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

PHA Plans – Version 2

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 02/28/2006

PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Danville, Illinois

PHA Number: IL011

PHA Fiscal Year Beginning: 04/2005

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)

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5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[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:

The mission of the Housing Authority of the City of Danville, Illinois is to assist low income families with safe, decent, sanitary and affordable housing; encourage active resident participation, and provide opportunities for self-improvement which may enhance the residents' self-confidence and economic self-sufficiency. We shall operate in an effective, ethical and professional manner, and will create and maintain partnerships with its clients and appropriate community agencies to accomplish this mission.

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)

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☒ 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)

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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 2005
[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 (High Performer status using Standard Plan)**
- ☐ **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.

Executive Summary of the Annual PHA Plan - Plan Year Ending March 31, 2005

The Danville Housing Authority reached its goal of achieving financial stability and increasing the Authority's public housing operating reserve to a reasonable level during FY 03. Further, both public housing and Section 8 should operate at a small surplus for the year, which ends March 31, 2004. The Authority's management team will continue into the FY 05 year to exercise prudent fiscal discipline due to the significant uncertainty surrounding the level of Department of Housing and Urban Development (HUD) funding streams for DHA programs. Potential reductions in Capital Funds, operating budget funds, and Section 8 administrative fees make prudent financial management and prioritization of spending the most important function for the Authority's management.

DHA should complete its longstanding project to abate and renovate units that contained lead paint and asbestos during FY 04 or earlier FY 05. This project, which started in the late 1990s will culminate with the renovation of the final 13 units. At the conclusion of this effort, all DHA residential units will be available for occupancy. This will also allow the Authority to concentrate on and resolve its last remaining problem area of vacancy rates. DHA has initiated another multi year project to replace its aged sewer systems through the award of an architect and engineering contract to analyze the system and design and manage the replacement process. A major phase of this program should occur during the FY 05 plan year. Additionally, the replacement of sewer systems will allow for some replacement or aged and crumbling roadways, which will enhance the appearance of the Fair Oaks developments.

Section 8 lease rates have reached the desired levels and should continue to use 100 percent of available funding. Section 8 clients are currently finding an adequate amount of housing available in the local market and the difficulties experienced in the past seem to have been reduced at the present time. This is an area that will require continued monitoring and it will be watched closely due to the relatively low fair market rents in relationship to desired owner rent levels.

DHA's achievements over the past two years have been substantial. For the past two years, DHA achieved HUD's high performer status in the public housing and Section 8 rating systems. Financial stability was achieved and the Authority is preparing to embark on its first non-subsidized affordable housing projects. Over the FY 05 year, DHA will strive to further improve its financial status, reduce vacancy and unit turnover time, replace some of its aging infrastructure, and began the slow process of improving curb appeal of its developments. DHA will build on its past success and will hopefully strengthen its future as the leading provider of affordable housing in its operating area.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

☒ Admissions Policy for Deconcentration **(Included in ACOP)**

☒ FY 2005 Capital Fund Program Annual Statement

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☒ PHA Management Organizational Chart **(il011d02)**

☒ FY 2005 Capital Fund Program 5 Year Action Plan

☐ Public Housing Drug Elimination Program (PHDEP) Plan

☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☒ Other (List below, providing each attachment name)
Component 10 – Voluntary Conversion Assessment (il011a02)
Deconcentration and Income Mixing Comments - (il011b02)
Capital Fund Program Annual Statement – (il011c02)
Resident Commissioner, Resident Advisory Council – Method of Appointment, Election (il011e02)
Capital Fund Performance &Evaluation Report 00, 01, 02, 03 - (il011f02)
Debt Financing Addendum (il011g02)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* 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 ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2640	5	4	4	2	3	4
Income >30% but <=50% of AMI	2805	5	4	4	2	3	4
Income >50% but <80% of AMI	3485	3	4	3	2	2	3
Elderly	4511	5	4	4	3	1	2
Families with Disabilities	6510	5	4	4	2	3	4
Race/Ethnicity White	29,889	4	4	4	2	3	4
Race/Ethnicity Black	3,686	4	4	4	2	3	2
Race/Ethnicity Asian	207	1	1	1	1	1	1
Race/Ethnicity Pacific Islander	7	1	1	1	1	1	1

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:

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

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☒ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	516		
Extremely low income <=30% AMI	254		
Very low income (>30% but <=50% AMI)	45		
Low income (>50% but <80% AMI)	0		
Families with children	400		
Elderly families	22		
Families with Disabilities	72		
Race/ethnicity White	105		
Race/ethnicity Black	365		
Race/ethnicity Asian	0		
Race/ethnicity Pacific Islander	1		
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

If yes:

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☒ Public Housing

☐ Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	209		
Extremely low income <=30% AMI	173		
Very low income (>30% but <=50% AMI)	11		
Low income (>50% but <80% AMI)	0		
Families with children	115		
Elderly families	17		
Families with Disabilities	22		
Race/ethnicity 1	15		
Race/ethnicity 2	194		
Race/ethnicity 3	0		

Housing Needs of Families on the Waiting List			
Race/ethnicity 4	0		
Race/ethnicity 5	0		
Characteristics by Bedroom Size (Public Housing Only)			
0BR	10		
1BR	84		
2 BR	43		
3 BR	46		
4 BR	23		
5 BR	3		
5+ BR			

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

☐ Seek replacement of public housing units lost to the inventory through mixed finance development

☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2000 grants)**		
a) Public Housing Operating Fund	1,158,602	Public Housing Operations
b) Public Housing Capital Fund	978,938	Public Housing Capital Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,258,383	Section 8 Tenant Based Accounting
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	53,108	Public Housing Supportive Services
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2002	530,443	Public Housing Capital Improvements
Capital Fund 2003	789,920	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	422,500	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
4. Other income (list below)		
Interest Public Housing	7,150	Public Housing Operations
Interest Section 8	650	Section 8 Tenant Based Assistance
4. Non-federal sources (list below)		
Department of Human Services	96,884	Public Housing Supportive Services
Department of Human Services – Teen Reach	33,727	Public Housing Supportive Services
State Board of Education	11,021	Public Housing Supportive Services
Total resources	6,341,326	

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)

With a small wait list, eligibility is verified immediately.

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

Credit Report

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)
United States Postal Service

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)
Two parent families
Rent is <30% of monthly adjusted income.

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.

2 Date and Time

Former Federal preferences:
1 Involuntary Displacement (Disaster, Government Action, Action of Housing
1 Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
1 Substandard housing
1 Homelessness
1 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)
Two Parent Families
Paying more than 30% of adjusted income

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)
Orientation Materials Packet

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? **See attached Deconcentration and Income Mixing Comments – Attachment (il011b01)**

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)

Credit Report

Check with past landlord for history

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 **(if requested)**

☐ 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)
United States Postal Service

(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:
Because our payment standard is low, we issue a standard 90 day period.

(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)
Rent is > 30% of adjusted income

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.

2 Date and Time

Former Federal preferences

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
1 Victims of domestic violence
1 Substandard housing
1 Homelessness
1 High rent burden **Rent >50 % 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)
Rent is > 30% of adjusted monthly income

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)
Referrals from agencies working with applicants that are targeted for special - purpose vouchers

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**:**

Included in Admissions and Continued Occupancy Policy Manual

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:

Flat Rents

0 Bedroom	$213	3 Bedroom	$380
1 Bedroom	$259	4 Bedroom	$426
2 Bedroom	$304	5 Bedroom	$490

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

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
☒ For household heads
☒ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)__$100___
☐ 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 below100% 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.
☐ 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	454	50%
Section 8 Vouchers	593	20%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	40	
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		
Capital Fund Program	537	
Resident Opportunities and Self-Sufficiency Grant (ROSS)	150	

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)

Admissions & Continued Occupancy Policy
Rent Collection Policy
Maintenance Plan
Pest Control Policy

(2) Section 8 Management: (list below)

Administrative Plan
Grievance Policy

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)
United States Postal Service

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)
United States Postal Service

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.

See attachment: (il011g01)

(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) **Attachment: il011c01**

-or-

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

2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development ***
IL06P011001	**Fair Oaks**	**12 (adjusted for Rehab and Non Dwelling units)**	**3.51% as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost $	Planned Start Date (HA Fiscal Year)
Renovation of Units including materials by Outside Contractors and Force Account Labor to improve turnover time and vacancy rate	133,000	2005
Finish apartment repairs completing off-line status and underway contracts	60,000	2004
Dumpster pads and dumpsters, repair of existing units, new, contract opt.	25,000	2005
Parking Lots and Sidewalk Repairs, replacements, optional surfaces	45,000	2005
Paving and landscaping including Tree Trimming, Planting and removal	50,000	2004
Shed at maintenance yard	20,000	2004
Sewer (Storm + Sanitary) and Waterline Repairs and Replacement	130,000	2004
Directional Signage, Speed Bumps, Curbs and Gutters, Lighting Updates	15,000	2004
Contract with Illinois Power Company for Lighting and Wood Poles	15,000	2006
504 Egress repairs	15,000	2006
Exterior of Building Repairs, Roofs Brick, Siding, Doors, Windows, Lighting	15,000	2006
Interior of Building & Units repairs and replacement work to various BOCACodes/ HUD regulations	15,000	2007
Lock and Door, Window and Screen, Floors, Ceilings, Roofs, Cabling, Electrical, Repairs	15,000	2007
Maintain 1470 work to Offices, Foyers, Community Areas, Repair windows and roofs	17,000	2006
Rework pavement for traffic circulation, parking, pull outs, curbs, gutters	95,000	2005
Total estimated cost over next 5 years **Page Sum**	**665,000**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#2), "units held for rehabilitation" (#10), "units available (late) in the month" (#0), and "non-dwelling units" (#0).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development ***
IL06P011001	**Fair Oaks**	**12 (adjusted for Rehab and Non Dwelling units)**	**3.51% as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost $**	**Planned Start Date (HA Fiscal Year)**
Storm Door Replacement using improved type door	**4,000**	**2004**
Storm Sewer general repairs at units, such as #151 & # 166	**150,000**	**2004**
Repair Water Vaults, residential water lines, include meter installations	**10,000**	**2004**
Major Sewer line Repairs	**40,000**	**2004**
A&E 40K for sewers	**10,000**	**2004**
Sanitary Sewer System Replacement using ejector pump or replacement with gravity A&E for Sewer System	**10,000**	**2004**
HVAC & Electrical, Carpentry, and opening re sizing to meet CABO/BOCA codes	**100,000**	**2007**
Back Flow and Infrastructure repair	**40,000**	**2004**
Lighting repairs and new installations, consider contracts with utility co.	**25,000**	**2006**
Energy improvements – heating/ HVAC, stoves, boilers, PTAK	**95,000**	**2009**
Improve security	**55,000**	**2005**
Improve "504" accessibility, units and updates, visit-ability	**40,000**	**2008**
Page Sum	**$579,000**	
Total estimated cost over next 5 years Sum	**$1,244,000**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#2), "units held for rehabilitation" (#10), "units available (late) in the month" (#0), and "non-dwelling units" (#0).

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development ***
IL06P011002	**Beeler Terrace**	**6 (adjusted for units in rehab & maintenance)**	**6.25% as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost $	Planned Start Date (HA Fiscal Year)
Perimeter Fencing and Landscaping / Parking	149,364	2008
Phase I Perimeter Fencing	108,610	2007
Playground, Spray ground, and Ball Court repairs/ installation	15,300	2004
Laundry Facility for Complex	40,000	2005
Dumpster and Garbage Collection Access work/road and equipment	30,000	2005
Paving and Landscaping including Tree Trimming and Removal, Planting	50,000	2006
Directional Signage, Speed Bumps, Curbs and Gutters, Light Updating	15,000	2006
Clothesline poles and Washing Facilities	15,000	2006
504 Repairs for Egress	15,000	2006
Sewer and Waterline Repairs and Replacement, Back Flow Protection	10,000	2006
Asbestos and Lead Testing and Removal	10,000	2006
Parking Lot, Sidewalk, Street Repairs, Curbs and Gutters	10,000	2007
Exterior & Interior Repairs, Painting, Heating, Lighting, Electrical, HVAC	10,000	2007
Sewer Repairs in Development	10,000	2007
Contract Completion for ongoing work and new apartment repairs	10,000	2007
Exterior Repairs and tuckpointing, concrete work	10,000	2008
Develop 1470 / 1450 Contractor work to provide 317 Bradley basement repairs for HVAC, storage, office, wiring, repair windows and entry repairs & consider apartment/ dwelling usage	35,000	2008
Electrical, HVAC, Sewer work and apartment repairs including window sizing to meet CABO/ BOCA/ HUD codes	125,000	2008
Update more units for handicapped occupancy and access regs.	50,000	2008
Road and Street repairs including curbs gutters and infrastructure work	375,000	2008
Total estimated cost over next 5 years **Page Sum**	**$1,093,274**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#2), "units held for rehabilitation" (#3), "units available (late) in the month" (#1), and "non-dwelling units" (#0).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011002	**Beeler Terrace**	**6 (adjusted for units in rehab & maintenance)**	**6.25% * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost $	Planned Start Date (HA Fiscal Year)
General repairs for buildings and units, i. e. electrical and BOCA, HUD code(s) repair to meet egress, alarms, and various other code requirements	45,000	2007
Storm Door Replacement	4,000	2007
HVAC, Plumbing, Carpeting, gas wire & heat 317 Bradley, Lower Level,	10,000	2006
Improve existing CO2 Detectors & Smoke Detectors, install new where needed	30,000	2006
Install clothesline poles	25,000	2005
Sewer work	73,500	2005
New Roofing	29,000	2008
Gas line repairs	45,000	2009
Cable TV distribution for site, consider satellite option, install if feasible	20,000	2008
New communication "pedestals" for buildings	6,000	2009
Fence repairs, signage	2,000	2008
PHAS repairs, Insurance suggested repairs, and landscaping	19,000	2005
Dumpster repair/replacement, relocation, access, and consider compactor facility option	25,000	2007
Lock out systems for utilities and "1450 & 1470" areas, i.e. manholes, grates	10,000	2006
Improved security including additional patrols	20,000	2005
Heating repairs for efficiency, "make up" air reconfiguration in buildings	45,000	2007
Improve Security including camera and police contracts	25,000	
200' sanitary and storm sewer to main at Seminary St., apt. "taps", effluent pumps, new drains	95,000	2009
504 visit –ability improvements, ramp repairs, improve access	20,000	2009
317 entry – rework/revise lower level entry for access, not limited to, redesign, cover, "cage" ramp area	5,000	2006
Page Sum	**$553,500**	
Total estimated cost over next 5 years	**$1,646,774**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#2), "units held for rehabilitation" (#3), "units available (late) in the month" (#1), and "non-dwelling units" (#0).

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011003	**Fair Oaks (East)**	**12 adjusted for Rehab and Non Dwelling units**	**1.8 % * As of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Fencing along Fairchild, including Gate entries, repair other areas	**$107,781**	**2003**
Locksets and door repairs, Kitchen and Appliance Updating	**15,050**	**2004**
Dumpster Pads and New Dumpsters	**25,000**	**2004**
Parking Lot and Sidewalk Repair, Pull outs in Development	**45,000**	**2004**
Unit Renovation by Outside Contractors and Force Account Labor (option)	**33,000**	**2005**
Paving of streets, reconstruction of streets, gutters, drainage, walks	**50,000**	**2003**
Landscaping including Tree Removal and trimming	**25,000**	**2004**
HVAC Work and Repairs, Site wide and Unit repairs	**25,000**	**2003**
Sewers, repairs to interior & exterior of units and buildings + infrastructure	**25,000**	**2003**
Plumbing, repairs to interior & exterior of grounds and buildings	**25,000**	**2005**
Directional Signage, speed bumps, curbs and gutters, light updating	**15,000**	**2005**
Contract with Illinois Power Co. for lighting and wood poles	**15,000**	**2006**
Electrical repairs in units to meet codes	**15,000**	**2006**
Boca egress repairs and, 504 repair for egress	**15,000**	**2006**
Exterior of Buildings repairs, roofs, brick, siding, doors, Windows, lighting	**15,000**	**2006**
Interior Building & Unit repairs & Replacement work to Code/HUD Regs	**15,000**	**2007**
Interior and Exterior FEC Update, HVAC, 504, Head Start Area(s) and 110 Electrical Supply and Distribution updating	**15,000**	**2007**
Metal Roof on Pavilion and Landscape Furniture	**15,000**	**2005**
Maintain 1470 work to offices, foyers, community areas, Repair windows and Roofs	**50,000**	**2006**
Total estimated cost over next 5 years Page Sum	**$ 545,831**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#2), “units held for rehabilitation” (#0), “units available (late) in the month” (#1), and “non-dwelling units” (#9).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011003	**Fair Oaks (East)**	**12 adjusted for Rehab and Non Dwelling units**	**1.8 % * As of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Storm Door Replacement	$4,000	2004
Storm Sewer at 151 & 166 and other locations, cleaning of storm sewer	150,000	2004
Major Sewer line Repairs and replacement , sanitary and storm	410,000	2004-2008
A&E -Sewers, Site study, area survey, infrastructure	40,000	2004
Sewer System using ejector pump system or replacement with gravity sewer	10,000	2004
504 Improvements including ramps, apt. updates, visit-ability, ranges,	135,000	2007
Lighting repairs – interior of apts., site areas	40,000	2006
Electrical meter back replacement, incoming service work	15,000	2008
HVAC Improvements in apartments	120,000	2007
Security measures – police patrol contracts, cameras, etc.	55,000	2006
Background checks with appropriate agencies	10,000	2006
A & E assessments for energy programs, costs analysis, system revision	35,000	2008
Major water line vault repairs, equipment, mains, and supply lines to apartments	50,000	2009
Garbage systems of collection, trucks, and containers	125,000	2005
Page Sum	**$1,199,000**	
Total estimated cost over next 5 years	**$1,744,831**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#2), “units held for rehabilitation” (#0), “units available (late) in the month” (#1), and “non-dwelling units” (#9).

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011004	**Carver Park**	**0 (apartments demolished in 1996-1997)**	**0% As of 3-31-04 (Administration building & storage garage only remain following demolition of residences in 1996-1997)**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Exterior of Buildings repairs, roofs, brick, siding, doors, Windows, lighting	$107,781	2008
Interior Building & Unit repairs & Replacement work to Code/HUD Regs	15,050	2008
Interior and Exterior update, HVAC, 504, and 110 Electrical Supply and Distribution updating	25,000	2009
Metal Building repairs, Entry from streets improvement	45,000	2009
Maintain 1470 work to offices, foyers, community areas, Repair windows and Roofs, HVAC	33,000	2007
Fencing along bordering streets Williams, including Gate(d) entries	50,000	2007
Locksets and door/lock repairs, Kitchen and Appliance Updating	25,000	2008
Boca egress repairs and, 504 repair for egress (if building used)	45,000	2009
Recreational Facilities, Educational facility rehab and cabling	15,000	2007
Parking Lot and Sidewalk Repair, Pull outs in Development	87,000	2007
HVAC Work and Repairs, Site wide repairs	40,000	2009
Sewers, repairs to interior & exterior of buildings + infrastructure	25,000	2007
Plumbing, repairs to interior & exterior of grounds and buildings	35,000	2009
Signage, speed bumps, curbs and gutters, light updating	30,000	2008
Contract with Illinois Power Co. for lighting and wood poles	5,000	2008
Electrical repairs to meet codes	20,000	2008
Testing at the site – lands and buildings, survey, title examination, systems review & Considering HOPE VI, or other programs and build units (FEMA considerations)	10,000	2006
Develop area(s) for sale, certify and test, improve area(s) based on results	112,000	2007
Total estimated cost over next 5 years	**$ 724,831**	

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011005	**Churchill Towers, Madison Court and Carver Park**	**4**	**6.6 % as of 3-31-04 ***

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Madison Court-Rehabilitation –phase in 10 Units, include community and boiler rooms	**$302,050**	**2005**
Elevator Replacement and Repairs, Safety and Contract Improvements	**125,000**	**2005**
Range Hoods, Wall Cabinets, Churchill Tower (Phase I, of III)	**35,770**	**2008**
Exterior Entry Repairs, automatic door rework, lockset repairs	**15,197**	**2009**
Replacement and Repair of Boiler Heating, Vents, HVAC, incl. H2O heating	**77,694**	**2008**
Dumpster Replacement, Repairs, Safety and Contract Improvements	**4,500**	**2007**
Hall Ventilation, Lighting, and stair way repairs	**1,250**	**2009**
Second Handrail on Emergency Stairs, rework stair entry areas/hardware	**64,588**	**2009**
Paving and Landscaping including Tree Trim and/or Removal	**5,000**	**2006**
Hall, Stair, and Lobby Lighting	**20,000**	**2007**
New Roofing, Roof and Wall Work, Floor and TV & Elect. Cabling Repairs	**30,000**	**2007**
Parking Lot and Sidewalk Additions	**60,000**	**2005**
Parking Lot Repairs, Signage, Striping, Resurface and Sidewalks	**25,000**	**2008**
Patio and Egress Repair, Concrete Replacement and Railing	**10,000**	**2009**
Entry Call System Repair, Backup Generator, Electrical Repairs	**70,000**	**2007**
Metal Roof on Pavilion, Exterior Furniture, Playground, Spray Area	**10,000**	**2007**
Update Kitchen and General Interior	**10,000**	**2008**
Churchill Tower-rewire "in-house" system including boiler room	**20,000**	**2009**
Page sum	**$886,049**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#2), "units held for rehabilitation" (#0), "units available end (late) in the month" (#1), and "non-dwelling units" (#1).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011005	**Churchill Towers, Madison Court and Carver Park**	**4**	**6.6 % as of 3-31-04 ***

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Tuck point, and Painting, Brick and Concrete Repairs	**$10,000**	**2005**
Community Room and apartments, A.C., consider A&E and PTAK	**10,000**	**2005**
HVAC and Back Flow Protection, Sewer Repairs, Water line Replacement	**10,000**	**2005**
Asbestos and Lead Testing and Removal	**15,000**	**2005**
Maintain 1470 work to Offices, Foyers, Community Areas, repair windows and Roofs	**5,000**	**2006**
Intercom Replacement, Lock system wiring	**$5,000**	**2007**
Elevator Repair- High Rise	**25,000**	**2006**
1st Floor Replace 1st Floor Doors & Garage Doors	**10,000**	**2009**
Storm Door Replacement Using current type to reduce variety in inventory	**4,000**	**2008**
Roofs on High rises	**100,000**	**2009**
Window A/C Units Replacements in 7th Season	**10,000**	**2007**
High Rise Locks & Madison Court	**25,000**	**2008**
High Rises-Replace Intercom and alarm contract and equipment	**5,000**	**2007**
Hallway Ceiling, Ventilation & Wall Repair	**36,000**	**2006**
Hall Ventilation and Egress Repair	**10,000**	**2009**
HVAC Completion, Floor/Roof Insulation, Boiler training and repairs	**10,000**	**2006**
Garbage compaction System, new toter, garbage truck	**120,000**	**2006**
Paving and Landscaping including Tree repair and Removal	**15,000**	**2007**
HVAC repair work and boiler training	**5,000**	**2004**
Lighting Improvements Interior and exterior including Emergency	**20,000**	**2009**
Hall Lighting Work, Back up Generator, Electrical Work	**30,000**	**2008**
Seal Garbage System, Rework System for Ventilation	**5,000**	**2009**
Alarm System Replacement and Repair	**15,000**	**2005**
Electrical repairs	**10,000**	**2007**
Page Sum	**$510,000**	
Page Total estimated cost over next 5 years	**continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#2), “units held for rehabilitation” (#0), “units available end (late) in the month” (#1), and “non-dwelling units” (#1).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011005	**Churchill Towers, Madison Court and Carver Park**	**4**	**6.6 % as of 3-31-04 ***

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Garbage Compaction System and installation	**$30,000**	**2004**
Madison Ct. –door/window repairs 10 units –Phase 1	**150,000**	**2005**
Churchill Tower wiring- revise panels, switchgear, and cable	**40,000**	**2008**
Cable TV - revise existing systems and cabling, consider alternate systems	**15,000**	**2009**
Utility allowances study for energy conservation	**4,500**	**2008**
Carver Park and other developments, land survey and boundary study,		**2007**
quantify acreage, replace pins, flood plain limit markers, utility study	**12,000**	**2009**
Revise developments for traffic flow and green space/ and	**14,588**	**2009**
Density, incl. consultant expenses for HOPE programs	**5,000**	**2006**
A&E study Develop utility savings strategy	**20,000**	**2007**
Develop remaining site for additional housing and street access	**30,000**	**2007**
Rework egress, hallways, providing, i.e. ventilated smoking area	**60,000**	**2005**
Install centralized or separated heating/cooling	**25,000**	**2008**
Hire consultants for new HUD program application	**10,000**	**2009**
Replace the plumbing and water supply systems	**70,000**	**2007**
Initialize 2nd Elevator installation, for additional shaft and car	**50,000**	**2007**
Replace existing elevator reusing former shaft	**50,000**	**2009**
504 units- general updates and new ranges with self cleaning option, TDD	**25,000**	
Boiler room –Repair HVAC, Plumbing repairs, venting gas lines, new		
registers, drain work, water supply to building and units, Electrical supplies	**$45,000**	**2009**
Madison Court – Access by new garbage truck – utility changes	**$25,000**	**2009**
New Pumps - Circulation of boiler water, new thermostats on floors	**$10,000**	**2008**
New Construction of units on site, A&E feasibility study,	**$30,000**	**2008**
A&E assessments for utility conservation programs, i.e. not limited to	**$45,000**	**2009**
window replacement, A&E for repair work and general improvement		
Page Sum	**$766,088**	
Development sum	**$2,162,137**	

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units ***	**% Vacancies in Development**
IL06P011006	**Mer Che Manor**	**14 adjusted for Rehab and Non Dwelling units**	**14% As of 3-31-04 ***

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler Replacement and Water Heater Repair and Replacement -HVAC	$35,000	2005
Hallway Ceiling, Ventilation & Wall Repair	36,310	2005
Hallway Windows and Building/Apartment Window Replacement	42,606	2006
Office and Building roofing replacement, Gutters and/or Roof Repairs	36,770	2007
Range Hoods and Cabinets Repairs, Kitchen Range Lights	92,481	2003
Rework various entries to first floor for egress, Laundry Repairs	35,000	2004
Parking Lot and Southwest Parking Lot of Building and Sidewalk	6,000	2004
Overhead Door 9x7 in Maintenance Area, rework maintenance area	6,000	2004
(2) Elevator Replacement and/or Repairs, Safety and Contract Improvements	93,561	2004
Intercom Repairs and Cable Television Repairs (Review Satellite options)	8,000	2005
Deadbolt Locks, Accessible Route repairs, Door repairs	15,300	2003
Paving and Landscaping including Tree work and/or Removal	50,000	2003
HVAC and Back Flow Protection	19,000	2005
Lighting Improvements Interior and exterior including Emergency	10,000	2005
Hall Lighting Work, Back up Generator, Electrical Work	10,000	2005
Seal Garbage System, Rework System for Ventilation	10,000	2006
Alarm System Replacement and Repair	10,000	2006
Garbage compaction system	10,000	2007
Page Sum	**526,028**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#4), "units held for rehabilitation" (#0), "units available end (late) in the month" (#10), and "non-dwelling units" (#0).

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units *	% Vacancies in Development
IL06P011006	Mer Che Manor	14 adjusted for Rehab and Non Dwelling units	14% As of 3-31-04 *

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Hall and Floor Ventilation	$10,000	2006
Laundry Facility Replacement and Repair	10,000	2006
Mower, Snow Blower, Maintenance and Recreation Room Equipment	10,000	2006
Update units, Kitchen, Bath, Fixtures, Appliances and A.C., electrical, H2O	10,000	2006
Maintain 1470 work to Offices, Foyers, Community Areas, Repair Windows and Roof	5,000	2006
	0	
MerChe Garbage System, new truck, dumpster system	$135,000	2007
Intercom Replacement, Service contract	5,000	2008
Elevator Repair-2 High Rises	25,000	2008
1st Floor Replace 1st Floor Doors & Garage Doors	10,000	2009
Mer Che Boiler	50,000	2006
Mer Che Fence Around A/C	10,000	2008
Roofs on High Rises	100,000	2007
Window A/C Units Replacements in 6th Season	10,000	2006
High Rise Locks, & Madison Court	25,000	2009
Appliances 20" ranges for Updating	10,000	2008
Garbage System-Conveyer/Compactor/Dumpster/Chute repairs	10,000	2007
Boiler System -2 M BTU	50,000	2006
High Rises-Replace Intercoms, alarm service, multi-year consistent service contracts	5,000	2009
Mowers/service/ Contracts	10,000	2008
Pest Control/ service and treatment, multi year contract	5,000	2007
Appliances, repairs, updating	25,000	2007
Study and replace heating &AC using "through wall" HVAC – PTAK opt.	150,000	2009
Page Sum	$680,000	
Total estimated cost over next 5 years	Continued	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#4), "units held for rehabilitation" (#0), "units available end (late) in the month" (#10), and "non-dwelling units" (#0).

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units *	% Vacancies in Development
IL06P011006	Mer Che Manor	14 adjusted for Rehab and Non Dwelling units	14% As of 3-31-04 *

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Piping repairs – HVAC, Supplies for Water, Heating, Electrical, Venting	$10,000	2006
Administration of the housing authority	10,000	2006
Backflow relief venting to storm sewer(s)	10,000	2006
Security and Life Safety equipment – such as, not limited to, sprinkler System, diffibulator, key card entry system	10,000	2006
Assisted Living for residences	5,000	2006
Sewer repairs, Plumbing updating water miser toilets, faucets, shower heads	$25,000	2008
New water lines, alternative lines for supply during construction, and rework water line and drain lines near their entrance	36,000	2009
HVAC- boiler room and building/apartments incl. Venting of gas lines, replacing thermostats, ventilation on floors, central AC, valve repairs	125,000	2008
TDD and other 504 improvements to meet current ADA regs.	20,000	2009
Self cleaning ovens for ADA units, revise units for current standards	242,000	2009
A & E for feasibility studies, utility study, new programs, & bond finance projects	25,000	2008
Electrical and TV cabling – replace apartment panels, building and unit wiring & devices	125,000	2009
Boiler equipment, potable water supply changes - Pump replacement, reserve pumps, portable generator, general plumbing for new water lines	200,000	2009
Build new housing on site, A&E and construction, considering alternative medium care facilities	5,000,000	2009
Parking facility upgrade, new and/or additional	100,000	2009
Site and building Lighting, interior and exterior	$30,000	2009
Page Sum	5,973,000	
Total estimated cost over next 5 years	$7,179,028	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#4), “units held for rehabilitation” (#0), “units available end (late) in the month” (#10), and “non-dwelling units” (#0).

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
IL06P011007	**Fair Oaks (East)**	**3 adjusted for Rehab and Non Dwelling units**	**2.4 % As of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Maintenance Shed Area, Fencing and Gate Work in Development	$229,259	2005
Locksets	25,000	2002
Dumpsters Replacement, Repairs, Pads, Enclosure and Additions	25,000	2002
Repair Fire Walls in Unit	25,000	2003
Tennis Court and Basketball Court Repairs	36,209	2004
Parking Lot and Sidewalk Repairs	45,000	2004
Unit Renovations by Outside Contractors and Force Account Labor	33,000	2004
Paving and Landscaping including Tree Repairs and Removal	50,000	2004
HVAC Work-Sewer repairs and replacement in Units, Crawlspaces and outside the unit HVAC Equipment and Furniture	10,000	2004
Directional Signage, Speed Bumps, Curbs and Gutters, Light Updates	15,000	2007
Exterior of Building Repairs, Roofs, Gutters, Brick, Siding , Doors, Lighting	30,000	2009
504 Repairs to Egress	15,000	2008
Contract with Illinois Power Company for Lighting, 110 Distribution updating	15,000	2005
Interior Building and Units Repairs and Replacement work to Code/HUD regulations	15,000	2005
TDD and 504 repairs to units and access	$20,000	2006
Install gym to maintenance facility from original administration planning in 1999	$320,000	2009
Resident programs and equipment for administration building areas	$100,000	2009
Page Sum	**1,008,468**	
Total estimated cost over next 5 years	**Continued**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development ***
IL06P011007	**Fair Oaks (East)**	**3 adjusted for Rehab and Non Dwelling units**	**2.4 % As of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Repairs - Patio and Porches, Fence Yards and Replace Storm Sewer Covers	$45,000	2005
Concrete Pull outs on Street where driving on grass is a problem	30,000	2006
Administration Building Rework Building to better serve Residents	15,000	2006
Maintain 1470 areas: Offices, Foyers, Maint., Windows, Grounds & Roofs	35,000	2006
Repairs to Community Meeting Center and Maintenance Area	15,000	2006
Storm Door Replacement, Entry door replacement	$114,000	2004
Storm Sewer at 151 & 166, and other site areas	150,000	2004
A&E- sewers, replacement, work feasibility, utility study, financing study	400,000	2004
Sewer System using ejector pump system replacement with gravity	10,000	2004
Sewer replacement and financing costs	425,000	2005
Rewire – Site, Building, apartments wiring	$625,000	2006
Street replacement with curbs and gutters	$1,500,000	2006
Replace roofing	$250,000	2006
Waterline replacement – site and buildings including shut off valves, meters	$120,000	2008
Dumpster system and Garbage truck – site repair phase	$135,000	2007
Boiler repairs considering PTAK, GFA, and AC	425,000	2008
Gas line repairs on site	$625,000	2009
Page Sum	**4,919,000**	
Total estimated cost over next 5 years	**$5,927,468**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#2), “units held for rehabilitation” (#0), “units available end (late) in the month” (#0), and “non-dwelling units” (#1).

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovation of Units including material by Outside Contractors to improve turnover time and vacancy rate	$100,000	2005
Renovation of Units including materials by Force Account Labor to improve turnover time and vacancy rate	60,000	2006
Maintenance Equipment (Mowers, BobCat, Back Hoe, etc.) and Shelters	65,000	2007
Stove and Refrigerator Purchase, Replacement, AC Improvements	60,000	2007
Computer Hardware, Software Upgrades and Cabling and Peripherals	30,000	2004
Network/System for Administration & MIS Department Training	30,000	2005
Staff, Board and Resident Training	20,000	2005
Training for Employees and Management	15,000	2004
Advertising and Marketing	15,000	2004
Advertising and Marketing Units	10,000	2004
Unit Turnaround	12,000	2005
504 Repairs including TDD Machines, Smoke Alarms, Egress Work	10,000	2008
Security Items-Fencing, Curbs, Lighting, Surveillance Equipment, Police	10,000	2008
Patrols, Gates, Jersey Blocks/Pins, Monitoring Equipment	5,000	2004
Security Patrols using DFD or registered firms	10,000	2006
Security checks by appropriate agency	5,000	2007
Roads in developments - Rework various roads, install new maintainable surfacing, not limited to road pack	100,000	2004-2009
Elevator repair/ change, or, install new including shaft(s) and structure	150,000	2007
Roof repairs and replacement	150,000	2010-2015
Water Vaults, meters, HVAC, including A & E	120,000	2008
Page sum	**$977,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Repairs to Building & Unit Exteriors, Interiors & Infrastructure to meet code requirements and generally update/replace systems to current standards	$110,000	2005
Consolidate Alarm Systems, Consolidate Phone System and Radio Systems	35,000	2004
New and Updated Playgrounds and Equipment	25,000	2007
Laundry/Washing Facilities in individual units	25,000	2008
Laundry/Washing Facilities	10,000	2006
Kitchen, Hall & Stairway Lighting including Interior, Exterior & Emergency	25,000	2007
Public Service Equipment and Cabling, Alarms, Call Systems, Cable, Satellite Options, Phones, Electrical, etc.	15,000	2007
Phones, Cable, HVAC, Electrical	12,000	2005
General Lighting/Electrical Updating	10,000	2005
Fire Extinguishers Updates	10,000	2006
Operation of Housing Authority using 1406	10,000	2004
Exterior Furniture, Lighting & Playgrounds in/around Developments	10,000	2009
Upgrade existing playgrounds, ball field, courts, meeting areas	30,000	2008
Stoves & Refrigerators, consider self cleaning and microwave options	10,000	2004
Phone/TV cable replacement	25,000	2010
Boiler & HVAC heating repairs work to repair or revise of heating systems	95,000	2007
Page sum	**457,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Pest Control	$10,000	2005
Bat Control	10,000	2005
Update Equipment and Safety Alarms, Phone, Internet, Boilers, Furnaces	10,000	2005
A & E as needed for design and System analysis or drafting plans	10,000	2005
UPCS Inspection Contract-Unit & Grounds; Purchase Hard and Software	10,000	2004
Sidewalk and Pavement, Porch Stoop repairs	10,000	2004
AC, Central and Window Updates in Units and Buildings	10,000	2004
Window and Wall Repairs, Cabinets, Screens, Doors, Floors, Sinks, Faucets, Tubs - Showers	10,000	2005
AC, Central and Window Updates in Units and Buildings	10,000	2005
Interior and Exterior HVAC work for Units and Buildings, Back Flow Protection	10,000	2005
Roofing, Gutters, Down Spouts, Ventilation, Chimneys, Fascia	10,000	2004
Inspection Equipment and devices, hard-and software, considering purchase of Hand Held devices, update estimating manuals and information	10,000	2005
Lighting, Power Generation Equipment, Power Conditioning Equipment	10,000	2005
Page sum	**130,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Federally required updates, Asbestos, Lead, Accessibility, and Section 3	$265,000	2004
EPA Codes & requirements in need of improvement	150,000	2009
Update, Improve, and/or expand Housing Authority Pavilion, and Build Shelters, Repairs existing Roof	50,000	2008
Update Locking Systems on Buildings and Units, including doors, gates, or grates	20,000	2006
Update Heating, Cooling, Garbage, Cleaning Systems	10,000	2009
Expand Head Start, Update Equipment and Egress	10,000	2005
Training Center construction and Equipment installation for building trades and maintenance of Housing Authority	10,000	2009
Update FEC and Generally Update Equipment and Egress, Computer Lab	10,000	2008
Update Living Units, Interior and Exterior including Buildings	10,000	2006
Inventory Control Methods, Control Purchasing Department	10,000	2009
Update Snow Removal, Lift Equipment, Mowing and Lawn Equipment	10,000	2007
Resurface Streets and Design/Build Curbs, Gutters, Drains and Storm	10,000	2008
Sewer & Supply Installation, Locate/Repair undersized Pipe and Back Flow Protection	10,000	2007
Fence and Gate Installation	10,000	2008
Survey by Outside A&E Consultants on quality and Energy Savings	10,000	2005
Page sum	**595,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Force Account Repair of Apartment Units, Buildings, and grounds	$25,000	2005
Community Wide Education Programs in Computers-Initiate or join an existing program	15,000	2008
Relocate Residents for Modernization Work/ incidental issue	10,000	2005
Infrastructure Repair including HVAC and Electrical	10,000	2007
Seal Attics and Crawlspaces	10,000	2008
HUD, Local Code, Section 8 and Zoning Work	10,000	2009
Gutter, Down Spout, Tree Trim, Tree Planting, Lighting, Landscape	10,000	2009
Appraisal of Buildings, Surveys & other related costs including Market Fees	10,000	2009
Roof Replacement, Repair and Installation	10,000	2008
Updating for Alarms, Elevators, Cars, Equipment and Inspections	10,000	2005
Update Administration areas of Housing Authority	10,000	2005
Acquisition and merger costs of properties for the Housing Authority	10,000	2006
Water and Sewer Upgrades, Replacements, Repairs	9,000	2006
Kitchen, Bath and Living Area Repairs	5,000	2007
Paving and Landscaping including Tree Trimming, Repair and Removal	5,000	2009
Page sum	**159,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Elevator Replacement & Updates including Hydraulic Cylinder Sleeves for EPA Regulations	$70,000	2004
Revise Housing Authority to meet PHAS Requirements and Standards	65,000	2005
Purchase new Bob Cat, Bucket Truck, Pick-up Truck, Mowers, 4x4 Gator	50,000	2008
Repair or replacement– HVAC, Waterline, Sewer, Electrical, Cable, fixtures	43,000	2008
Demolition costs including Planning, Consulting and Contracting	30,000	2004
Improve & Expand Resident Programs, i.e., Computer Purchase and Installation, Computer for Kids Resident Programs Installation, Software, Cabling, and Peripherals	20,000	2009
Security Screens & Window Replacement	15,000	2005
Update and/or expand services provided to operate the Housing Authority-Consolidation or Modification of present systems to improve a variety and array of service, Quantity-Alarms, Phones, Radio, Cable	10,000	2007
Maintenance Equipment Repair-Service and Maintenance Equipment and Auto Units, Mowers, Trucks for Repair and Restoration	10,000	2009
Sewer Clean Out and Equipment and Attachments	10,000	2008
Signage for streets, Developments, Streets, Apartment numbers	5,000	2005
Maintenance Equipment Purchasing, Updating and/or Repairing	5,000	2007
Page sum	**333,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Range Hoods and Cabinets for Kitchen and Bath Replacement	**$45,000**	**2008**
Cable versus Satellite TV Survey, Units, Buildings & Installation if Feasible	**10,000**	**2006**
HUD Program review Update of Housing Authority Service and Programs to meet Objectives	**5,000**	**2006**
Utility Study, Conservation Methods	**5,000**	**2006**
Test and Abate suspect Asbestos and Lead Paint Surfaces, purchase various equipment if "in-house", including equipment and software + training	**5,000**	**2009**
Not-for-Profit (NFP) Partnering Program start up costs, Seed Funds for Housing Programs, Entrepreneurship, Resident Initiatives or Revolving Loan Fund start up	**5,000**	**2007**
Contract for Inspection Services	**5,000**	**2009**
XRF Maintenance of Unit, Purchase and Update of Analyzer Software and/or Hardware	**5,000**	**2006**
Digital Photo Equipment, Video/Camera Equipment for Inspections/Sewer	**1,000**	**2007**
Copy aged "as built" plans at DHA sites, purchase computer hardware and software to provide CAD review and capability	**10,000**	**2008**
Page sum	**96,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Copy Plans of Housing Authority	$5,400	2008
Hardware	$9,000	2006
Alarm Testing	1,342	2007
TDD-TTY, fax machine, fire safety equipment for detection	2,000	2009
Smoke Detector replacement and cabling	1200	2007
Alarm Consolidation-FEC, High Rises, Admin, CP	10,000	2005
Hire Design Energy Efficiency Consultant	10,000	2005
Dumpster Lids, New units and develop new compactor system in high rises	1,000	2008
Dumpster Toter System – study and develop/purchase if feasible	1,000	2006
LBP and asbestos analysis and abatement	5,000	2006
Copy Machine	20,000	2009
Mowers - Mid-Mount	10,000	2005
Establish MIS Department	145,000	2007
Hardware for MIS Mainframe	10,000	2006
Backflow Protection for all sites	45,000	2006
A&E reviews for upcoming work not limited to sewers (storm and sanitary)	25,000	2006
Pavilion Roof	10,000	2007
Administrative Bld. Roof and repairs as needed	10,000	2007
Gutters & Shoes, demolition and/or reinstallation	25,000	2007
A/C central type & installation of HVAC, repair of existing units	400,000	2008
Security Screens on Units	1,000	2004
Tuck Point	10,000	2006
Repair Windows, replace Fogged Units or leaking units	10,000	2006
Major Street Repairs & replacement, Rework Infrastructure & Walks	10,000	2008
Page sum	**776,942**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Parking Lots	10,000	2004
Smoke Alarm updating & replacement	10,000	2004
Sidewalk work to meet PHAS requirements	10,000	2004
Develop lighting in appliances	10,000	2004
Roads, parking, curbs, gutters	10,000	2004
Sprinkler Systems	10,000	2005
Existing Dumpsters Replaced	10,000	2005
Garbage Hauling Contract	10,000	2005
Garbage System (s) for developments, high rise compactor systems,	10,000	2005
Barricades for traffic Control, install traffic signals as another option	10,000	2005
Relocation – permanent and temporary	1,000	2005
Finish Apartment Renovation(s)	10,000	2006
Alarms to a single consolidated service company and call stations to use one company plus update or install new alarm equipment	10,000	2006
Correct Storm Sewers	10,000	2006
Convert units for handicapped access	10,000	2006
Phase termite treatment to all sites	10,000	2006
Rework sewers & dig to install	10,000	2006
Resurfacing Parking Lots & Roads	10,000	2007
Complete A&E Contracts, establish new contracts to prioritize repairs	10,000	2007
Develop Community Service Projects and staff, including resident programs	10,000	2007
Vehicles, Mowers & Transportation needs for maintenance & HA Operation Including garbage truck(s) and pick-up trucks	10,000	2006
Technical Salaries for MIS department, equipment, and Development	40,000	2005
Water Heating & Boiler Improvements	10,000	2004
Page sum	**251,000**	
Total estimated cost over next 5 years	**Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
A& E Contracts to improve the housing authority	20,000	2008
Water Vault repairs & water line repairs in developments	85,000	2006
Electrical updating in developments	50,000	2008
Training for all employees and Board members	20,000	2007
Hire A & &E personnel for HOPE VI planning and grant publication	25,000	2007
Boring for new sewers, (storm and sanitary)	10,000	2005
Rework high rise 1st floors entry egress, and to improve heating	20,000	2005
Widen roads and entry radius areas	10,000	2006
Window and door correction	10,000	2008
Revise developments for traffic flow and green space/ and Density, incl. consultant expenses for HOPE programs	20,000	2009
Contract for backflow testing and other similar annual inspections	10,000	2007
Sprinkler systems through out buildings	10,000	2009
Roofing/parapet repairs or replacement	20,000	2006
Purchase trucks for maintenance, pick-up units, garbage truck, lift truck	10,000	2008
Elevator Car Replacement and provide elevator repairs, or replacement units including shafts and locations to meet new codes	70,000	2004
Repair/revise location/ or install rooftop heating/cooling equipment including through-the-wall- units (in phases) for all buildings, and / or apartments	120,000	2007
Administration building wiring- separate and mark circuits	5,000	2006
Page sum	**515,000**	
Total estimated cost over next 5 years	**$ Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof and sidewalls - MerChe Manor – tuck point, replace flashing, roof	20,000	2008
327 units - New Meter backs	85,000	2006
Drain for back flow to Storm Sewer, Correct Sewers, replace grates	50,000	2008
Playground in Beeler Terrace	20,000	2007
Grease Trap / Ejectors in FO	25,000	2007
Replace Storm Doors in family units - use similar units for inventory control	10,000	2005
Boiler repairs in high rises, or individual units in apartments	20,000	2005
Concrete Repairs	10,000	2006
Roof repairs, repair walls, review issues if mold and repair if necessary	10,000	2008
Move Backflows or vent Backflows to exterior to avoid freezing	20,000	2009
Site vacuums – glass & waste paper pick up machine	10,000	2007
Phone repairs from DOS format to current system	10,000	2009
Sewer work phases – 1, 2 & 3, including Monitoring expenses	20,000	2006
Alarm system for FEC, Consolidate alarms & cable	10,000	2008
Alarm systems - replace horns & cabling on floors	70,000	2004
Mail "KIOSK" - all sites, exterior and interior- as needed	20,000	2007
Resource for the lead test "ANALYZER"	4,000	2005
Page sum	**414,000**	
Total estimated cost over next 5 years	**$ Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Training continuation for LBP & Asbestos, PH/S8, staff safety, general tng.	**20,000**	**2008**
TV cable systems in all buildings	**85,000**	**2006**
Maintenance tools & Equipment, mowers to trucks	**50,000**	**2008**
Playground surfacing & repairs. Installation	**20,000**	**2007**
Fence Repairs for PHAS, consider new for sites	**25,000**	**2007**
Wiring repairs at Churchill	**10,000**	**2005**
Smoking areas in high rise	**20,000**	**2005**
Auto Shelters in high rise	**10,000**	**2006**
Elevator replacement	**10,000**	**2008**
Lock out system for gas lines to units	**20,000**	**2009**
Yard Barns for various sites for equipment storage	**10,000**	**2007**
Phone systems repair & replacement	**10,000**	**2009**
Garbage – repairs to dumpsters, new systems, compactors, dump mechanisms and vehicles to haul the refuse	**10,000**	**2008**
Study-Map utilities and underground locations for phased replacement	**70,000**	**2004**
Paving and Landscaping- including Tree repair and Removal	**20,000**	**2007**
HVAC and Back Flow Protection	**10,000**	**2006**
Review/ study egress and smoke partitions and openings in buildings making any necessary repairs	**15,000**	**2006**
Maintenance vehicles – sewage/tanker, water tanker, pumper, portable toilets, jetter, eel, dump truck, grader, back hoe, bucket truck, force account tools, digital equipment for testing and elevations, site vacuum,	**110,000**	**2009**
Page sum	**525,000**	
Total estimated cost over next 5 years	**$ Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: “units held in maintenance” (#14), “units held for rehabilitation” (#13), “units available late in the month” (#13), and “non-dwelling units” (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Lighting Improvements -Interior and exterior including Emergency type	20,000	2008
Hall Lighting Work, Back up Generator, Electrical Work	85,000	2006
Provide Garbage System(s), Vehicles, and large/small Containers	50,000	2008
Rework Building Systems for Ventilation	20,000	2007
Alarm System Replacement and Repair	25,000	2007
Garbage compaction system, dumpster repairs and	10,000	2005
Computer Information Office/ Department, Director and Assist. Tech.	20,000	2005
Fencing repairs to new condition	10,000	2006
Drain Backflow valves to storm sewer	10,000	2008
Re – key Housing Authority buildings and units	20,000	2009
Rework water lines and revise meter pit locations	10,000	2007
Rework gas lines entering property, buildings and apartments	10,000	2009
New communication "pedestals" for buildings	20,000	2006
Fence repairs in developments	10,000	2008
Signage for developments	1,000	2005
PHAS repairs, Insurance suggested repairs, and landscaping	70,000	2006
Dumpster repair/replacement, relocation, access, and consider compactor facility option – garbage truck purchase or contract with private hauler	160,000	2007
Lock systems for utilities and "1450 & 1470" areas, i.e. manholes, grates	5,000	2007
Improve security	10,000	2006
Improvement of Pavement –Porch Stoops, streets, sidewalks, curbs, gutters	500,000	
Debt Service for Improvements, i. e. , not limited to, bonds, public, or private, financing, etc.	171,915	2004-2012 est.
Management Assessment -DHA – as required for borrowing or HUD Programs and include Fairness Opinion	$25,000	2004, 2005
Audits – for Modernization Department or DHA – investment grade quality for HUD programs including-not limited to, staff, energy, buildings & HUD programs	$25,000	2006
Page sum	**1,287,915**	
Total estimated cost over next 5 years	**$ Continued**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Communication system - exterior signs, video, on-line messages, phone announcement, Intercom system, and multi-year maintenance contract	**20,000**	**2008**
Land survey and boundary study, quantify acreage, replace pins, flood plain limit markers, utility study, option to split sites for individual use	**85,000**	**2006**
Building wiring- replacement and updating, includes cable TV complete	**50,000**	**2008**
Repairs to apartments and buildings on an ongoing maintenance basis	**20,000**	**2007**
Phone system repairs and replacement including areas such as :1470, 1460, and 1450	**25,000**	**2007**
Administrative equipment including phones, computers, id, photography, etc.	**10,000**	**2009**
Security Equipment, Medical Equipment for high rises	**20,000**	**2008**
Assisted living for tenants-contracts to enhance occupancy	**10,000**	**2009**
Meter Bank replacement for outdated "glass meter backs"	**10,000**	**2008**
Environmental testing and training - Mold, Lead, Asbestos, review, and repairs, continued training for staff	**20,000**	**2009**
Phone repairs to remove "DOS" formatting and replace	**10,000**	**2007**
Sewer work, replacement, and A/E	**100,000**	**2006**
Playground surfacing, repairs and installation	**20,000**	**2006**
Storm Door replacement, unit addresses, street signage	**10,000**	**2008**
Sub-meter for water utility, expansion tanks, manhole repairs, landscaping	**1,000**	**2005**
HOPE VI planning, Capital Fund employee training in all facets	**70,000**	**2006**
Advertising and Marketing – Multiple year contracts	**20,000**	**2007**
<u>Backlogged items from existing budgets</u> – i.e. ventilation in hallways, insulation, kitchen cabinet upgrading, maintenance vehicles, back flow protectors, brick work and tuckpointing, boiler repairs, alarm consolidation, new computers/equipment/technicians, communications systems, playground equipment and sites, A&E, storm sewer replacement, cable repairs for phone and cable, consider wireless	**500,000**	**2007**
Page sum	**1,001,000**	
Total estimated cost over next 5 years	**$**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
PHA-Wide	**PHA-Wide**	**51 ***	**05.26 * as of 3-31-04**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Boiler room gas line venting to atmosphere	$25,000	2005
TDD and other communication devices in developments	5,000	2006
Tornado warning systems	15,000	2008
Self cleaning ovens, built- in microwave in kitchens	10,000	2005
Install assisted care units	10,000	2007
Revise 504 disability apartments- new standards, build new units, ie ramps	100,000	2008
Rewire meters, install new meter "backs" and "blocks"	100,000	2009
Replace Water lines in developments and buildings 4", 3", 2" 1", etc	36,000	2009
Drain line repairs – backflow protectors, storm sewers, soil pipe, roof drains	10,000	2009
Landscape revisions for more parking, less mowing	10,000	2008
A & E assessments, energy, lenders, buildings/grounds, fairness, staff	10,000	2005
Debt Service for borrowing on large and small scale- bonds, local bank loans	180,000 est	2004, 2005, - 2012
Parking Lot repairs – fill cracks-rework surfaces	10,000	2006
1406 share increase for security, purchase hard cost items- cameras, vests	9,000	2006
Educational programs for homeownership, repair(s), budgeting	5,000	2007
New devices and other cabling, as required, i.e. CO2 detectors, for new	5,000	2009
codes	25,000	2008
A&E- mold, + various other HUD programs feasibility studies – incl. Bonds	320,000	2009
Appliances – including AC, PTAK, water heating, self cleaning ranges	95,000	2009
Road Pack options for driving surfaces	110,000	2009
A&E water lines to install new system(s)-start new from vaults to buildings	10,000	2008
Alarm reconfiguration, equipment and consolidation	100,000	2005
Security and Lighting		
Page sum	**1,200,000**	
Total estimated cost over next 5 years	**$8,717,857**	

* Vacant units counting based on 3-31-04 Occupancy Report. Units and percentages adjusted for: "units held in maintenance" (#14), "units held for rehabilitation" (#13), "units available late in the month" (#13), and "non-dwelling units" (#11).

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: Carver Park and Carver Park Addition 1b. Development (project) number: IL06P011004 and IL06P011005a
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 03/31/05
5. Number of units affected: 6. Coverage of action (select one) ☒ Part of the development - Project IL06P011005 – site "a" only ☒ Total development – Project IL06P011004 – 100%
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/04 b. Projected end date of activity: 03/31/05

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

See attached Voluntary Conversion Assessment – Attachment (il011b01)

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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ 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) ☐ 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: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ 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? 08/29/03

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)
GED	Open	Other	Development/PHA	Both
Drug Prevention Presentations	Open	Specific Criteria	Development/PHA	Public Housing
JTP/WIB Referral	Open	Random Selection	IETC	Both
ROSS	Open	Specific Criteria	Development/PHA	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 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

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

COMMUNITY SERVICE POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease.

B. Definitions

Community Service - volunteer work which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, community clean-up programs, beautification programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help with children's programs;
- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects'

- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

NOTE: **Political activity is excluded.**

Self Sufficiency Activities - activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college or vocational school.

Exempt Adult - an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 20 hours per week; or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.

2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.

3. Activities must be performed within the community and not outside the jurisdictional area of the Authority.

4. Family obligations

- At lease execution or re-examination after February 1, 2000, all adult members (18 or older) of a public housing resident family must

  1. Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and

  2. Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in nonrenewable of their lease.

- At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.

- If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.

5. Change in exempt status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.

- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:

- Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. *(According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement);* and
- Provide in-house opportunities for volunteer work or self sufficiency programs.

2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.

3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

4. Noncompliance of family member:
- At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
- If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
- If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit; The family may use the Authority's Grievance Procedure to protest the lease termination

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)
Coordinate with news media to promote positive images of PHA and ongoing display of television commercials promoting positive images of PHA.

2. What information or data did the PHA used 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)

ALL

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)
Additional police patrols.
Continuation of police office in Fair Oaks Development

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

ALL

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)

ALL

D. Additional information as required by PHDEP/PHDEP Plan

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

☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

PHDEP eliminated by HUD for future years

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

PET POLICY

1. Purpose

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added new Section 31 to the United States Housing Act of 1937. Section 31 established pet ownership requirements for residents of public housing. This policy sets forth the conditions and guidelines under which pets will be permitted. This policy is to be adhered to at all times.

The purpose of the policy is to ensure that pet ownership will not be injurious to persons or property, or violate the rights of all residents to clean, quiet, and safe surroundings.

Common Household Pets are Defined as Follows:

Birds: Including canary, parakeet, finch and other species that are normally kept caged; birds of prey are not permitted.

Fish: Tanks or aquariums are not to exceed 20 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one (1) tank or aquarium is permitted per apartment.

Dogs: Not to exceed twenty (20) pounds or twenty (20) inches. All dogs must be neutered or spayed. No “dangerous” or “vicious dogs” as defined in City Ordinance 90.101 will be allowed.

Cats: All cats must be neutered and de-clawed.

Hamsters/Gerbils: Must be caged.

At no time will the Housing Authority of the City of Danville, Illinois approve of exotic pets such as but not limited to snakes, monkeys, rodents, etc.

2. Registration

Every pet must be registered with the Housing Authority of the City of Danville, Illinois' management prior to moving into the building and updated annually thereafter. Registration requires the following:

A. Certificate signed by a licensed veterinarian, state and local authority, stating that the pet has received all inoculations required by the state and local law, if applicable (dogs, cats).

B. Proof of current license, if applicable (dogs, cats).

C. Identification tag bearing the owner's name, address, and phone number (dogs, cats).

D. Proof of neutering and/or de-clawing, if applicable (dogs, cats).

E. Photograph (no smaller that 3x 5) of pet or aquarium

F. The name, address, and phone number of a responsible party that will care for the pet if the owner becomes temporarily incapacitated.

G. Fish – size of tank or aquarium.

3. Density of Pets

Only one (1) four-legged, warm-blooded pet will be allowed per apartment. Only two (2) birds will be allowed per apartment. The Housing Authority of the City of Danville, Illinois solely will give final approval on type and density of pets. There will be no exception to this rule.

4. Visitor and Guests

No visitor or guest will be allowed to bring pets on the premises at anytime, unless prior approval from management. Residents will not be allowed to Pet Sit or House a Pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

5. Pet Restraints

H. All Dogs must be on a leash when not in the owner's apartment. The leash must be no longer than three (3) feet.

I. Cats must be in a caged container when taken out of the owner's apartment.

J. Birds must be in a cage when inside of the resident's apartment or entering or leaving the building.

6. Sanitary Standards and Waste Disposal

K. Covered litter boxes must be provided for cats with use of odor-reducing chemicals.

L. Dogs must be provided with a pet bed or box.

M. Fur-bearing pets must wear effective flea collars at all times. Should extermination become necessary, cost of such extermination will be chard to pet owner. Must produce evidence of continuing flea control if unable to wear flea collars.

N. Dogs and cats shall not excrete anywhere within the building.

O. Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to the Authority property due to pet or removal of pet feces by staff. You will be charged for staff time, use of equipment, materials and supplies used.

1. All pet waste must be in a plastic bag and tied securely to reduce odor and placed in designated garbage dumpster outside of the building.

2. Residents with litter boxes must clean them at a minimum once per week. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice weekly litter box cleaning depending on need. Litter box garbage shall be placed in a plastic bag and deposited outside the building in the garbage dumpster.

3. Pet owners are never to dispose of pet waste in the trash chutes in the senior buildings.

A. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. Pet owner's apartments may be subjected to inspections once a month.

B. All dogs owners utilize a pooper-scooper.

7. General Rules

The residents agrees to comply with the following rules imposed by the Housing Authority of the City of Danville, Illinois:

8. No Pet Areas

At no time will pets be allowed in any public area such as community space, laundry rooms, sittings, rooms, etc. Pets should only be in the lobby of the senior building when entering or leaving the building. Pets will not be allowed in Central Office Lobby.

9. Pet Rule Violation and Pet Removal

C. If it is determined on the basis of objective fact supported by written statement, that a pet owner has violated a rule governing the pet policy, the Housing Authority of the City of Danville, Illinois shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.

D. If a pet poses a nuisance such as excessive noise, barking, or whining which disrupts the peace of other residents, owner will remove the pet from premises upon request of management

within forty-eight (48) hours. Nuisance complaints regarding pets are subject to immediate inspections.

E. If a pet owner becomes unable to either through hospitalization or illness to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, after, said twenty-four (24) hour limitation. The Housing Authority of the City of Danville, Illinois can officially remove the pet. The Authority accepts no responsibility for pet.

10. Grievance

Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet.

11. Damage Deposit

A refundable "Pet Damage Deposit" and non-refundable nominal fee will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. All fees and deposits must be paid in advance and is to be used to pay reasonable expenses directly attributable to the presence of the pet in the project including (but not limited to) the cost of repairs and replacements to, and fumigation of, the tenant's dwelling unit. The amount of the refundable 'Pet Damage Deposit" will be $50.00. The non-refundable nominal fee will be $100.00

12. Exceptions

This policy does not apply to animals that are used to assist persons with disabilities. This exclusion applies to animals that reside in the development exclusively for the elderly or persons with disabilities, as well as animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Authority shall maintain a list of agencies which provide and/or train animals to give assistance to individuals with disabilities.

DHA Representative_____

Tenant Initials_____

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.

HOUSING AUTHORITY OF THE CITY OF DANVILLE, ILLINOIS

CIVIL RIGHTS POLICY

Adopted By the Board of Commissioners on September 21, 2000

It is the policy of the Housing Authority of the City of Danville, Illinois, also referred to as the "Danville Housing Authority", to comply fully with Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974), Executive Order 11063, Section 3 of the 1968 Civil Rights Act, and with all rules and regulations.

Specifically, the Housing Authority of the City of Danville, Illinois shall not on account of race, color, sex, creed, or national origin deny any family or individuals the opportunity to apply for assistance under the Low-Rent Housing Program. Neither will the Housing Authority of the City of Danville, Illinois discriminate because of religion, age, physical handicap, pregnancy, parenthood, nor marital or veteran status.

To further its commitment to full compliance with applicable Civil Rights Acts, the Housing Authority of the City of Danville, Illinois will provide federal, state and local information to applicant/participant households regarding discrimination and recourse in the event of discrimination. Such information will be made available during the Pre-Occupancy Briefing and all applicable forms and printed material will be made available to prospective resident families.

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)

☒ Provided below:

1. **Comments received at the Public Hearing support and oppose the firearms ban and requested clarification of the lease wording.**
2. **Comments about accessibility modifications to occupied units were discussed.**
3. **Residents inquired as to whether upgrades to the cable TV system were in the five-year plan.**

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:

The staff and Board considered the comments, reviewed the plans and determined that the lease wording on firearms needed to be more specific and the wording was changed, and determined that no other revisions to the Plans were necessary.

☐ 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)
City Mayor appoints from the resident election, the residents on the PHA Board

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☒ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☒ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Illinois)

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

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

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

PHA Plan
Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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	1498 Mod Used for Development	
19	1502 Contingency	
20	**Amount of Annual Grant (Sum of lines 2-19)**	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Total estimated cost over next 5 years		

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

Executive Summary - PHA Plan – Plan Year Ending March 31, 2005 – **Version 2**

Version 2 of the Plan for the year ending March 31, 2005 was created specifically to reflect the use of debt service secured by the Capital Fund. Although use of debt service was reflected in the initial submission, Version 2 adds some details and changed the format in the debt financing addendum to Component 7 to match the draft format provided by HUD. The debt would be incurred with HUD approval during the FY 2005 year and the 5-year plan was updated to reflect the required repayment. The Authority is proposing to borrow $900,000 by direct loan from a financial institution and repay the debt in a 7 year period. The loan proceeds will be combined with about $600,000 of 2003 and 2004 Capital Funds in order to undertake the replacement of the sanitary and storm sewer systems in the Fair Oaks public housing complex. The project is 100% design complete and approved by the Environmental Protection Agency. The current system is 60 years old, deteriorated, and lacks the required slope. Constant problems have been encountered in providing basic sanitary sewer services to the 326 unit complex. Through the use of debt service, the Authority anticipates being able to complete 100% of the replacement with one contract. This should be more economical and will avoid the difficulty associated with multiple smaller contracts and potentially several contractors. The Management Assessment has been completed and a Financial Advisor has been retained for a Fairness Opinion. Loan proposals were solicited and received and will be presented to the Board for consideration prior to submission to HUD. Legal counsel has also been arranged in conjunction with the lending institution. Assuming 90 to 120 days for HUD approval, the project could be bid in December 2004 with work beginning in the Spring of 2005.

All other items remained identical to the 2005 and 5-year plan which was initially submitted and approved in March 2004.

Attachment: (il011a02)

Danville Housing Authority PHA Plan - April 1, 2004 - Mar 31, 2005
Component 10 - Voluntary Conversions Internal Assessment
Initial Assessment Date: September 25, 2001
Second Assessment Date: August 30, 2002
Third Assessment Date: August 27, 2003

A. Assessment Summary

1. Number of Developments 6
2. Number of Exempt Developments 2
    a. IL06P011 005, Churchill Towers/Madison Court
    b. IL06P011 006, Mer Che Manner
3. Developments Assessed 4
    a. IL06P011 001, Fair Oaks
    b. IL06P011 002, Beeler Terrace
    c. IL06P011 003, Fair Oaks Addition
    d. IL06P011 007, Fair Oaks West (Danville)

B. Exempt Developments

a. IL06P011 005, Churchill Towers/Madison Court - Senior/Handicap
b. IL06P011 006, Mer Che Manner - Senior/Handicap

C. Covered Developments

General Comments Applicable to all assessed developments

Of the 51 units at Beeler Terrace, 48 have been completely modernized and renovated within the last five years. The final three units will be modernized with 2002/2003 Capital Funds. The three Fair Oaks developments are sound and well maintained. Eight units were recently modernized due to lead and asbestos issues and an additional 10 units will be modernized with 2002/2003 Capital Funds. This will complete the lead and asbestos abatements and renovations within the Fair Oaks developments.

According to the 2000 census, the City of Danville has about 4900 rental units out of a total housing inventory of 14800 units. The Authority provides 537 rental units which is 11% of the total rental units in the City. The Authority also has funding for about 600 units of Section 8 voucher rental assistance. For the past few years, individuals issued Section 8 vouchers have and continue to experience difficulty in locating affordable housing in the City. The Authority has experienced difficulty maintaining the HUD desired lease up rate due to the inability of voucher holders to find suitable housing. Normally, three of four holders do not locate housing in the 120 day period allowed. The City does not have the current capacity to absorb any significant increase in Section 8 rental assistance. Vouchering out of public housing would likely result in families

without realistic affordable housing options. As the current Section 8 program seeks to use about 13% of the total rental market, it seems highly unlikely that any increase of consequence would be absorbed in the absence of some future additions to the rental inventory. Consequently, the same general philosophy and rationale applies to all the family units in the Danville Housing Authority inventory.

Development Assessments

1. Fair Oaks - IL06P011 001

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

2. Beeler Terrace - IL06P011 002

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

3. Fair Oaks Addition _ IL06P011 003

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

4. Fairs Oaks West (Danville) - IL06P011 007

The difficulty experienced by Section 8 voucher holders in finding suitable rental housing indicates that vouchering out of any public housing units at this time would seriously decrease the stock of affordable housing and place current public housing residents in a situations where housing choices were significantly reduced or eliminated.

Attachment: (il011b02)

Danville Housing Authority
PHA Plan Addendum - Plan Year: April 1, 2004 - March 31, 2005
Deconcentration and Income Mixing Comments -
Component 3A(6)

Danville, IL Housing Authority (IL011)

Discussion: Based on our analysis of our average incomes in our four family projects, a deconcentration plan is not required at this time for this plan year. Incomes by project as of August 2003 are:

Projects IL06P011	Project Number	Average Gross Income
Fair Oaks	001	$ 4,748
Beeler Terrace	002	6,612
Fair Oaks Addition	003	5,798
Fair Oaks West	007	5,533

Average of Project 001, 002, 003, 007 = $5,693

Income Limits per HUD (HUDCLIPS) Income Limits effective February 20, 2003
Vermilion County Illinois

	1 person	2 person	3 person	4 person
30% of Median	10,100	11,550	13,000	14,450
Very Low Income	16,850	19,300	21,700	24,100
Low Income	27,000	30,850	34,700	38,550

Overall Vermilion County Median Family Income = $45,200

Analysis: All of the Authority's four family projects have an average family income below the 30% of median for even a 1 person family; therefore making all of our average incomes in the extremely low income category. Therefore, it is our determination that income mixing is not required for the plan year in question. Additionally, it should be noted that projects 001, 003, and 007 are all Fair Oaks projects which are co-located in one continuous area with different buildings assigned to different projects as the only differentiation.

Exempt Developments:

Il06P011005	Churchill Towers	Elderly/Handicap
IL06P011006	Mer Che Manor	Elderly/Handicap

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 312 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2004**

■ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No: as of)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	$60,000	0	0	0
3	1408 Management Improvements	$ 95,000	0	0	0
4	1410 Administration	$ 97,894	0	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	$ 20,000	0	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvement	30,000			
10	1460 Dwelling Structures	$580,503	0	0	0
11	1465.1 Dwelling Equipment – Non -Expendable	$ 35,000	0	0	0
12	1470 Non- Dwelling Structures	$ 15,000	0	0	0
13	1475 Non – Dwelling Equipment	$ 35,000	0	0	0
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	$10,541	0	0	0
18	1499 Development Activities	0			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2 – 19)	$978,938.00	0	0	0
21	Amount of line 21 Related to LBP Activities	3,250			
22	Amount of line 21 Related to Section 504 Compliance	5,000			
23	Amount of line 21 Related to Security	55,000			
25	Amount of line 21 Related to Energy Conservation Measures	65,000			
26	Collateralization Expenses or Debt Service				

(il011c01)

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 312 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2004**

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011002 Beeler Terrace and IL06P011001,3,7Fair Oaks	Comprehensive Modernization: Apartments Interiors & Exteriors- final unit upgrading incl/nlt HVAC, Sewer Lines, Wall & Flooring, fixtures, K&B Cabs, Electrical work, Detectors in various units, &site work	1460	$ 60,000				
HA Wide	Sewer Phase I	1460	455,503				
	Roofing, Window, Security Screens	1470	10,000				
	Consolidate alarm hardware & contract, repairs	1470	5,000				
	Appliances	1465.1	35,000				
	Door and/or screen replacements, and Lock sets	1460	10,000				
	A&E Contract	1430	20,000				
	Boiler Repairs	1460	10,000				
	Marketing and Advertising	1408	2,000				
	Computer Software, Copy Modernization Prints	1408	13,000				
	Staff, and Board of Commissioners Training	1408	15,000				
	Technical Computer Information Dept.	1408	10,000				
	Security-DPD Contract	1408	55,000				
	Operation of the Authority	1406	60,000				
	Relocation (temporary)	1495.1	10,541				
	Computer Hardware for HA & CAD, copier	1475	20,000				
	Mowers/Maintenance Vehicles, and Equipment	1475	10,000				
	1460 Meter Back replacement	1460	10,000				
	Force Account	1460	15,000				
	Refuse Sweeper, High rise compaction upgrade	1475	5,000				
IL06P011005 Churchill Towers, Madison Court & Carver Park	Thermostats, Boiler repairs, training	1460	5,000				
	Elevator, building, and site repairs	1450	20,000				
			0				
IL06P011006 MerChe Manor	Egress Repairs Phase I, including elevator	1460	15,000				
	HVAC Repairs & Boiler, Backflow Drain to sewer	1450	10,000				
	Administration	1410	97,894				
			0				
	Sum		978,938				

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

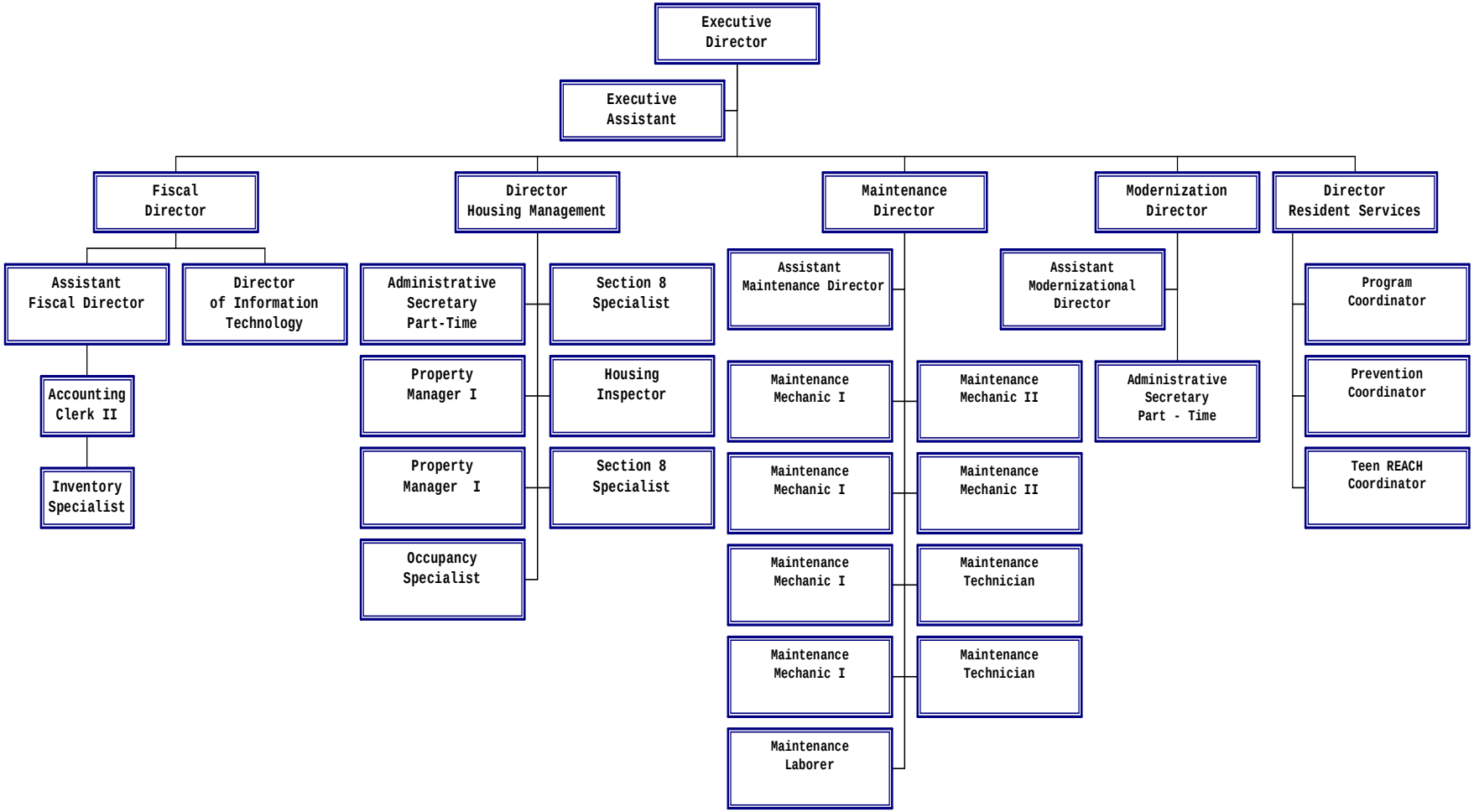
PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 312 Danville, IL 61834			**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:		**Federal FY of Grant: 2004**
Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Obligated**	**Expended**	
IL06P011002 Beeler Terrace	6/30/06		9/30/08		
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	630/06		9/30/08		
IL06P011006					
MerChe Manor	6/30/06		9/30/08		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	6/30/06		9/30/08		
PHA Wide	6/30/06		9/30/08		

The Housing Authority

of the City of

Danville, Illinois

Organizational Chart



Attachment – (il011e02)

Resident Commissioner – Method of appointment by the honorable Scott Eisenhauer, Mayor of the City of Danville, Illinois. (additional Board Commissioners also listed)

Resident Commissioner

Commissioner Jane Cline **723 Oaks St. #604** **Danville, Illinois 61832**	Commissioner Michael Puhr 512 Woodlawn St. Danville, Illinois 61832	Commissioner Celestine Crockett 386 N. Cedarwood Dr. Danville, Illinois 61832
Commissioner Peggy Kunze 3315 Suncrest Danville, Illinois 61832	Commissioner Rick Strebing 404 Warrington Ave. Danville, Illinois 61832	Commissioner Walter Hasselbring 508 Wilken Ave. Danville, Illinois 61832

Resident Advisory Council Members - Method of Election by residents of development with County Officials as election judges.
The following represent Mer Che Manor (IL06P011006) Resident Council Officers as of the official December 4, 2002 election:

President	Terry Koebrich 723 Oak St. #301 Danville, IL 61832		
Vice President	Helen Brown 723 Oak St. #704 Danville, IL 61832		
Secretary	Romana (Romy) Vanpetten 723 Oak St. #708 Danville, IL 61832		
Treasurer	Jane Cline 723 Oak St. #604 Danville, IL 61832		
Activity Committee	Elanora Howard 723 Oak St. #303 Danville, IL 61832	Carol Koebrich 723 Oak St. #301 Danville, IL 61832	Mona Murphy 723 Oak St. #507 Danville, IL 61832

The following represents Churchill Towers (IL06P011 005) Resident Council Officers as Of the official November 29, 2001 election:

President	Deloras Henderson 101 East Seminary St., #509 Danville, IL 61832
Vice President	None
Secretary	Willie Wasson 101 East Seminary St., #308 Danville, IL 61832
Treasurer	None

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834 - 0168	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO11501 - 02 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2002 Data: 3-31-04

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No:)
■ Performance and Evaluation Report for Period Ending: 3-31-04 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	64582	83,064	83,064	64,582
3	1408 Management Improvements Soft Costs	46662	22,379	22,379	12,863
4	Management Improvements Hard Costs	0	0	0	0
5	1410 Administration	96006	96,006	96,006	96,006
6	1411 Audit	0	0	0	0
7	1415 Liquidated Damages	0	0	0	0
8	1430 Fees and Costs	163660	163,837	163837	133278
9	1440 Site Acquisition	0	0	0	0
10	1450 Site Improvement	25000	30,624	30624	30,624
11	1460 Dwelling Structures	527457	527,457	527,457	216,387
12	1465.1 Dwelling Equipment – Non -Expendable	31338	31,338	31,338	31338
13	1470 Non- Dwelling Structures	0	0	0	0
14	1475 Non – Dwelling Equipment	5000	5,000	5,000	2,547
15	1485 Demolition	0	0	0	0
16	1490 Replacement Reserve	0	0	0	0
17	1492 Moving to Work Demonstration	0	0	0	0
18	1495.1 Relocation Costs	351	351	351	351
19	1499 Development Activities	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 1 – 19)	960056	960,056	960,056	587,976
22	Amount of line 21 Related to LBP Activities	3250	3250	3250	1625
23	Amount of line 21 Related to Section 504 Compliance	15000	44358	44358	0
24	Amount of line 21 Related to Security Soft Costs	10000	10000	10000	3760
25	Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	100000	100000	100000	100000
27	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant No: IL06PO11501-02 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2002

Development Number Name / HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	**Revised**	**Obligated**	**Expended**	
IL06PO11002 Beeler Terrace	Comprehensive Modernization completion of Site Buildings, Interiors, 1 Building						
	HVAC – Sewer Lines, Wall & Flooring, fixtures, K&B cabinets, Electrical	1460	7205	7205	7205	7205	Ken Sanders Construction
	15 Window and Security Screens	1460	0	0	0	0	
	Contractor completion –3 Substantially deferred Maintenance Units	1460	124893	124893	124,893	29944	
			0	0	0	0	
	Subtotal		*132,098*	*132,098*	*132,098*	*37,149*	
IL06PO11005 Churchill Tower & Madison Court	Doors & Windows, Site Repairs – 10 Units and Grounds – Phase I at Madison Court	1460	0	0	0	0	
	Hall Ventilation & Egress Repair- Churchill Tower	1460	0	0	0	0	
	HVAC Completion, Insulation, Boiler Replacement, stack & stat, Backflow protector	1460	8697	8697	8697	8697	
	Boiler Room Asbestos Removal	1460	289	289	289	289	Test & Monitor
			0	0	0	0	
IL06PO11006	Hall Ventilation & Egress Phase II	1460	0	0	0	0	Mer Che Manor
Mer Che Manor			0	0	0	0	
IL06PO11001,3,7 Fair Oaks	30 Window and Security Screens	1460	39300	39300	39300	0	
	Contractor completion of 10 Substantially Deferred units	1460	300000	315,307	315307	140344	National Const.
			0	0	0	0	
	Subtotal		*480,384*	*495,691*	*495,691*	*186,479*	
Housing Authority Wide Activity	Force Account for apartment repair	1460	15307	0	0	0	
	Computer hardware, cabling, & peripherals	1475	4500	4500	4500	2547	
	Operation of the Authority	1406	64582	83064	83064	64582	
	Ranges & Refrigerators – 40 sets	1465.1	31338	31338	31338	31338	
	Page Sum		*596111*	*614,593*	*614,593*	*284946*	

	Locksets & Door Replacement	1460	2500	2500	2499	641	
	Architectural & Engineering Fees	1430	163660	163837	163837	133278	
	Sidewalk, Fence, Streets, Parking Lot Repair	1450	25000	30624	30624	30624	
	Ramp Installation for Exits –2	1460	0	0	0	0	
	Relocation Fees	1495.1	351	351	351	351	
	Roofing, Weatherization, HVAC & High Rise Window/PHAS Repairs	1460	2468	2468	2468	2468	
	PHAS Repairs	1450	0	0	0	0	
	Roof & Window Repairs Admin Offices & FEC Admin	1470	0	0	0	0	
	Administration	1410	96006	96006	96006	96006	
	Back – Flow Protectors CIWC/EPA Regul.	1460	26798	26798	26799	26799	
	Maintenance Tools, Mower, Lock Installation, Bucket Truck, Rentals/Parts, Lead Detection Equipment, Maintenance Sheds	1475	500	500	500	0	
	Lead Testing and Staff Certification Training	1408	500	0	0	0	
	Staff/Resident Council/Board Training	1408	9500	5500	5500	2919	
	Security	1408	10000	10000	10000	6240	
	Advertising & Marketing	1408	6000	4000	4000	825	
	Computer Software	1408	13000	2879	2879	2879	
	Computer Service Contracting	1408	7662	0	0	0	
	Unit Turnaround	1408	0	0	0	0	
	Jet Equipment	1475	0	0	0	0	
	Page sum		*363945*	*345463*	*345463*	*303030*	

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO11501- 02 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2002**

Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06PO11002 Beeler Terrace	5-30-04	5-30-04	9-30-05	9-30-06***	***Revised expenditure date follows the 4 years to spend regulation, and shows a quarter end date.
IL06PO11005 Churchill Tower & Madison Court	5-30-04	5-30-04	9-30-05	9-30-06	
IL06PO11006	5-30-04	5-30-04	9-30-05	9-30-06	
Mer Che Manor					
IL06PO11001,3,7 Fair Oaks	5-30-04	5-30-04	9-30-05	9-30-06	
Housing Authority Wide Activity	5-30-04	5-30-04	9-30-05	9-30-06	
	Dates are even with CF 2002 LOCCS Obligation data, not "quarter end" dates.	.			

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003 "A"

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No:)
■ Performance and Evaluation Report for Period Ending ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	55,537	55,537	0	0
3	1408 Management Improvements Soft Costs	85,000	80,000	0	0
4	Management Improvements Hard Costs	0	0	0	0
5	1410 Administration	78,992	78992	78992	19,715
6	1411 Audit	0	0	0	0
7	1415 Liquidated Damages	0	0	0	0
8	1430 Fees and Costs	121,891	121,891	72,597	0
9	1440 Site Acquisition	0	0	0	0
10	1450 Site Improvement	5,000	161,770	0	0
11	1460 Dwelling Structures	389,000	243,926	188,147	0
12	1465.1 Dwelling Equipment – Non –Expendable	30,000	30000	13,974	13974
13	1470 Non- Dwelling Structures	0	0	0	0
14	1475 Non – Dwelling Equipment	24,000	17304	7,304	7304
15	1485 Demolition	0	0	0	0
16	1490 Replacement Reserve	0	0	0	0
17	1492 Moving to Work Demonstration	0	0	0	0
18	1495.1 Relocation Costs	500	500	0	0
19	1499 Development Activities	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 1 – 19)	$789,920.00	789,920	361,014	40,993
22	Amount of line 21 Related to LBP Activities	1,250	1,250	1,2500	0
23	Amount of line 21 Related to Section 504 Compliance	10,000	0	0	0
24	Amount of line 21 Related to Security Soft Costs	55,000	55,000	0	0
25	Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	75,000	50,000	20,000	0
27	1501 Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150103 Replacement Housing Factor	**Federal FY of Grant:** **2003 "A"**

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
IL06P011002			**Original**	**Revised**	**Obligated**	**Expended**	
Beeler Terrace	Comprehensive Modernization completion of thirteen apartments in two developments	1460	76400	1000	0	0	
IL06P011001, 3, 7	Interiors, Exteriors – deferred Maintenance Units	1460	10000	10000	4147	0	
Fair Oaks	HVAC, Sewer Lines, fixtures, windows	1460	75000	79000	79000	0	
	Wall, Flooring Work, stairs, rails	1460	40300	50000	38700	0	
	K & B Cabs., Electrical work- detectors	1460	66300	78926	66300	0	
	SUBT		*268000*	*218926*	*188147*	*0*	
	Sewer Phase I	1460	25000	0	0	0	
	Sewer Phase	1450	0	151770	0	0	
HA Wide	Lock sets/Doors/general boiler replacement	1460	25000	20000	0	0	
	Consolidate alarm hardware and contract	1460	10000	5000	0	0	
	Force Account apartment repairs	1460	10000	0	0	0	
	Window, Security Screens, Roofing repairs	1470	0	0	0	0	
	Appliances	1465.1	30000	30000	13974	13974	
	A & E , + Sewer, Mgmt Assess, Fair Opinion	1430	121891	121891	72597	0	
	Dumpsters : new, or repairs & replacement	1450	5000	5000	0	0	
	Pavement and sidewalks	1450	0	5000	0	0	
	Computer Software, Copy Modernization prints	1408	13000	8000	0	0	
	Marketing and Advertising	1408	2000	2000	0	0	
	Staff and Board Training	1408	15000	10000	0	0	
	Technical Computer Info. / MIS Computer Service, Fairness Opinion, Mgmt. Assess.	1408	0	5000	0	0	
	Security-DPD Contract	1408	55000	55000	0	0	
	Operation of the Authority	1406	55537	55537	0	0	
	Relocation (temporary)	1495.1	500	500	0	0	
	Computer Hardware	1475	12000	10000	0	0	
	Copier/Mowers/Maintenance Vehicles	1475	12000	7304	7304	7304	

	Garbage Truck	1475	0	0	0	0	
	Page sum		*659928*	*710928*	*282022*	*21278*	
IL06P011005							
Churchill Towers,	Hall Ventilation and Egress Repair	1460	0	0	0	0	
Madison Court	HVAC Completion, Floor Insulation	1460	0	0	0	0	
& Carver Park	Boiler Replacement, stack, thermostats	1460	0	0	0	0	
	Backflow Protection	1460	0	0	0	0	
	Elevator shaft, care & control repairs	1460	15000	0	0	0	
	Madison Ct. door/window repairs 10 units	1460	0	0	0	0	
IL06P011006			0	0	0	0	
Mer Che Manor	Hall Ventilation & Egress Phase II	1460	0	0	0	0	
	HVAC Repairs & Boiler	1460	20,000	0	0	0	
	Backflow Protection	1460	0	0	0	0	
	Elevator shaft, car & control repairs	1460	15,000	0	0	0	
	Trash Compaction/ conveyer system/dumpsters	1460	1,000	0	0	0	
	Administration	1410	78,992	78992	78992	19715	
	Page sum		*129,992*	*78992*	*78992*	*19715*	

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834			**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150103 Replacement Housing Factor		**Federal FY of Grant:** **2003 "A"**
Development Number **Name / HA-Wide Activities**	All Funds Obligated * (Quarter Ending Date)		All Funds Expended * (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Obligated**	**Expended**	
IL06P011002					
Beeler Terrace	9/16/05		9/16/07		
IL06P011005					
Churchill Towers	9/16/05		9/16/07		
Madison Court	9/16/05		9/16/07		
Carver Park	9/16/05		9/16/07		
IL06P011006					
Mer Che Manor	9/16/05		9/16/07		
IL06P011001 Fair Oaks	9/16/05		9/16/07		
IL06P011003 Fair Oaks					
Il06P011007 Fair Oaks					
PHA Wide	9/16/05		9/16/07		
				*PIH 2003-19 (PHA) dated 7-23-03, (page 6) recommended obligation and expenditure dates are shown above.	

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150203 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003 "B"

☐ Original Annual Statement) ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No:)
■ Performance and Evaluation Report for Period Ending ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
4	Management Improvements Hard Costs	0	0	0	0
5	1410 Administration	$15,743	15,743	0	0
6	1411 Audit	0	0	0	0
7	1415 Liquidated Damages	0	0	0	0
8	1430 Fees and Costs	0	0	0	0
9	1440 Site Acquisition	0	0	0	0
10	1450 Site Improvement	0	111,685	0	0
11	1460 Dwelling Structures	$111,685	0	0	0
12	1465.1 Dwelling Equipment – Non –Expendable	$30,000	30,000	0	0
13	1470 Non- Dwelling Structures	0	0	0	0
14	1475 Non – Dwelling Equipment	0	0	0	0
15	1485 Demolition	0	0	0	0
16	1490 Replacement Reserve	0	0	0	0
17	1492 Moving to Work Demonstration	0	0	0	0
18	1495.1 Relocation Costs	0	0	0	0
19	1499 Development Activities	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 1 – 19)	$157,428	157,428	0	0
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 Compliance	0	0	0	0
24	Amount of line 21 Related to Security Soft Costs	0	0	0	0
25	Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	30,000	0	0
27	1501 Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150203 Replacement Housing Factor	**Federal FY of Grant:** **2003 "B"**

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
IL06P011002			**Original**	**Revised**	**Obligated**	**Expended**	
Beeler Terrace	Comprehensive Modernization completion of thirteen apartments in two developments	1460	0	0	0	0	
IL06P011001, 3, 7	Interiors, Exteriors – deferred Maintenance Units	1460	0	0	0	0	
Fair Oaks	HVAC, Sewer Lines, fixtures, windows	1460	0	0	0	0	
	Wall, Flooring Work, stairs, rails	1460	0	0	0	0	
	K & B Cabs., Electrical work- detectors	1460	0	0	0	0	
	SUBT		0	0	0	0	
	Sewer Phase	1450	0	111685	0	0	
	Sewer Phase	1460	111685	0	0	0	
HA Wide	Lock sets/Doors/general boiler replacement	1460	0	0	0	0	
	Consolidate alarm hardware and contract	1460	0	0	0	0	
	Force Account apartment repairs	1460	0	0	0	0	
	Window, Security Screens, Roofing repairs	1470	0	0	0	0	
	Appliances	1465.1	30,000	30,000	0	0	
	A & E Contract for sewer(s)	1430	0	0	0	0	
	Dumpsters : new, or repairs & replacement	1450	0	0	0	0	
	Computer Software, Copy Modernization prints	1408	0	0	0	0	
	Marketing and Advertising	1408	0	0	0	0	
	Staff and Board Training	1408	0	0	0	0	
	Technical Computer Information Dept.	1408	0	0	0	0	
	Security-DPD Contract	1408	0	0	0	0	
	Operation of the Authority	1406	0	0	0	0	
	Relocation (temporary)	1495.1	0	0	0	0	
	Computer Hardware	1475	0	0	0	0	
	Copier/Mowers/Maintenance Vehicles	1475	0	0	0	0	
	Page sum		*141,685*	*141,685*	*0*	*0*	

IL06P011005							
Churchill Towers,	Hall Ventilation and Egress Repair	1460	0	0	0	0	
Madison Court	HVAC Completion, Floor Insulation	1460	0	0	0	0	
& Carver Park	Boiler Replacement, stack, thermostats	1460	0	0	0	0	
	Backflow Protection	1460	0	0	0	0	
	Elevator shaft, care & control repairs	1460	0	0	0	0	
	Madison Ct. door/window repairs 10 units	1460	0	0	0	0	
					0	0	
					0	0	
IL06P011006					0	0	
Mer Che Manor	Hall Ventilation & Egress Phase II	1460	0	0	~~0~~	0	
	HVAC Repairs & Boiler	1460	0	0	0	0	
	Backflow Protection	1460	0	0	~~0~~	0	
	Elevator shaft, car & control repairs	1460	0	0	0	0	
	Trash Compaction/ conveyer system/dumpsters	1460	0	0	0	0	
HA Wide	Administration	1410	15,743	15,743	0	0	
	Garbage truck	1475	0	0	0	0	
	Page sum		*15,743*	*15,743*	0	0	

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834			**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150203 Replacement Housing Factor		**Federal FY of Grant:** **2003** "B"
Development Number Name / HA-Wide Activities	All Funds Obligated * (Quarter Ending Date)		All Funds Expended * (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Obligated**	**Expended**	
IL06P011002					
Beeler Terrace	2/13/06		2/13/08		
IL06P011005	2/13/06		2/13/08		
Churchill Towers					
Madison Court					
Carver Park					
IL06P011006	2/13/06		2/13/08		
Mer Che Manor					
IL06P011001 Fair Oaks	2/13/06		2/13/08		
IL06P011003 Fair Oaks					
Il06P011007 Fair Oaks					
PHA Wide	2/13/06		2/13/08		
					*Award date on 12-29-03 & letter indicated the obligation start date was 2-13-04

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFO / CFPRHF) Part 1: Summary

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2004**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ■ Revised Annual Statement (Revision No: 1 as of 3-31-04)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non – CFP Funds				
2	1406 Operations	$60,000	60,000		
3	1408 Management Improvements	$ 95,000	80,000		
4	1410 Administration	$ 97,894	97,894		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	$ 20,000	25,000		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	30,000	470,000		
10	1460 Dwelling Structures	$580,503	20,000		
11	1465.1 Dwelling Equipment – Non -Expendable	$ 35,000	30,000		
12	1470 Non- Dwelling Structures	$ 15,000	1,073		
13	1475 Non – Dwelling Equipment	$ 35,000	22,056		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	$10,541	1,000		
18	1499 Development Activities	0	0		
18.1	1501 Payments for debt service and/or fees	0	171,915		
19	1502 Contingency	0	0		
20	Amount of Annual Grant: (sum of lines 2 – 19)	$978,938.00	978,938		
21	Amount of line 21 Related to LBP Activities	3,250	2,000		
22	Amount of line 21 Related to Section 504 Compliance	5,000	5,000		
23	Amount of line 21 Related to Security	55,000	55,000		
25	Amount of line 21 Related to Energy Conservation Measures	65,000	50,000		
26	1501 Collateralization Expenses or Debt Service	0	166,988		

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834	**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2004**

Development Number Name / HA-Wide Activities	**General Description of Major Work Categories**	**Dev. Acct. No.**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
			Original	**Revised**	**Obligated**	**Expended**	
IL06P011002 Beeler Terrace and IL06P011001,3,7Fair Oaks	Comprehensive Modernization: Apartments Interiors & Exteriors- final unit upgrading incl/nlt HVAC, Sewer Lines, Wall & Flooring, fixtures, K&B Cabs, Electrical work, Detectors in various units, &site work	1460	$ 60,000	1,000			
HA Wide	Sewer Phase I	1460	455,503	0			
	Sewer Phases	1450	0	450,000			
	Roofing, Window, Security Screens	1470	10,000	73			
	Consolidate alarm hardware & contract, repairs	1470	5,000	1,000			
	Appliances	1465.1	35,000	30,000			
	Door and/or screen replacements, and Lock sets	1460	10,000	2,000			
	A&E Contracts/+ Management Assessment/Fair	1430	20,000	25,000			
	Opinion Boiler Repairs	1460	10,000	5,000			
	Marketing and Advertising	1408	2,000	2,000			
	Computer Software, Copy Modernization Prints	1408	13,000	5,000			
	Staff, & Board of Commissioners Training, Assessment Incl. Fairness Opinion, Mgmt. Assess.	1408	15,000	10,000			
	Technical Computer Information Dept.	1408	10,000	8,000			
	Debt Service and/ or fees	1501	0	171,915			
	Security-DPD Contract	1408	55,000	55,000			
	Operation of the Authority	1406	60,000	60,000			
	Relocation (temporary)	1495.1	10,541	1,000			
	Computer Hardware for HA & CAD, copier	1475	20,000	10,000			
	Mowers/Maintenance Vehicles, and Equipment	1475	10,000	5,000			
	1460 Meter Back replacement	1460	10,000	1,000			
	Force Account	1460	15,000	1,000			
	Refuse Sweeper, High rise compaction upgrade	1475	5,000	2,056			
	Garbage Truck	1475	0	5,000			
	*Page **Sum***		*$831,044.00*	*851,044*			

IL06P011005 Churchill Towers, Madison Court & Carver Park	Thermostats, Boiler repairs, training Elevator, building, and site & egress repairs	1460 1450	5,000 20,000	5,000 10,000			
			0	0			
IL06P011006 MerChe Manor	Egress Repairs Phase I, including elevator HVAC Repairs & Boiler, Backflow Drain to sewer Administration	1460 1450 1410	15,000 10,000 97,894	5,000 10,000 97,894			
	Sum		*147,894*	*127,894*			

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

PHA Name: Danville Housing Authority 1607 Clyman Lane, P.O. Box 168 Danville, IL 61834			**Grant Type and Number:** Capital Fund Program Grant NO: IL06PO1150104 Replacement Housing Factor Grant No:		**Federal FY of Grant: 2004**
Development Number Name / HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Date
	Original	**Revised**	**Original**	**Expended**	
IL06P011002 Beeler Terrace	6/30/06		9/30/08		
IL06P011005					
Churchill Towers, Madison Court, and Carver Park	630/06		9/30/08		
IL06P011006					
MerChe Manor	6/30/06		9/30/08		
IL06P011001 IL06P011003 IL06P01107 Fair Oaks	6/30/06		9/30/08		
PHA Wide	6/30/06		9/30/08		

Attachment: (il011g02)

Danville Housing Authority PHA Plan – April 1, 2004 – March 31, 2005
Component 7 – Capital Improvement Needs
Debt Financing Addendum

Background: The Danville Housing Authority intends to evaluate and undertake a debt financing initiative to enable the Authority to accomplish certain projects in a shorter time frame than the normal HUD Capital Fund funded time frames. Two options will be explored and the option most advantageous to the Authority will be used to fund capital projects with Capital Fund funding pledged to service the debt and associated costs.

Projects To Be Undertaken: Using currently available Capital Funds, the Authority has retained architectural and engineering services to analyze the current antiquated sanitary and storm sewer systems and to design replacements for the three contiguous 326 unit Fair Oaks housing complexes. The analysis is complete and a total replacement of the sanitary sewer is required and substantial additions to the storm sewers are needed. The total estimated cost of the sanitary and storm replacement systems is $1,555,000. For funding reasons, the Authority plans to break the project into three sanitary and four storm system phases.

Funding: The Authority currently has two Capital Funds (CF) available. The 2001 CF is 100% obligated and nearly spent ($971,867 of $997,820) and the 2002 CF ($960,056) is 32% obligated ($430,499) with a $477,000 contractual increase pending approval during October 2003 for an overall 81% obligation and an additional $95,000 contract pending approval once the CF 2003 monies are received. Deducting necessary management improvements and administrative costs leaves about $250,000 available from the combined 2001, 2002, 2003 funds to go towards this very necessary sewer project.

Debt Financing: The Authority plans to use one or both methods of debt financing to fund and accomplish at least one phase of the sanitary and storm sewer project. Option one is participation in the Illinois Public Housing Finance Corporation bond issuance program for funding capital projects with the debt service secured and paid from future Capital Funds. Option two is a straight loan from a financial institution with debt service repayments secured and repaid from future Capital Funds. The anticipated amount to be financed would range from approximately $400,000 to $1,500,000. Options will include contracting for one phase of sanitary sewer with the accompanying storm sewer addition at the low end to contracting for the entire project. The option selected will depend on the debt terms, cost, and prudent scheduling combined with the level of Capital Fund funding for the additive 2003 distribution and projected 2004 funding levels following approval of HUD's Capital Fund appropriations for FY 2004. Due to the lead time involved in securing actual funding, initial actions will be taken to lay the groundwork for the debt financing with actual borrowings to be completed early during calendar 2004.