

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
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: GRANITE CITY HOUSING AUTHORITY

PHA Number: IL 005

PHA Fiscal Year Beginning: (mm/yyyy) 12/2004

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 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

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

The mission of Granite City Housing Authority is to provide financially stable, safe, sanitary, decent and affordable housing to those who are eligible for assistance and have demonstrated their willingness and ability to adhere to the terms of a lease.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

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.

The Granite City Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The following mission statement guides the activities of the Granite City Housing Authority.

The mission of Granite City Housing Authority is to provide financially stable, safe, sanitary, decent and affordable housing to those who are eligible for assistance and have demonstrated their willingness and ability to adhere to the terms of a lease.

Consistent with our mission statement, we have established the following goals and objectives we plan to achieve in the next five years.

Goal One: Increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units with new energy efficient units designed for low maintenance.

Objective:

1. Make application to HUD for phased demolition and reconstruction of 451 obsolete units. Lessen the density of Kirkpatrick Homes by rebuilding fewer units on the existing site. The remaining units will be constructed on site(s) yet to be determined.
2. Phased construction of 160 units of elderly and near elderly only housing on the Marshall School site. Remaining 291 replacement units will be developed in phases on Kirkpatrick Homes and sites yet to be determined. Develop housing for elderly with supportive services.
3. Demolish and rebuild Administrative/Maintenance facilities

Goal Two: Improve the overall quality of operations and, become recognized by the Department of Housing and Urban Development (HUD) as a “high performer” under its new Public Housing Management Assessment System (PHAS).

Objectives:

1. Improve the (PHAS) score. Continue to maintain or improve High Performer Status.

Goal Three: Provide an improved living environment

Objectives:

1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
3. Implement public housing security improvements: The Granite City Housing Authority will continue to submit grant applications to provide continued funding for the present police substation.
4. Designate developments or buildings for particular resident groups.

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

Objectives:

1. Increase the number and percentage of employed persons in assisted families:
2. Provide or attract supportive services to improve assistance recipients' employability.
3. Provide and attract supportive services to increase independence for the elderly or families with disabilities

Goal Five: Ensure equal opportunity and affirmatively further fair housing

Objectives:

1. Undertake affirmative measures to insure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

Goal Six: Improve community quality of life and economic vitality

Objectives: Promote the overall goal of a drug free, decent, safe and sanitary housing.

1. Promote self-sufficiency of the residents by promoting employment and job skills training.

2. Promote a social and economic mix of residents within each public housing neighborhood in order to foster social stability and upward mobility.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

- The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:
- We have adopted local preferences
- We have adopted an aggressive screening policy to ensure to the best of our ability that new admissions will be good neighbors.
- We have implemented a deconcentration policy.
- Applicants will be selected from the waiting list by preference and in order of the date and times their application has been verified and approved.
- We have established a minimum rent of \$50.00
- We have established flat rents for all of our developments.
- In an attempt to encourage work and advancement in the workplace, we require interim recertifications after 90 days of steady employment.

In summary, we are on course to improve the condition of affordable housing in Granite City Housing Authority.

This Agency Plan has been prepared in accordance with the Quality Housing Work Responsibility Act of 1998 (QWHRA) as we understand it. The Act is extremely complicated and the provisions are subject to differing interpretations. We utilized information and estimates from various sources to make assumptions in developing this plan. We believe our interpretation of the Act, as well as the information and estimates used to be accurate, but we cannot warrant such.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	4
1. Housing Needs	8
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	28
7. Capital Improvement Needs	29
8. Demolition and Disposition	31
9. Designation of Housing	32
10. Conversions of Public Housing	34
11. Homeownership	35
12. Community Service Programs	37
13. Crime and Safety	39
14. Pets (Inactive for January 1 PHAs)	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	42
16. Audit	42
17. Asset Management	42
18. Other Information	43

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration Attachment A
- FY 2004 Capital Fund Program Annual Statement Attachment B
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart Attachment C
- FY 2004 Capital Fund Program 5 Year Action Plan Attachment D
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Attachment E
- Other (List below, providing each attachment name)

Implementation of Community Service Attachment F

Pet Policy Attachment G

Progress Statement Attachment H

Resident Board Membership Attachment I

Membership of Resident Advisory Board Attachment J

Definition of Substantial Deviation Attachment K

Deconcentration and Income Mixing Attachment L

Performance & Evaluation Reports Attachment M

Voluntary Conversion Initial Assessment Attachment N

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
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,240	1,103	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	733	491	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	874	114	N/A	N/A	N/A	N/A	N/A
Elderly	743	609	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

NOTE: he data used for 2001 was specifically for Granite City, Illinois. The information was provided from the Madison County Consolidated Plan

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4		
Extremely low income <=30% AMI	2	50%	
Very low income (>30% but <=50% AMI)	2	50%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	0	0%	
Elderly families	3	75%	
Families with Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4		
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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)
Demolition and Reconstruction

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	1,315,910	
b) Public Housing Capital Fund	1,191,718	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	2,623,007	Capital Fund
3. Public Housing Dwelling Rental Income	665,192	
4. Other income (list below)		
Interest Income	60,000	
4. Non-federal sources (list below)		
Total resources	5,855,827	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Upon Completion of the verification process

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

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

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income for a 3 month waiver period

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No Sixty Month time limit on previous Ceiling rents expired in FY 2002

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	499	160
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

(2)

Admissions & Continued Occupancy Policy	Blood Borne Pathogens Policy
Capitalization Policy	Check Signing Policy
Community Service Policy	Criminal Records Policy
Disposition Policy	Drug Free Workplace Policy
Facilities Use Policy	Funds Transfer Policy
Hazardous Materials Policy	Investment Policy
Maintenance Policy	Natural Disaster Response Policy
Personnel Policy	Pet Policy
Pest Control	Procurement Policy

(2) Section 8 Management: (list below)

N/A

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Kirkpatrick Homes 1b. Development (project) number: IL 005-001
2. Activity type: Demolition <input checked="" 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: <u>(12/30/2003)</u>
5. Number of units affected: 16
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/2004 b. Projected end date of activity: 06/2005

Demolition/Disposition Activity Description	
1a. Development name:	Kirkpatrick Homes
1b. Development (project) number:	IL 005-002
2. Activity type:	Demolition <input checked="" 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:	(12/30/2003)
5. Number of units affected:	
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 04/2004 b. Projected end date of activity: 06/2005

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	Anchorage Homes
1b. Development (project) number:	IL 005-003
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>03/01/60</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? No Changes
6. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Anchorage Homes
1b. Development (project) number:	IL 005-004
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>11/05/63</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? No Change
6. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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:

- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

25 or fewer participants

- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 08/07/98

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)
<i>GED Classes</i>	<i>15-20</i>	<i>As Needed Basis</i>	<i>At Development Office</i>	<i>Open to any interested resident</i>
<i>Parenting Classes</i>	<i>15-20</i>	<i>As Needed Basis</i>	<i>At Development Office</i>	<i>Open to any interested resident</i>

(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: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Kirkpatrick Homes IL 005-001 and IL005-002

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)

Police Substation

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

Kirkpatrick Homes IL 005-001 and IL005-002

C. Coordination between PHA and the police

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

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

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

Kirkpatrick Homes IL 005-001 and IL005-002

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2003 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
- Yes No: This PHDEP Plan is no longer required

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) E
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

Need for elderly, near elderly and affordable housing

- Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

ATTACHMENT A

The following except is taken from the Admissions and Continued Occupancy Policy of Granite City Housing Authority.

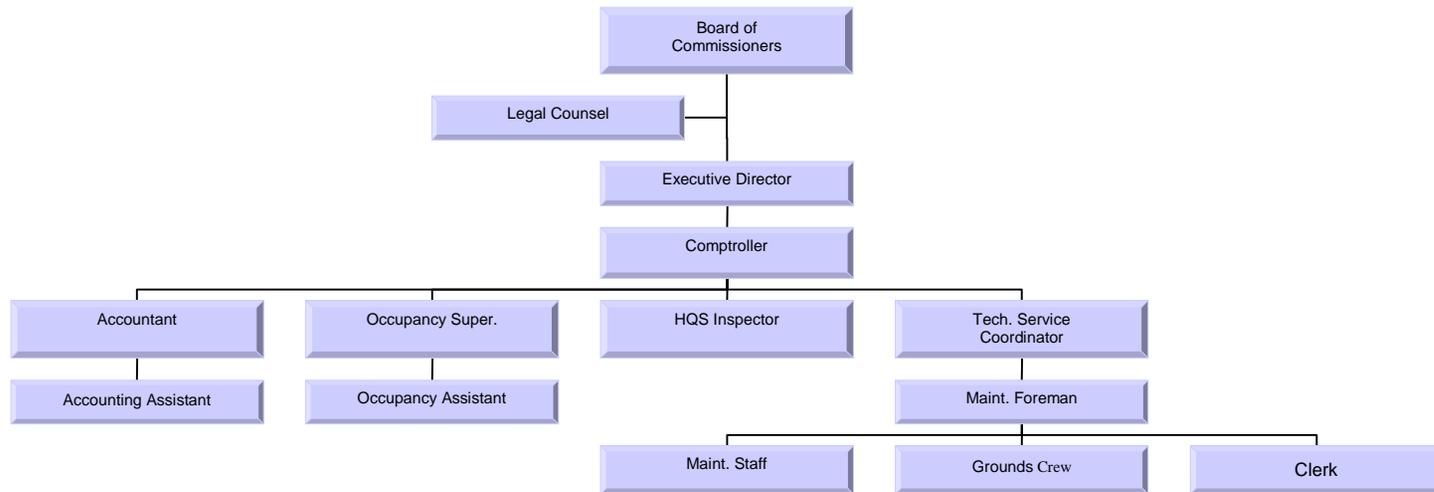
10. INCOME LIMITS ON ADMISSION

The maximum net income limits for admission to the Authority shall be the current limits provided by HUD pursuant to federal law and federal regulation. The Authority shall attempt to achieve income ranges as follows:

PERCENTAGE	INCOME RANGE
40%	Extremely Low Income as established by HUD
45%	Very Low-income limit as established by HUD
15%	Low-income limit as established by HUD

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Granite City Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00550104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	119,000.00			
3	1408 Management Improvements	35,000.00			
4	1410 Administration	119,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	818,718.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,191,718.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
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				

GRANITE CITY HOUSING AUTHORITY ORGANIZATIONAL CHART



ATTACHMENT D

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Granite City Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 12/31/2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 12/31/2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 12/31/2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 12/31/2008	
	Annual Statement					
IL 5-5		818,718.00	818,718.00	818,718.00	818,718.00	
IL 5-3					.00	
IL 5-4					.00	
Agency Wide		100,000.00	100,000.00	100,000.00	100,000.00	
Agency Wide		273,000.00	273,000.00	273,000.00	273,000.00	
CFP Funds Listed for 5-year planning		1,191,718.00	1,191,718.00	1,191,718.00	1,191,718.00	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 12/31/2005			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 12/31/2006		
	Development Name/Number	Major Work Categories	ESTIMATED COST	Development Name/Number	Major Work Categories	Estimated Cost
SEE						
ANNUAL						
Statement	IL 5-5			IL 5-6		
		Development 30 2 Bedroom Units	818,718.00		Development 30 2 Bedroom Units	818,718.00
	Agency Wide	Operations	119,000.00	Agency Wide	Operations	119,000.00
	Agency Wide	Administration	119,000.00	Agency Wide	Administration	119,000.00
	Agency Wide	Management Improvements- Computer System Upgrade/Training	35,000.00	Agency Wide	Management Improvements- Computer System Upgrade/Training	35,000.00
	Agency Wide	Architectural Fees	100,000.00	Agency Wide	Architectural Fees	100,000.00
Total CFP Estimated Cost			\$1,191,718.00			\$1,191,718.00

ATTACHMENT E

MINUTES
RESIDENT ADVISORY BOARD
&
PUBLIC MEETING
October 14, 2003
10:00 AM

The Executive Director opened the meeting and thanked those in attendance. Mr. McKeon reminded the group that the Quality Housing and Work Responsibility act of 1998 was passed by Congress and required that we develop an Agency Plan. The purpose of this meeting is to develop the Annual Plan for fiscal year 2004 and incorporate it into our ongoing Five Year Plan. The Director stated that the Annual Plan and Five Year Plan outline where we are and where we are going as a Housing Authority.

The Director stated the development process includes receiving input and feed back from the Resident Advisory Board and other interested parties. Mr. McKeon continued by presenting the Mission Statement and the Goals of the Agency Plan.

As stated in the Executive Summary, “the mission of Granite City Housing Authority is to provide financially stable, safe, sanitary, decent and affordable housing to those who are eligible for assistance and have demonstrated their willingness and ability to adhere to the terms of a lease.”

Consistent with our mission statement, Mr. McKeon informed the audience that we have established the following goals and objectives we plan to achieve in the next five years:

Goal One: Increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units with new energy efficient units designed for low maintenance.

The Director stated that the Authority has completed the demolition of 40 efficiency units and construction of 40 one bedroom units or replacement housing. This work item was a previous goal and objective of the Housing Authority and has been completed.

Mr. McKeon indicated that the objectives will be accomplished by demolishing 451 units in Kirkpatrick Homes and the administration/Maintenance facilities. Construction of 160 units of elderly and near elderly only housing on the Marshall School site will be used to replace units demolished in Kirkpatrick Homes. Of the proposed 160 units, 95 units will provide supportive services for the elderly.

These objectives are consistent with our previous HOPE VI Grant applications. It is the opinion of the Housing Authority that it is necessary to lessen the density and provide amenities to be competitive with the other housing stock in the community.

The Executive Director stated that the units in Kirkpatrick Homes were built in 1940's and 1950's without any insulation and modern amenities. Previous modernization grants did not provide adequate funds to effectively improve the housing stock. Feasibility studies have indicated that it is more cost effective to demolish the old units and rebuild energy efficiency units.

Mr. McKeon reported to the audience that these objectives also are supported by the Census data. The latest census indicated that the population of Granite City is decreasing and the remaining residents are increasing in age. This is the basis for the Housing Authority to move away from family units and develop near elderly units and an assisted living facility.

The final objective of Goal One was discussed by the Director. He informed the audience that a new Administration and Maintenance Facility would be constructed. Mr. McKeon explained the need for the new facilities. He stated that the present Administration and Maintenance building does not provide adequate office space. The building has design and structural deficiencies. The Director added that the building was constructed in the 1940's

Mr. McKeon presented the second goal.

Goal Two: Improve the overall quality of operations and, become recognized by the Department of Housing and Urban Development (HUD) as a "high performer" under its new Public Housing Assessment System (PHAS).

He stated that the intent of this goal was to improve the (PHAS) score. Mr. McKeon reported that we had received an advisory score under the new PHAS of 86.20% for 1998. The advisory score for 1999 was 87.6% and 87.2 for 2000. The assessment for 2001 resulted in a presumptive score of 95% reported the Director. He continued by adding that the score for 2002 resulted in a "High Performer" designation by HUD.

To accomplish this goal it will be necessary for us to look at each of the indicators and address the needs to raise the scores. The Director stated that a 95% can be improved to 100% and that is what the agency is striving to accomplish. We are anticipating that the score will be increased again in 2004.

Goal Three: Provide an improved living environment

Mr. McKeon explained that meeting HUD's deconcentration policy has resulted in improved living environment for the residents. He stated that GCHA has consistently

met this goal through our Admissions and Continued Occupancy Policy. He also reported that the Authority has contracted for services such as GED classes to provide residents with educational opportunities and job readiness.

Another objective of the third goal is to implement security improvements. The perception that the developments are unsafe is being addressed. A Police substation has been in place for the past two years in Kirkpatrick Homes. According to the Police Department, the Housing Authority property is safer than other areas of Granite City. Residents have assisted with this by calling the police when crimes are witnessed.

The number of night lights was increased by 34 additional lights approximately 14 years ago. The installation of dusk to dawn exterior lights, in Anchorage was completed in 2000 reported the Executive Director. He continued by adding that these improvements should help in any safety concerns of the residents.

The residents who do not adhere to the terms of their lease are dealt with accordingly stated Mr. McKeon. These individuals are issued Lease Termination Notices he stated.

The Granite City Housing Authority will continue to submit grant applications for any grants, which may assist with security measures and improving the living environment.

The Director stated that by designating buildings for certain populations, residents will be more comfortable. This in turn will provide an improved living environment. Anchorage is designated as elderly only development. Mr. McKeon indicated that the single family units at Marshall School will be for the near elderly, 55 years of age and older.

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

This goal impacts primarily the family units in Kirkpatrick Homes reported the Executive Director. The changes in federal regulations require that adult family members must get a job or be enrolled in an educational program or provide community service. Mr. McKeon explained that the TANF regulations have changed and we work very closely with this agency.

The Housing Authority is a Work Site for the Department of Human Services reported the Director. As a work site, the Housing Authority provides job training. This training leads to self-sufficiency stated Mr. McKeon. He continued by adding that GCHA has approximately 50% of families working, in comparison to 10% on average nationally.

The second objective of providing or attracting supportive services to improve assistance recipients' employability stated Mr. McKeon, goes hand in hand with the first objective. He continued by adding partnerships with South Western Illinois College (SWIC), Riverbend Head Start and the Housing Authority has lead to the establishment of on site GED classes. The classes were successful and resulted in 20-22 participants

In addition, providing and attracting supportive services to increase independence for the elderly or families with disabilities will be met with the continued partnership with Chestnut Health Systems.

Goal Five: Ensure equal opportunity and affirmatively further fair housing

The objectives of this goal, undertaking affirmative measures to insure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability will be met through our application process stated Mr. McKeon.

The second objective of this goal, undertaking affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability, will also be met through our housing process indicated Mr. McKeon.

This goal is also being met by creating units for handicapped, and hearing and sight impaired residents stated the Director.

Mr. McKeon stated that the Housing Authority has had in place for several years affirmative-housing processes. He further stated that we have always provided decent safe and sanitary housing using affirmative action procedures.

Goal Six: Improve community quality of life and economic vitality

The objectives to meet the goal as promoting the overall goal of a drug free, decent, safe and sanitary housing, promoting self-sufficiency of the residents by promoting employment and job skills training and promoting a social and economic mix of residents within each public housing neighborhood in order to foster social stability and upward mobility.

The objectives of this goal go hand in hand with self-sufficiency stated the Executive Director. The objectives are being accomplished through the partnership with Chestnut Health Services. As residents receive educational and job skills the economic vitality of the community will benefit stated Mr. McKeon.

Mr. McKeon discussed minimum rent established by the Board of Commissioners. The Board has elected to set the minimum rent at \$50.00 per individual. This increase in the minimum rent will be offset with payments made by energy assistance.

The Facilities Use Policy has been changed stated Mr. McKeon. He outlined the new policy to the audience. Any resident wishing to use the Anchorage Recreation Center will be required to pay a \$10.00 deposit for the key during normal working hours. The key deposit will be refunded upon return of the key.

The director continued by stating that any resident wishing to use the center after hours, holidays and weekends will be required to pay \$35.00 rental fee and a \$35.00 deposit fee. The deposit is for the maintenance and cleaning of the center after each use. Likewise, Mr. McKeon advised the audience that Non resident groups can rent the hall for \$35.00 and a \$35.00 deposit fee.

The priorities for the use of the center were discussed by the Director. He stated that Housing Authority sponsored events were first priority followed by resident sponsored events and non resident events.

The Agency Plan for 2004 has again incorporated changes to the Admissions and Continued Occupancy Policy. The Director explained the changes that have been incorporated. The definition of a Live-In Aide has been added. Mr. McKeon stated that the Housing Authority defines a Live-In Aide as a person who resides with one or more elderly persons or near-elderly persons, or persons with disabilities who:

- Is determined to be essential to the care and well-being of the person;
- Is not obligated for the support of the person; and
- Would not be living in the unit except to provide the necessary supportive services

The director explained that any live-in aid must meet the age requirements for any specific development.

The definition of reasonable accommodations was explained by the Director as a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Accommodations, to be considered reasonable, must not cause undue financial and administrative burden and alter the fundamental nature of the PHA's housing program.

The next change being adopted provides for any denied applicant to have 10 days to request an informal hearing. This change explained the Director brings our policy into agreement with the newly released HUD Occupancy Handbook.

Mr. McKeon continued by reporting on the changes made in Standards for Resident Selection. He reported that our previous policy was not clear on including all household members in the screening process. Upon adoption of the revised ACOP, all household members will be included in the screening process. This change will also bring our policy in conformity with the HUD Occupancy Handbook.

The Housing Authority has included in the revision to the ACOP, a three year time frame for criminal activities unless there are multiple incidents of criminal behavior. If multiple incidents have occurred, the Authority will consider all incidents in the screening process. Mr. McKeon explained that previously our policy only stated a recent history, and did not clearly indicate our interpretation of recent.

The Executive Director stated the final two items added to the Standards for Resident Selection are taken from the HUD Occupancy Handbook and address the denial for manufacturing of methamphetamine and registered sex offenders. Mr. McKeon stated the policy now states that applicants who have ever been convicted of drug-related criminal activity for manufacture of methamphetamine on the premises of federally assisted housing will be denied. Also the policy allows the Authority to deny any applicant who is subject to a lifetime registration requirement under a State sex offender registration program

The Assignment and Preference section of the ACOP has also been modified to indicate that applicants are not considered eligible and will be placed on the Waiting List based upon date and time the application is completely verified stated Mr. McKeon.

All references to the efficiency units have been removed from the policy reported Mr. McKeon. He continued by adding that this is not longer applicable as the efficiency units have been torn down and replaced with the one bedroom units.

The section regarding rent reviews was next discussed. The Director reported to the audience that the agency clarified what steps would be taken if a resident qualifies for income exclusion and fails to report the change in income within 10 days of occurrence. He explained the resident will be required to pay the difference between the rent paid and what the resident should have paid without the income exclusion. The income exclusion period was defined as commencing at the beginning of the month following the change in income.

The final topic regarding rent reviews addressed in the policy changes is the lack of income. Mr. McKeon advised the audience that this change applies to only the family units. He advised the group that rent shall be based upon the amount of welfare or public assistance grant if the resident otherwise qualifies for said grant and elects to not receive any cash assistance.

The request for reasonable accommodations was discussed by the Director. He explained that all requests for reasonable accommodations will be presented to the Authority in writing. At the request of any applicant or resident a Reasonable Accommodation Request form will be provided. Requests for reasonable accommodations will be processed on a case by case basis.

Mr. McKeon stated that the purpose of the reasonable accommodations will be used to assist any applicant or resident to meet the essential requirements of the Lease. He stated that essential program requirements will not be waived. He continued by adding that accommodations, to be considered reasonable, must not cause undue financial and administrative burden and alter the fundamental nature of the Authority's housing program.

If any request for reasonable accommodation is denied the Director explained that the denial will be addressed in accordance with the Grievance Policy. He further stated that

requested accommodation many be necessary, there should be an identifiable relationship between the requested accommodation and the individual's disability.

The implementation of Community Service occurred with the 2001 Agency Plan explained by Mr. McKeon. He reported that any adult member over the age of 18 years but less than 62 years would be required to donate 8 hours of community service per month. There are exemptions outlined in the Community Service Policy he stated.

Exemptions to the Community Service are provided if the adult family member is enrolled in an educational program, 62 years of age or older or participating in program(s) through TANF stated Mr. McKeon.

Effective August 1, 2003 the Granite City Housing Authority is reinstated its enforcement of the 8-hour community service. Granite City Housing Authority will enforce this provision of our Admission and Continued Occupancy Policy reported Mr. McKeon

The Flat Rents for fiscal year 2004 were developed to accommodate the working residents advised Mr. McKeon. The flat rents established in the fiscal year 2004, were based on a market analysis and the amenities offered in each development. The Housing Authority has elected to retain the Flat rents, which were adopted in the year 2003.

Mr. McKeon opened the floor for questions and comments.

Question: Why was some of the work not finished with the air conditioning?

Response: We will get it done immediately

Comment: Why do they leave a mess when they cut the grass? They have an \$8,000 mower but don't use a \$250 blower.

Response: We have had changes within the staff of the housing authority. One long term employee retired and others have been off for injuries. The Authority has decided that the yard maintenance and landscaping of Anchorage will be contracted out next year.

Question: My neighbor has had trouble with her doorbell and why did we put locks on the bathroom doors and did not provide keys to the residents.

Response: This work is warranty work and the contractor must return to correct the problems with the doorbells. We will follow up with the contractor. The locks on the bathroom doors are privacy locks and are meant to be locked from the inside only.

Question: Will we have parking stickers issued for Anchorage residents?

Response: No, these are city streets. We will be issuing stickers from the Kirkpatrick residents. We have had parking problems with the limited space in Kirkpatrick and individuals which do not live there parking in the developments.

Comment: Residents do need city stickers.

Question: Can something be done about my noisy refrigerator? It freezes good and keeps the foods cold, it is just noisy.

Response: We will have a staff person look at it.

Question: I have lived out here for 10 years and have never been charged for anything, why is the housing authority now charging for everything?

Response: The housing Authority only charges for resident caused damages. If the resident is not at fault, they are not charged.

Question: I have big black ants, how can I get rid of them?

Response: We will come over and spray for the ants

Comment: I have a solution for the ants. I squirt lemon juice on the counter tops, and the ants will not come back.

Question: My name is Ray Rushing and I want to know why you discontinued the Bible study at Kirkpatrick and Anchorage Homes.

Response: Over the years we have had a number of people wanting to come into our facility and lead religious groups. There is a fine line between church and state and the Housing Authority wanted to be certain that we were in compliance with any federal regulations by which the Authority is governed. There are tons of various legitimate organizations but also lots of non legitimate groups that the Authority needs to evaluate how to set up the use of the facility. The intent of the agency is to prevent any group from taking advantage of the elderly residents. I believe that we have resolved the issue with the development of the new policy that was discussed earlier.

Our attorney stated that if we open it for one, we open it for all. The Authority will not separate between religious activities. This is not the purview of the Housing Authority as there is a fine line between church and state. The Authority will block out a period of time for the event. Residents will be required to pay the \$10 deposit for a key, which will be returned upon return of the key. The use of the center for after hours by a resident will be charged the \$35 rental fee and a \$35 deposit. The use of the center by non resident groups will be charged a rental fee of \$35 and a deposit of \$35.

The policy also outlines the priority for the use of the center. Housing Authority sponsored activities will have priority, over all other activities. Resident hosted events will have the next priority. Non resident hosted events will be given the lowest priority. The policy also reflects that only non commercial and not for profit organizations may use the center. An example such as an insurance salesman or a cosmetic party would not be eligible to use the center.

Comment: I need my grass trimmed along my sidewalk.

Response: We will issue a work order for that

Comment: If any resident needs lawn refuse bags, we have them available.

There being no further questions or comments, the Director thanked the audience for their attendance and input into the preparation of our Annual Plan.

Analysis
of
Comments
&
Recommendations
Of
Resident Advisory Board

The resident's comments and recommendations were considered and incorporated within the finalized version of the FY 2004 Annual and Five Year Plan.

Lacking any objections, it was determined that the RAB and participants of the Public Meeting concurred with the FY 2004 Annual and Five Year Plan as presented.

ATTACHMENT F
IMPLEMENTATION OF
PUBLIC HOUSING
RESIDENT COMMUNITY SERVICE REQUIREMENTS

The following narrative provides an overview of the implementation process used by Granite City Housing Authority.

Granite City Housing Authority (GCHA) has taken the following administrative steps to develop and implement the Community Service Requirements as set forth in 24 CFR Part 960.605.

The federal regulations were reviewed and staff members were provided training by professional consultants such as Nan McKay and Joseph Schiff, prior to the development of the Community Service Policy. After the completion of the training, a written plan was developed and forwarded to Legal Council for review.

Upon consensus of the Legal Council, the Community Service Policy was posted for comment and review of the residents, and Resident Advisory Boards. The Policy was included in the Annual Plan for 2001 and was made available for public display.

The written Community Service Plan was developed in conjunction with a Lease revision reflecting the requirement of Community Service. The changes in the Lease will be executed upon Annual Recertification of each resident. At the time of the annual recertification, each resident and household member over the age of 18 will be provided counseling and written notice of the requirement and exemption status.

GCHA has entered into a cooperative agreement with the TANF agency to provide verification of the residents' case status. This cooperative agreement provides access to the database of the agency via an electronic connection. This access will enable the Occupancy Supervisor of GCHA to immediately verify the status of each individual case.

GCHA will administer the overall requirements of the program. Outside entities will report the time donated by residents at their facilities.

The types of activities which will fulfill the required community service are defined as follows:

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

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

GCHA will coordinate with social service agencies, local schools, and any other agencies in identifying a list of volunteer community service positions and providing opportunities for community service.

GCHA has developed a process to cure noncompliance. GCHA will offer the family member(s) the opportunity to enter into a written agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement.

ATTACHMENT G

IMPLEMENTATION OF PET POLICY

Granite City Housing Authority will implement the pet policy in accordance with the regulations as defined at 24 CFR 960, Subpart G. The reasonable requirements are as follows:

“The size and number of pets must be reasonably appropriate for the size of the unit and the number of people in the household.”

The policy permits pets such as domesticated dogs, cats, birds and fish aquariums. Responsibilities of the owners are outlined in the policy and include the requirement to license, obtain mandatory vaccinations and removal of pet waste.

ATTACHMENT H

PROGRESS STATEMENT

Granite City Housing Authority has made the following progress in meeting the goals and objectives as outlined in the current 5-Year Plan:

The first goal to “increase the availability of decent, safe and affordable housing by replacing obsolete or unmarketable housing units” is underway. The purchase of Marshall School will be used as a site to construct new units.

Goal Number One of the 2003 Annual Plan is presently in progress. The construction of 40 one-bedroom is completed. Development of the Marshall School site is presently underway. The Development Application will be submitted to HUD within 60 days for review.

The second goal to “improve the overall quality of operations and, become recognized by the Department of Housing and Urban Development (HUD) as a “high performer” under the Public Housing Assessment System (PHAS) is also progressing. The first year advisory score for 1999 was 86.2%. The advisory score for 1999 reflected an increase to 87.6%. The score remained static for 2000 at 87%.

An improvement was made in the 2001 score by obtaining a score of 95% and being designated as a “High Performer”. In 2002 Granite City Housing Authority maintained the designation of “High Performer”.

Although GCHA has achieved a “high performer” designation, we will continue our efforts to improve our overall operations. The results of the Customer Service and Satisfaction Survey indicated areas requiring a Follow-Up Plan.

The third goal to “provide an improved living environment” is also progressing. By decreasing the concentration of units on the existing sites, the creation of green space will greatly improve the living environment for our residents.

The fourth goal to “promote self-sufficiency and asset development of assisted households” has progressed with the following activities: Implementation of an on-site GED class, implementation of reading program and linkage with local community college for job assistance. The goal is further being met with the implementation of programming for the seniors of the developments.

Goal five “ensure equal opportunity and affirmatively further fair housing” is being met. Granite City Housing Authority provides access to individuals regardless of race, color, religion, national origin, sex, familial status or disability.

Goal Six, to “improve community quality of life and economic vitality” is being carried out by means of promoting self-sufficiency of our residents. The implementation of on-site GED classes continues to assist in the accomplishment of this goal.

ATTACHMENT I

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

At present Granite City Housing Authority does not have a resident serving on the Board of Commissioners. The method of selection is by the Mayor of Granite City and the City Council. The By-laws of the Granite City Housing Authority currently provide for six members and only five have been appointed.

ATTACHMENT J

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

Due to a continued lack of interest, Granite City Housing Authority appointed all residents to the Resident Advisory Board. Granite City Housing Authority schedules meetings at least quarterly at Anchorage Homes and Kirkpatrick Homes. All residents are encouraged to attend.

ATTACHMENT K

DEFINITION OF SUBSTANTIAL DEVIATION

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

ATTACHMENT L

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

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CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Granite City Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	296,685.00	296,685.00	296,685.00	296,685.00
3	1408 Management Improvements	39,657.16	43,840.53	43,840.53	43,840.53
4	1410 Administration	117,741.72	117,741.72	117,741.72	117,741.72
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,855.78	77,551.15	77,551.15	77,551.15
8	1440 Site Acquisition				
9	1450 Site Improvement	75,075.00	75,575.00	75,575.00	75,575.00
10	1460 Dwelling Structures	51,302.48	15,886.68	15,886.68	15,886.68
11	1465.1 Dwelling Equipment—Nonexpendable	19,807.50	19,807.50	19,807.50	19,807.50
12	1470 Nondwelling Structures	250,000.00	219,697.93	219,697.93	219,697.93
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Development Activities	542,300.36	616,639.49	616,639.49	616,639.49
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,483,425.00	1,483,425.00	1,483,425.00	1,483,425.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00		
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		
26	Amount of line 21 Related to Energy Conservation	0.00	0.00		

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

PHA Name: Granite City Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00550100 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
Agency Wide	Operations		1406		296,685.00	296,685.00	296,685.00	296,685.00	Completed
IL 005-001	Electrical Conduit Repairs		1460		3,087.50	3,087.50	3,087.50	3,087.50	Completed
IL 005-002	Electrical Conduit Repairs		1460		3,423.50	3,423.50	3,423.50	3,423.50	Completed
IL 005-003	Emergency A/C Repairs		1460	60	1,576.24	1,576.24	1,576.24	1,576.24	Completed
IL 005-003	Asbestos Abatement/Utility Area		1460	60	17,000.00	17,000.00	17,000.00	7,774.20	Completed
IL 005-004	Emergency A/C Repairs		1460	1	0.00	25.24	25.24	25.24	Completed
IL 005-004	Asbestos Abatement/Utility Area		1460	100	26,190.00	0.00	0.00		Reprogram
Agency Wide	Management Improvement/Training		1408		39,657.16	43,840.53	43,840.53	43,840.53	Completed
Agency Wide	Administration of Program		1410		117,741.72	117,741.72	117,741.72	117,741.72	Completed
Agency Wide	Fees & Costs		1430		90,855.78	77,551.15	77,551.15	77,551.15	Completed
IL 005-005	Appliances for New Units		1465.1	40	19,807.50	19,807.50	19,807.50	19,807.50	Completed
IL 005-003	Maintenance Building		1470	1	250,000.00	217,752.80	217,752.80	217,752.80	Completed
IL 005-003	Construction of 40 1 bedroom units		1499		542,300.36	616,639.49	616,639.49	616,639.49	Completed
IL 005-002	Seal Parking Lots		1450		7,595.00	7,595.00	7,595.00	7,595.00	Completed
IL 005-002	Administration Office/Carpet		1470		0.00	1,945.13	1,945.13	1,945.13	Completed
IL005-006	Marshall School Asbestos Abatement		1450	1	67,480.00	67,980.00	67,980.00	67,980.00	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: Granite City HA		Grant Type and Number Capital Fund Program No: IL06P00550100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL 5-1	09/30/02		06/30/02	9/30/03		06/24/2003	
KIRKPATRICK HOMES							
IL 5-2	09/30/02		06/30/02	9/30/03		06/24/2003	
KIRKPATRICK HOMES							
IL 5-3	09/30/02		06/30/02	9/30/03		06/24/2003	
ANCHORAGE HOMES							
IL 5-4	09/30/02		06/30/02	9/30/03		06/24/2003	
ANCHORAGE HOMES							
MANAGEMENT IMPROVEMENTS	09/30/02		06/30/02	9/30/03		06/24/2003	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Granite City Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P00550101 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: 06/30/2003
 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	151,713.00	151,713.00	151,713.00	151,713.00
3	1408 Management Improvements	41,502.86	41,502.86	41,502.86	40,772.06
4	1410 Administration	151,713.00	151,713.00	151,713.00	151,713.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,369.00	125,369.00	125,369.00	112,588.21
8	1440 Site Acquisition	325,000.00	325,000.00	325,000.00	275,000.00
9	1450 Site Improvement	483,534.07	483,534.07	483,534.07	0.00
10	1460 Dwelling Structures	92,415.80	92,415.80	92,415.80	31,096.80
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	141,335.00	141,335.00	141,335.00	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Development Activities	4,556.27	4,556.27	4,556.27	4,556.27
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,517,139.00	1,517,139.00	1,517,139.00	767,439.34
22	Amount of line 21 Related to LBP Activities	0.00	0.00		
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00		
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00		

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

PHA Name: Granite City Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P00550101 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
Agency Wide	Operations		1406		151,713.00	151,713.00	151,713.00	151,713.00	Completed
IL 005-002	Demolition & Reconstruction of 20 1 Bedroom Units		1460		0.00	0.00			
IL 005-003	Gutters & Downspouts		1460	60	25,000.00	25,000.00			In Progress
	Asbestos abatement/Utility Rooms		1460	60	6,225.80	6,225.80	6,225.80	4,906.80	In Progress
IL 005-004	Gutters & Downspouts		1460	100	35,000.00	35,000.00			In Progress
	Asbestos abatement/Utility Rooms		1460	100	26,190.00	26,190.00	26,190.00	26,190.00	Completed
IL 005-003	Underground Drainage		1450		0.00	0.00			Reprogrammed
IL 005-004	Underground Drainage		1450		0.00	0.00			Reprogrammed
IL 005-005	Marshall School Infrastructure		1450		483,534.07	483,534.07			
IL 005-003	Construction of 40 1 bedroom Units		1499		4,556.27	4,556.27	4,556.27	4,556.27	Completed
	Site Acquisition-Bugg Property		1440		50,000.00	50,000.00			In Progress
	Site Acquisition-Reimburse Operating Funds-Marshall School				275,000.00	275,000.00	275,000.00	275,000.00	Completed
	Site Demolition-Bugg Property		1485		33,850.00	33,850.00			In Progress
	Site Demolition-Marshall School		1485		107,485.00	107,485.00			In Progress

CAPITAL FUND PROGRAM

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

PHA Name: Granite City Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL06P00550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2003
 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	148,342.00	148,342.00		
3	1408 Management Improvements	25,000.00	25,000.00		
4	1410 Administration	128,000.00	128,000.00	9,826.67	9,826.67
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	100,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition	60,000.00	60,000.00		
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	987,046.00	987,046.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,448,388.00	1,448,388.00	9,826.67	9,826.67
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				

ATTACHMENT N

VOLUNTARY CONVERSION INITIAL ASSESSMENT

The responses to the required questions are as follows:

- A. How many of the PHA’s developments are subject to the Required Initial Assessment?

Response: Two developments are subject to the assessment. The developments are:

- IL005-1 Kirkpatrick Homes
- IL005-2 Kirkpatrick Homes

- B. How many of the PHA’s developments are not subject to the Required Initial Assessment based on exemptions (e.g. elderly, and/or disables developments not general occupancy projects)?

Response: Two developments are not subject to the assessment. These developments are exempt based on an elderly exemption. The developments include:

- IL005-3 Anchorage Homes
- IL005-4 Anchorage Homes

- C. How many assessments were conducted for the PHA’s covered developments?

Response: One assessment was completed.

- D. Identify PHA developments that may be appropriate for conversion based on the required Initial Assessment:

Development Name	Number of Units
None	None

- E. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Response: The Required Initial Assessment has been completed.