, Rukavina	Plumbing / Electrical Improvements	1460	93 Units	\$0.00				
IL-05 Villa Griffin	Sidewalk repair / replace	1450	1 L.S.					
	DEVELOPMENT ENHANCEMENT							

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-P001501-03				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
II-27 & 28 Phoenix Ct. 73 Units	Perimeter Landscaping, storage sheds, development signage	1450	1 L.S.	\$95,000.00				
IL-01 Gompers	Admin Bldg; exit code, ADA, finishes, kitchen.	1470	1 L.S.	\$129,000.00				
II-07 Orr Weathers E-2	8th floor community space	1470	1 L.S.	\$175,000.00				
II-07 Orr Weathers	E-2 Individual thermostat control	1460	108 units	\$162,000.00				
II-07 Orr Weathers	E-2 corridor lighting	1460	1 L.S.	\$20,000.00				
II-07 Orr Weathers	D-1 corridor painting	1460	1 L.S.	\$26,000.00				
II-07 Orr Weathers	D-1 Individual thermostat control	1460	114 Units	\$171,000.00				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-P001501-03			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TOTAL				\$3,132,616.				
				00				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06-P001501-03					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL-01	09/16/05			09/16/07			
IL-02	09/16/05			09/16/07			
IL-03	09/16/05			09/16/07			
IL-04	09/16/05			09/16/07			
IL-05	09/16/05			09/16/07			
IL-07	09/16/05			09/16/07			
IL-08	09/16/05			09/16/07			
IL-09	09/16/05			09/16/07			
IL-11	09/16/05			09/16/07			
IL-13	09/16/05			09/16/07			
IL-21	09/16/05			09/16/07			
IL-25	09/16/05			09/16/07			
IL-26	09/16/05			09/16/07			
IL-27	09/16/05			09/16/07			
IL-28	09/16/05			09/16/07			
IL-38	09/16/05			09/16/07			
IL-39	09/16/05			09/16/07			
IL-40	09/16/05			09/16/07			
IL-41	09/16/05			09/16/07			
IL-45	09/16/05			09/16/07			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06-P001501-03					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IL-46	09/16/05			09/16/07				
IL-47	09/16/05			09/16/07				
IL-48	09/16/05			09/16/07				
IL-50	09/16/05			09/16/07				
IL-51	09/16/05			09/16/07				

FY 2004 ANNUAL PLAN

**ATTACHMENT S
REPLACEMENT HOUSING FACTOR GRANT IL-06-R001-502-03**

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 722,855.00			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 722,855.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL 1-3, John Deshields	Repair interior of water damaged units	1460	20 units	\$300,000.00				
IL1-21 Norman E. Owens	Roof Replacement	1460	16 bldgs.	\$160,000.00				
IL1-7, Orr-Weathers D-1, E-2	Individual heat controls	1460	2 bldgs.	\$200,000.00				
IL 1-27, 1-28 Phoenix Cts.	Site Fencing	1450		\$62,855.00				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Funds Obligated Expended		Status of Work
	Total			\$722,855.00			

ATTACHMENT T
REPLACEMENT HOUSING FACTOR GRANT IL-06-R001-501-03

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-03	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	\$0	\$1,000		
4	1410 Administration	\$0	\$30,984		
5	1411 Audit	\$0			
6	1415 Liquidated Damages	\$0			
7	1430 Fees and Costs	\$0	\$10,500		
8	1440 Site Acquisition	\$0	\$3,650		
9	1450 Site Improvement	\$0			
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment— Nonexpendable	\$0			
12	1470 Non-dwelling Structures	\$0			
13	1475 Non-dwelling Equipment	\$0			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$289,839	\$0		
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0	\$243,705		
19	1501 Collateralization or Debt Service	\$0			
20	1502 Contingency	\$0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$289,839	\$289,839		
22	Amount of line 21 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IL06-R001-501-03	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: IL06-R001-501-03				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Replacement Units	TBD			TBD			No target dates established as yet. In accordance with PIH 2001-4, obligation deadlines are established upon Approval of a development proposal.

FY 2004 ANNUAL PLAN

ATTACHMENT U
CAPITAL FUND PROGRAM GRANT IL-06-P001-501-04

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 312,000.00			
3	1408 Management Improvements	\$655,000.00			
4	1410 Administration	\$313,260.00			
5	1411 Audit	\$1,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$330,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$302,000.00			
10	1460 Dwelling Structures	\$1,218,856.00			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 3,132,616.00			

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

PHA Name: Housing Authority of the City of East St. Louis	Grant Type and Number Capital Fund Program Grant No: IL06P001501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$ 600,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Funds Funds Obligated Expended	Status of Work	
HA-Wide	Operations:	1406		\$ 312,000.00			
	TOTAL			\$ 312,000.00			
	Management Improvements:						
	Security Salaries & Benefits	1408		\$ 600,000.00			
	Mod. Staff Training	1408		\$ 30,000.00			
	Resident Services Programs	1408		\$ 20,000.00			
	Resident Training	1408		\$ 5,000.00			
	TOTAL			\$ 655,000.00			
	Administration:						
	Administrative Staff Salaries	1410		\$ 303,260.00			
	Sundry	1410		\$ 10,000.00			
	TOTAL			\$ 313,260.00			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program Grant No: IL06P001501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Funds Obligated Expended		Status of Work
	Audit Fees	1411		\$ 1,500.00			
	TOTAL			\$ 1,500.00			
	A & E Fees / Inspection Costs:						
	Construction Inspection Salaries	1430		\$ 80,000.00			
	A & E Fees	1430		\$ 250,000.00			
	TOTAL			\$ 330,000.00			

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

PHA Name: Housing Authority of the City of East St. Louis		Grant Type and Number Capital Fund Program No: IL06P001501-04 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

ATTACHMENT W
Capital Fund Program – Five Year Action Plan

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name					<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2009	
	Annual Statement					
IL1-07 Orr-Weathers D-1						
IL1-07 Orr-Weathers E-2		\$200,000.00				
IL1-09 Starnes			\$50,000.00		\$450,000.00	
IL1-01 Gompers						
IL1-07 Orr-Weathers LR					\$180,000.00	
IL1-08 Brenton		\$511,455.00	\$50,000.00			
IL1-08 Rukavina		\$502,477.00	\$50,000.00			
IL1-08 Ruggeri		\$502,477.00	\$50,000.00			
IL1-02 Robinson		\$100,000.00				
IL1-03 John DeSheilds			\$50,000.00		\$100,000.00	
Helen Davis Center						
IL1-27/28 Phoenix Ct						
IL1-41 59 units						
IL-21/14 Norman E Owens		\$1,000,000.00				

IL1-13 AudubonTer			\$1,558,800.00		
IL1-04/26 Roosevelt			\$290,000.00		
IL1-38 Scattered Sites			\$50,000.00		
IL1-39 Scattered Sites			\$100,000.00		
IL1-50 Conv Units					\$1,169,100.00
IL1-45 Conv Units					\$511,760.00
IL1-46 Conv Units					\$433,820.00
IL1-11 Scattered Site				\$2,805,840.00	
IL1-51 Conv Units			\$623,000.00		
Contingency		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
CFP Funds Listed for 5-year planning		\$2,916,409.00	\$2,971,800.00	\$2,905,840.00	\$2,944,680.00

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		CODE/SAFETY/SECURITY			DEVELOPMENT ENHANCEMENT	
Annual	IL1-08 Brenton 95 Units	Repair fire alarm sys all floors all units	\$5,000.00	IL1-13 AudubonTerrace 20 Units Winstanley/N 13th	Int/ext renovation & Site. Replace fixtures, finishes, doors, HVAC, plumbing, electric	\$1,558,800.00
Statement		Upgrade security sys – lobby/stairs CCTV & card reader	\$167,105.00	IL1-51 Conv Units 8 Units N. 18 th /N. 39 th /N. 55 th / N. Park/Ohio	Int/ext renovation & Site - Replace fixtures, finishes, door HVAC, plumbing, electric	\$623,000.00
		Provide fire suppression – units, corridors, lobby, common areas	\$259,350.00			0
		Replace generator	\$80,000.00	IL1-03 John DeShields	Play equipment	\$50,000.00
			0	IL1-04 Roosevelt	Downspt/gutter & l'scape	\$200,000.00
	IL1-08 Rukavina 93 Units	Repair fire alarm sys all floors all units	\$5,000.00	IL1-04 Roosevelt	Dumpster pad & enclos	\$40,000.00
		Upgrade security sys - lobby/stairs CCTV & card reader	\$163,587.00	IL1-08 Lansdowne 3 bldgs	L'scape, lobby blinds-film & lobby seating	\$150,000.00
		Provide fire suppression – units, corridors, lobby, common areas	\$253,890.00	IL1-09 Lansdowne 1 bldg	L'scape, lobby blinds-film & lobby seating	\$50,000.00

		Replace generator	\$80,000.00	IL1-26 Roosevelt 95 Units	L'scape, dumpster pad & enclosure	\$50,000.00
			0	IL1-38 scattered sites	Sheds & fencing	\$50,000.00
	IL1-08 Ruggeri 93 Units	Repair fire alarm sys all floors all units	\$5,000.00	IL1-39 scattered sites	Sheds & fencing	\$100,000.00
		Upgrade security sys lobby/stairs CCTV & card reader	\$163,587.00			
		Provide fire suppression – units, corridors, lobby, common areas	\$253,890.00			
		Replace generator	\$80,000.00			
		MAINTENANCE WORKLOAD REDUCTION				
	IL1-02 John Robinson	Sidewalk repair/replace	\$100,000.00			
		MAJOR STRUCTURE				
	IL1-21/44 Norman E Owens	Demolish 148 units	\$1,000,000.00			
		DEVELOPMENT ENHANCEMENT				
	IL1-07 PHASE 3 (E-2)	Community space 8 th fl	\$200,000.00			

		Contingency	\$100,000.00		Contingency	\$100,000.00
Total CFP Estimated Cost			\$2,916,409.00		Total Estimated Cost	\$2,971,800.00

				\$4,826,114.00
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Total CFP Estimated Cost	\$11,683,360.00			\$7,352,223.00
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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 9-2012 FFY Grant: PHA FY:			Activities for Year: 10-2013 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	DEVELOPMENT ENHANCEMENT	0		DEVELOPMENT ENHANCEMENT	0
IL-04 Roosevelt 48 Units	Int/ext ren & site – minor repairs sheds, landscaping	\$2,191,120.00	IL-47 Conv Units 7 Units N. 18 th /N. 31 st /N. 45 th / N. Park	Int/ext renovation & Site - Replace fixtures, finishes, door HVAC, plumbing, electric	\$545,580.00
		0	IL-48 Conv Units 7 Units N. 31 st /N. 37 th /N. 27 th / N. 52/N. 54 th	Int/ext renovation & Site - Replace fixtures, finishes, door HVAC, plumbing, electric	\$545,580.00
		0	IL-026 Roosevelt 95 Units	Int/ext renovation & Site Minor repairs, sheds, landscaping	\$817,000.00
	MAINTENANCE WORKLOAD REDUCTION	0		MAINTENANCE WORKLOAD REDUCTION	0
IL-08 Brenton 95 units	Major Systems Upgrade – Plumbing, electric	\$1,500,000.00	IL-07 D-1 114 Units	Major Systems Upgrade – Plumbing, electric	\$1,500,000.00
		0			0
	GRANT / OTHER FUNDING	0		GRANT / OTHER FUNDING	0
IL-08 Brenton 95 units	Major Systems Upgrade – Plumbing, electric	\$3,869,045.00	IL-07 D-1 114 Units	Major Systems Upgrade – Plumbing, electric	\$5,149,784.00
		0			0
		0			0
Contingency		\$100,000.00	Contingency		\$100,000.00
Total CFP Estimated Cost		\$7,660,165.00			\$8,657,944.00

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

Activities for Year : 11-2014 FFY Grant: PHA FY:			Activities for Year: 12-2015 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	MAINTENANCE WORKLOAD REDUCTION	0		DEVELOPMENT ENHANCEMENT	0
IL-07 E-2 108 Units	Major Systems Upgrade – Plumbing, electric	\$1,500,000.00	IL-38 Scattered Site 20 Units N. 36 th /Gross/Natalie	Int/ext renovation & Site – Minor repairs, landscaping	\$172,000.00
		0	IL-39 Scattered Site 39 Units N. 13 th /Gross/Natalie/ Renshaw	Int/ext renovation & Site - Minor repairs, landscaping	\$335,400.00
		0	IL-40 Scattered Site 7 Units Central Ave.	Int/ext renovation & Site - Minor repairs, sheds, landscaping	\$60,200.00
		0	IL-27& 28 Phoenix 73 Units	Repairs/Replacement – Minor repairs.	\$365,000.00
		0	IL-41 & 42 59 units Sites, 43 rd /44 th /Forest	Repairs/Replacement Minor repairs.	\$295,000.00
		0			0
		0			0
	GRANT / OTHER FUNDING	0			0
IL-07 E-2 108 Units	Major Systems Upgrade – Plumbing, electric	\$4,790,388.00			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
Contingency		\$100,000.00	Contingency		\$100,000.00
Total CFP Estimated Cost		\$6,390,388.00			\$1,327,600.00

Activities for Year : 13-2016 FFY Grant: PHA FY:			Activities for Year: 14-2017 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	DEVELOPMENT ENHANCEMENT			DEVELOPMENT ENHANCEMENT	
IL-25 Con Scat Site 35 Units Sites Gay/Lawrence Russell/Wilford/Central	Int/ext renovation & Site– Replace fixtures, finishes, doors, HVAC, plumbing, electric	\$2,727,900.00	IL-03 John DeShields 294 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$1,500,000.00
		0			0
		0			0
		0		GRANT / OTHER FUNDING	0
		0	IL-03 John DeShields 294 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$9,500,000.00
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
Contingency		\$100,000.00	Contingency		\$100,000.00
Total CFP Estimated Cost		\$2,827,900.00			\$11,100,000.00

Activities for Year : 15-2018 FFY Grant: PHA FY:			Activities for Year: 16-2019 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	GRANT / OTHER FUNDING	0		GRANT / OTHER FUNDING	0
IL-02 John Robinson 84 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$1,500,000.00	IL-05 Villa Griffin 100 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$6,294,000.00
	GRANT / OTHER FUNDING	0			0
IL-02 John Robinson 84 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$5,046,960.00		DEVELOPMENT ENHANCEMENT	0
		0	IL-05 Villa Griffin 100 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$1,500,000.00
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
Contingency		\$100,000.00	Contingency		\$100,000.00
Total CFP Estimated Cost		\$6,646,960.00			\$7,894,000.00

Activities for Year : 17-2020 FFY Grant: PHA FY:			Activities for Year: 18-2021 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	GRANT / OTHER FUNDING				
IL-03 John DeShields 294 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$10,414,360.00			
		0			
	DEVELOPMENT ENHANCEMENT	0			
IL-03 John DeShields 294 Units	Int/ext ren/Site & repairs, sheds and landscaping	\$1,500,000.00			
		0			
		0			
		0			
		0			
		0			
		0			
		0			
		0			
		0			
Contingency		\$100,000.00	Contingency		\$100,000.00
Total CFP Estimated Cost		\$12,014,360.00			\$100,000.00

