

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

PHA Plans

Five-Year Plan for Fiscal Years 2004 - 2008

Annual Plan for Fiscal Year 2004

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

PHA PLAN

AGENCY IDENTIFICATION

A. PHA Name: Housing Authority of the City of Rock Island, Illinois

B. PHA Number: IL018

C. PHA Fiscal Year Beginning (mm/yyyy): 10/2004

D. Public Access to Information

1. 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

E. Display Locations for PHA Plans and Supporting Documents

1. 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.

2. 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.

FIVE-YEAR PLAN

PHA FISCAL YEARS 2004 - 2008

[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is:

State mission here.

*The MISSION OF THE ROCK ISLAND HOUSING AUTHORITY is:
To pursue new and creative ways
to meet the changing housing needs
of the residents of Rock Island*

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.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers

Reduce public housing vacancies

Leverage private or other public funds to create additional housing opportunities

Acquire or build units or developments

Other:

List below.

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management
PHAS score:
 - Improve voucher management
SEMAP score:
 - Increase customer satisfaction
 - Concentrate on efforts to improve specific management functions:

List; e.g., public housing finance, voucher unit inspections.

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

List below.

- PHA Goal: Increase assisted-housing choices
Objectives:
 - Provide voucher mobility counseling
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program
 - Implement public housing or other homeownership programs
 - Implement public housing site-based waiting lists
 - Convert public housing to vouchers
 - Other:

List below.

2. 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.

3. 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.

4. 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.

5. Other PHA Goals and Objectives:

List below.

Five-Year Goals

- ◆ Safe, Well-Maintained Housing Units
- ◆ Effective Organization with Measured Performance
- ◆ Solid, Credible Financial Condition
- ◆ Full Occupancy of Units
- ◆ Positive Image: Within Our Community; Within Quad Cities

Fiscal Year Goals

- ◆ Ensure Long-Term Financial Viability
- ◆ Continue to Improve Customer Service
- ◆ Enhance Public Image
- ◆ Implement Asset Management Plan
- ◆ Achieve “High Performer” Designation

ANNUAL PHA PLAN
PHA FISCAL YEAR 2000

[24 CFR Part 903.7]

A. Annual Plan Type

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

B. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Rock Island Housing Authority provides affordable, decent, safe, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. RIHA is pursuing new and creative ways to meet the changing housing needs of Rock Island residents and is committed to improving the quality of public and affordable housing by providing more choices for current and future residents.

The Rock Island Housing Authority owns and manages 544 units of conventional low-income public housing. RIHA operates a Housing Choice Voucher Program with 167 units of subsidized Section 8 housing. In total, RIHA provides housing assistance for seven hundred families – nearly 1500 persons.

The public housing units are located on five sites, Spencer Towers, Sunset Heights, Valley Homes, Lincoln Homes, and Manor Homes. Spencer Towers and Sunset Heights are high-rise structures. Spencer primarily houses the elderly, and the physically and mentally disabled; and Sunset, the general adult population. Valley, Lincoln, and Manor Homes are family sites.

Under state enabling legislation [310 ILCS 10], RIHA is charged with the responsibility to provide affordable housing to Rock Island residents. To achieve that goal, RIHA works closely with the City of Rock Island, ensuring that the authority's strategies support and complement the City's Comprehensive Plan.

Purpose and Structure of the Agency Plan

Since the passage of the National Housing Act in 1937, no legislation has impacted public housing more than the passage of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) on October 21, 1998. The Act, attached to the FFY 1999 appropriations bill, dramatically and permanently amended the laws governing the delivery of assistance to the economically disadvantaged, including public housing and the Section 8 Housing Choice Voucher programs of the federal Department of Housing and Urban Development (HUD).

Among its many provisions, QWHRA mandates that each public housing authority (PHA) assess its management and operational practices and develop a plan ensuring that the PHA will meet established goals and objectives. A PHA Plan includes a Five-Year Plan and an Annual Plan. The Five-Year Plan is a strategic document that defines the agency's mission, vision, and goals, and outlines the long-term utilization of HUD's Capital Fund allocation to the PHA. The Annual Plan is an execution document that analyzes participants' needs, details policies for the authority's operations, programs and services, and identifies processes for the implementation of the Agency Plan in the upcoming fiscal year.

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while meeting its own needs. It outlines the PHA's efforts in meeting the needs of the low and very-low income population in its community and effectively serves as a management, operational and accountability tool for the Authority. An Annual Plan and/or update of the Agency Plan will be submitted to HUD annually at least 75 days before the start of the succeeding fiscal year. This PHA Plan contains a Five-Year Plan for Fiscal Years 2005 through 2009 and an Annual Plan for Fiscal Year 2005.

Preliminary planning sessions were conducted with the Authority's residents, Resident Advisory Board, community leaders and organizations, and State and local authorities during the development of the Agency Plan to ensure that the needs of the residents and community are addressed. The Agency Plan is consistent with the Consolidated Plan/CHAS for the City of Rock Island.

The Asset Management Plan

As part of the Annual Plan, and to meet QWHRA requirements, RIHA prepared an Asset Management Plan in 2003. The Plan resulted in the decision to keep and maintain Sunset Heights, keep and upgrade Spencer Towers, maintain and monitor both Lincoln Homes and Manor Homes and to demolish and replace Valley Homes.

The Asset Management Plan has been approved by the RIHA Board of Commissioners and by HUD. The implementation of the strategic Asset Management Plan will require ten or more years and is neither exhaustive nor sequential. Each project is subject to the availability of financing and each must be approved by the Board of Commissioners and HUD.

The Rock Island Housing Authority is committed to revitalizing the communities and neighborhoods in which their properties exist by evaluating their continued longevity and ultimately replacing them with quality affordable housing. RIHA intends to enhance the housing options of current and future residents, including the opportunity to achieve the American Dream of homeownership, allowing individuals to gain self-sufficiency and economic independence.

The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is committed to improving the quality of public and affordable housing, and providing more choices for current and future residents.

Revitalization and Deconcentration

Revitalization and deconcentration initiatives create an infrastructure for families that encourage stable homeownership, support neighborhood economic development, and provide a variety of resources for children, youth, and adults. An adequate supply of affordable housing will have a positive effect on business investment and growth and could become a deterrent to the out-migration of Rock Island residents – creating stable neighborhoods, increasing the tax base, and growing neighborhoods based on transition and hope.

Affordable housing indicates that a household, regardless of income, spends no more than thirty percent of its income for housing. Families who pay more than thirty percent of their income for housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

Mixed-income housing combines low-income and higher income households in the same development. After decades of using public housing and other federally subsidized housing developments to shelter very-low and low-income families, the Federal Government is shifting toward the deconcentration of poor families via the creation of mixed-income communities indistinguishable from market rate housing. The dominant methods for revitalization and deconcentration include Section 8 Housing Choice Voucher programs for use primarily in privately owned housing, and combining low-income and higher income households in the same development.

Section 8 Program. The RIHA Housing Choice Voucher program is fully leased. The Rock Island Housing Authority will apply for additional permanent vouchers through Fair Share redistribution, project-based vouchers, temporary replacement-housing vouchers, and relocation for demolition vouchers to support the accommodation of eligible displaced public housing residents.

In-Fill Housing. The Rock Island Housing Authority will develop single-family and very-low density multi-family housing opportunities, revitalizing neighborhoods in Rock Island. Multiple modes of financing these units exist; the method selected will determine occupancy of each unit as public housing, affordable rental housing, or affordable owner-occupied properties.

Mixed-Income Housing. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move Rock Island Housing Authority toward becoming the provider of housing of choice rather than the housing of last resort. Mixed-income projects promote safe housing environments and share the theme of upward mobility by providing opportunities for overcoming barriers to education, and employment, for low- to moderate-income working families as well as the very poor.

Resident Quality of Life Plan of Action

RIHA seeks to renew neighborhoods from within by identifying a range of programs and services aimed at increasing self-sufficiency, homeownership and economic independence. An RIHA goal is to become an effective intermediary by partnering with public and private human services agencies that share a stake in the future of the City of Rock Island and are committed to revitalization. By pooling resources from a variety of collaborators providing a diverse selection of support services, RIHA will focus on creating healthy, vibrant communities and improving the lives of people living there.

Strong, economically diverse communities are important ingredients in reducing poverty, eliminating dependence upon welfare, and improving the futures of low-income families. Neighborhood revitalization and deconcentration is based upon the notion that cities can – and should – be renewed for the sake of their residents. Neighborhood revitalization is more than

building housing in a community – it's about rebuilding lives. Together, we are helping to restore hope and equal opportunities for all residents of Rock Island.

Relocation Plan of Action

HUD regulations require that any application for the demolition/disposition of property be accompanied by a relocation plan. As part of the recommended Asset Management Plan, the Rock Island Housing Authority will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents will receive relocation assistance as stipulated in the URA and as outlined in the Relocation of Displaced Households Policy. Resident relocation options include:

Relocation to Other Sites. Residents may be relocated to other appropriately sized RIHA units.

Acquisition/Construction. RIHA may acquire existing and/or develop new housing opportunities, stabilizing neighborhoods in Rock Island and providing additional options and opportunities for current and future residents over the long-term.

Supportive Housing. RIHA may develop Section 202 and Section 811 properties to provide relocation options for residents with special needs.

Issuance of Relocation Vouchers. In conjunction with any demolition/disposition application, RIHA will apply to HUD for the issuance of sufficient temporary relocation Housing Choice vouchers to accommodate the displaced households. These vouchers will be available at the option of the household.

Resident Relocation Benefits. Eligible RIHA residents being relocated as a result of the recommended Asset Management Plan will receive financial assistance, including for the moving of belongings and utility relocation costs.

Resource Development

Traditional HUD funding levels are decreasing. As a result of the Quality Housing and Work Responsibility Act of 1998, the Rock Island Housing Authority must become economically self-sustaining and independent. To meet this vision, RIHA has elected to identify and work toward the acquisition of external funding sources. Through grant and resource development, RIHA will be in a position to facilitate the implementation of programs and services for asset improvements, the creation of new housing, and resident services that will foster economic self-sufficiency and personal growth.

Conclusion

The Rock Island Housing Authority is committed to building new communities based on transition and hope. By evaluating the long-term benefits of each of its properties, RIHA is in

the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. The revitalization of Rock Island communities and neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

C. 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.

<u>Attachment Description</u>	<u>Filename</u>
Required Attachments:	
<input checked="" type="checkbox"/> Admissions Policy for Deconcentration	il018a02
<input checked="" type="checkbox"/> FY 2003 Capital Fund Program Annual Statement	il018b02
<input type="checkbox"/> Most recent board-approved operating budget	
Required attachment for PHAs that are troubled or at risk of being designated troubled ONLY	
Optional Attachments:	
<input checked="" type="checkbox"/> PHA Management Organizational Chart	il018c02
<input checked="" type="checkbox"/> FY 2004 Capital Fund Program Five-Year Action Plan	il018d02
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Comments of Resident Advisory Board or Boards	il018e02
Must be attached if not included in PHA Plan text	
<input type="checkbox"/> Other:	
List below, providing each attachment name	
Asset Management Plan Executive Summary	il018f02
Pet Policy	il018g02
Replacement Housing Fund 501 Grant Year 1999 Annual Statements	il018h02
Capital Grant Program 709 Grant Year 1999 Annual Statements	il018i02
Capital Fund 501 Grant Year 2000 Annual Statements	il018j02
Replacement Housing Fund 501 Grant Year 2000 Annual Statements	il018k02
Capital Fund 501 Grant Year 2001 Annual Statements	il018l02
Replacement Housing Fund 501 Grant Year 2001 Annual Statements	il018m02
Capital Fund 501 Grant Year 2002 Annual Statements	il018n02
Replacement Housing Fund 501 Grant Year 2002 Annual Statements	il018o02
Capital Fund 501 Grant Year 2003 Annual Statements	il018p02
Replacement Housing Fund 501 Grant Year 2003 Annual Statements	il018q02
Capital Fund 502 Grant Year 2003 Annual Statements	il018r02
Replacement Housing Fund 501 Grant Year 2004 Annual Statements	il018s02
Homebuyer Incentive Program (HIP) Plan	il018t02
Homeownership Activities Policy	il018u02

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

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

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund / Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved Five-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
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to Section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 [42 U.S.C. 1437c(h)], the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents Optional. List individually; use as many lines as necessary.	Specify as needed.

1. Statement of Housing Needs

[24 CFR Part 903.7 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	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2,679	5	5	5	3	2	4
Income > 30% but <= 50% of AMI	1,961	5	4	5	2	2	4
Income > 50% but < 80% of AMI	2,879	4	3	5	2	2	4
Elderly	2,372	4	4	4	4	1	4
Families with Disabilities	6,992 persons	4	4	5	5	2	4
Black	2,501	5	5	5	3	3	4
Hispanic	632	5	5	5	3	3	4

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: City of Rock Island
Indicate year: Fiscal Years 2003-08
- 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.

U.S. Bureau of the Census, Census 2000, Tables DP-1 (Profile of General Demographic Characteristics), DP-3 (Profile of Selected Economic Characteristics), and Summary File 1, Table P015 (Population)

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

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

Housing Needs of Families on the Waiting List

Waiting list type: Select one.			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	265		37
Extremely low income ($\leq 30\%$ AMI)	232	87.55%	
Very low income ($> 30\%$ but $\leq 50\%$ AMI)	33	12.45%	
Low income ($> 50\%$ but $< 80\%$ AMI)	0	0.00%	
Families with children	175	66.04%	
Elderly families	0	0.00%	
Families with Disabilities	57	21.51%	
Black	179	67.55%	
White, non-Hispanic	53	20.00%	
Hispanic	29	10.94%	
Other	4	1.51%	
<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the waiting list closed? If "Yes": How long has it been closed (months)? 3 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			

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/sub-jurisdiction:

Elderly Sites

	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	24		105
Extremely low income (<= 30% AMI)	22	91.67%	
Very low income (> 30% but <= 50% AMI)	2	8.33%	
Low income (> 50% but < 80% AMI)	0	0.00%	
Families with children	1	4.17%	
Elderly families	22	100.00%	
Families with Disabilities	22	91.67%	
Black	8	33.33%	
White, non-Hispanic	16	66.67%	
Hispanic	0	0.00%	
Other	0	0.00%	

Characteristics by Bedroom Size:

Public Housing only.

1 BR	23	95.83%	91
2 BR	1	4.17%	14
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

No Yes Is the waiting list closed?

If "Yes":

How long has it been closed (months)?

No Yes 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?

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/sub-jurisdiction:
 Family Sites

	Number of Families	Percent of Total Families	Annual Turnover
Waiting list total	151		62
Extremely low income (<= 30% AMI)	145	96.03%	
Very low income (> 30% but <= 50% AMI)	6	3.97%	
Low income (> 50% but < 80% AMI)	0	0.00%	
Families with children	86	56.95%	
Elderly families	0	0.00%	
Families with Disabilities	4	2.65%	
Black	95	62.91%	
White, non-Hispanic	37	24.50%	
Hispanic	19	12.58%	
Other	0	0.00%	

Characteristics by Bedroom Size:
 Public Housing only.

1 BR	65	43.05%	3
2 BR	38	25.17%	25
3 BR	35	23.18%	25
4 BR	10	6.62%	8
5 BR	3	1.99%	1
5+ BR	0	0.00%	

No Yes Is the waiting list closed
 If "Yes":
 How long has it been closed (months)?
 No Yes 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?

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

- i. 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.

Consider implementation of project-based Housing Choice Vouchers

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.

Implement Asset Management Plan, which will explore various opportunities, including those mentioned above

- ii. 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.

Promote Mandatory Earned-Income Disregard

- iii. 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.

Promote Mandatory Earned-Income Disregard

- iv. 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.

Coordinate with providers of social services to the elderly

- v. 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.

Consider the implementation of project-based Housing Choice Vouchers, granting preference to developments serving the disabled

- vi. 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.

- vii. 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 Funds	Planned Uses
1. Federal Grants (FY 2000 grants)		
a. Public Housing Operating Fund	\$ 1,817,656	
b. Public Housing Capital Fund	1,053,257	
c. HOPE VI Revitalization		
d. HOPE VI Demolition		
e. Annual Contributions for Section 8 Tenant-Based Assistance	807,529	
f. Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g. Resident Opportunity and Self-Sufficiency Grants		
h. Community Development Block Grant		
i. HOME		
j. Other Federal Grants: List below		
2. Prior Year Federal Grants (unobligated funds only)		
List below		
a. Capital Fund		Public Housing Capital Improvements
i. 501-01	39,503	
ii. 501-02	282,298	
iii. 501-03	615,354	
3. Public Housing Dwelling Rental Income	906,361	Public Housing Operations
4. Other Income		
List below		
5. Non-Federal Sources		
List below		
TOTAL RESOURCES	\$ 5,521,958	

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 Sub-component 3A.

1. Eligibility

i. 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.

At time of application

ii. 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.

Outstanding debt to any HUD-assisted program

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

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

v. 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

i. 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.

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

- PHA main administrative office
- PHA development site management office
- Other:

List below.

iii. Site-based waiting lists

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 Sub-component 3, Assignment.

- a. How many site-based waiting lists will the PHA operate in the coming year?
- b. 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?
- c. Yes No May families be on more than one list simultaneously?
If "Yes," how many lists?
- d. 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

i. 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

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

- iii. If answer to Item ii is "No," list variations for any other than the primary public housing waiting list/s for the PHA:

4. Admissions Preferences

- i. Yes No Income targeting. 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?

- ii. Transfer policies. In what circumstances will transfers take precedence over new admissions?

- 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.

- iii. Preferences

- a. 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 Section 5, Occupancy.

- b. 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.

- (1) 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)

- (2) Other preferences:

- 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.

Near-elderly

- c. 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.

5 Date and Time

(1) Former Federal preferences:

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

(2) Other preferences:

- 3 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
- 2 Victims of reprisals or hate crimes
- Other preference(s):

List below.

4 Near-elderly

- d. 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

- i. 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(s):

List.

Resident Lease Handbook

- ii. 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

- i. 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?

- ii. 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?

- iii. If the answer to Item ii 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.

iv. 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?

v. If the answer to Item iv 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.

vi. 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:

vii. 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

i. 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.

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

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

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

v. Indicate what kinds of information you share with prospective landlords:

Select all that apply.

- Criminal or drug-related activity
- Other:

Describe below.

Current address

Names and addresses of landlords of current and immediately prior residences, if available

2. Waiting List Organization

i. 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.

- ii. Where may interested persons apply for admission to Section 8 tenant-based assistance?

Select all that apply.

- PHA main administrative office
- Other:

List below.

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

If "Yes," state circumstances below:

Difficulty of the household in locating a unit

4. Admissions Preferences

- i. Yes No Income targeting. 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?

- ii. Preferences

- a. 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 Section 5, Special Purpose Section 8 Assistance Programs.

- b. 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.

- (1) 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)
- (2) Other preferences:
 - 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.

Family
Elderly

- c. 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.

5 Date and Time

(1) Former Federal preferences:

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

(2) Other preferences:

- 4 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
- 4 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

- 3 Victims of reprisals or hate crimes
- Other preference(s):

List below.

- 1 Family
- 4 Elderly

d. 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
- e. 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

f. 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

i. 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.

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

- Through published notices
- Other:

List below.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

1. Income-Based Rent Policies

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

i. 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-mandated deductions and exclusions).

If selected, skip to Section 2, Flat Rents.

- The PHA employs discretionary policies for determining income-based rent

If selected, continue to Sub-section ii.

ii. 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?

c. If "Yes" to Question b, list these policies below:

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rental amount to any family unable to pay such amounts because of financial hardship, which shall include situations in which:

- The family has lost eligibility for or is awaiting an eligibility determination for a federal, state or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- The family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstances, including loss of employment; or
- A death in the family has occurred.

If a resident requests a hardship exemption and the Housing Authority reasonably determines the hardship to be of a temporary nature, an exemption shall not be granted during the 90-day period beginning upon the making of a request for the exemption. A resident shall not be evicted during the 90-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long-term basis, the Housing Authority shall retroactively exempt the resident from applicability of the minimum rent requirement for such 90-day period[jfh44].

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

- a. Yes No Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
- b. If "Yes" to above, list the amounts or percentages charged and the circumstances under which these will be used below:

The Housing Authority shall provide two (2) rent options for any public housing dwelling unit owned, assisted, or operated by the Housing Authority. The flat rental amount for the dwelling unit shall be based on the rental value of the unit, as determined by the Housing Authority.

In accordance with QWHRA, the PHA has established the following flat rents for the Authority:

<u>Bedroom Size</u>	<u>Flat Rent</u>
1 BR	\$325
2 BR	\$350
3 BR	\$375
4 BR	\$400
5 BR	\$425

iv. 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:
For increases in earned income of \$39 per month or less
- 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.

v. Ceiling rents

- a. 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

- b. 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.

- c. 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.

In accordance with HUD regulations, the ceiling rent will be exactly the same amount as the flat rent after the utility allowance, if applicable, has been deducted.

- vi. Rent re-determinations. 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.

\$40 per month

- Other:

List below.

Anytime the family composition changes

- vii. 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

- i. 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.

Current market study

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.

i. What is the PHA's payment standard?

Select the category that best describes your standard.

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

Describe circumstances below.

ii. 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.

iii. 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.

iv. How often are payment standards reevaluated for adequacy?

Select one.

- Annually
- Other:

List below.

- v. 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

- i. What amount best reflects the PHA's minimum rent?

Select one.

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

- ii. 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 Sub-components 5A, 5B, and 5C(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.

Filename: **il018c02**

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	544	167
Section 8 Vouchers	167	37
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/ Vouchers: List individually.	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs: List individually.	NA	NA

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.

Maintenance Policy

Personnel Policy

Procurement Policy

Capitalization Policy
Disposition Policy
Insurance Policy
Cash Management and Investment Policy
Petty Cash Policy

2. Section 8 Management:

List below.

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If "Yes," list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

Select all that apply.

- PHA main administrative office
 PHA development management offices
 Other:

List below.

B. Section 8 Tenant-Based Assistance

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

If "Yes," list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

Select all that apply.

- PHA main administrative office
 Other:

List below.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

1. Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment:

State name.

il018b02

- 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 Five-Year Action Plan

Agencies are encouraged to include a Five-Year Action Plan covering capital work items. This statement can be completed by using the Five-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.

- i. Yes No Is the PHA providing an optional Five-Year Action Plan for the Capital Fund?

If "No," skip to Sub-component 7B.

- ii. If "Yes" to Question i, select one:

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

State name.

il018d02

- The Capital Fund Program Five-Year Action Plan is provided below:

If selected, copy the CFP optional Five-Year Action Plan from the Table Library and insert here.

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

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

1. Yes No Has the PHA received a HOPE VI revitalization grant?

If "No," skip to Question 3; if "Yes," provide responses to Section 2 for each grant, copying and completing as many times as necessary.

2. Status of HOPE VI revitalization grant

Complete one set of questions for each grant.

i. Development name:

ii. Development (project) number:

iii. 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

3. Yes No Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If "Yes," list development name/s below:

Valley Homes

4. Yes No 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:

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. By implementing this Asset Management Plan, RIHA will be in a position to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is pursuing new and creative ways to meet the changing housing needs of Rock Island residents and is committed to improving the quality of public and affordable housing by providing more choices for current and future residents.

As part of the Asset Management Plan each property has been evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommends options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property. The Executive Summary of the Asset Management Plan is an attachment to this PHA Plan (il018f02).

Not-for-Profit Corporation: Create a Not-for-Profit Corporation. Rock Island has numerous opportunities for development. The RIHA has the occasion to use its unique status and the creation of a not-for-profit corporation to become an integral partner in the transformation of the City and a major player in the provision of quality housing for current and future residents. Funds generated by the corporation will be invested to develop additional affordable rental and homeownership housing opportunities within the community for current and future residents.

Spencer Towers: Keep and Upgrade. Spencer Towers should be kept in the RIHA inventory in some form and developed into a mixed-income housing opportunity. Ownership of the property should be transferred to the not-for-profit, which could develop the project either wholly owned or as a joint venture. Cash flow from the transfer will enable the agency to improve, develop and/or purchase other suitable property.

Sunset Heights: Keep and Maintain. Sunset Heights has many remaining years of service, however, significant modifications must occur for this property to reach its full potential. The installation of air conditioning and cosmetic enhancements, such as paint, wallpaper, accent touches, and carpeting treatments, will enhance appeal. Decisions relative to tenant profile and composition need to be considered for the long-term. Sunset will be used as part of the relocation plan for Spencer Towers residents in the short-term.

Manor Homes: Maintain and Monitor. While this property is not physically obsolete, it is rapidly approaching the point where no reasonable rehabilitation program will return it to housing use. However, the property can continue to be maintained over the next five years and utilized as part of the relocation plan-of-action. At that time, the property should be reevaluated to determine its long-term value and sustainability as a viable property.

Lincoln Homes: Maintain and Monitor. This property is an anchor for its neighborhood. With some maintenance and cosmetic changes for marketing purposes, this development should be capitalized upon as part of redevelopment activities in the community. Lincoln Homes could also be used as part of the relocation plan-of-action. It should be noted that due to its age, Lincoln Homes would need to be reevaluated in the next five- to ten- year period to determine its long-term value and sustainability as a viable property.

Valley Homes: Demolish and Replace. The demolition of Valley Homes was recommended as a part of the 2003 Asset Management Plan, endorsed through public comment, and approved as part of the 2003-04 Agency Plan. An application for the demolition was finalized and forwarded to the Special Applications Center of the Department of Housing and Urban Development in Chicago on June 14, 2004; the request was approved on September 16, 2004. In accordance with Federal regulations, a Relocation of Displaced Households Policy has been developed; the policy was accepted as part of the 2004-05 Agency Plan.

Future usage of the Valley Homes site has not been determined. The Valley Homes site is not designated for the relocation of current Valley Homes households.

In-Fill Housing: Acquire Existing and/or Develop New. The Rock Island Housing Authority should acquire existing and/or develop new housing opportunities, stabilizing neighborhoods in Rock Island and providing additional options and opportunities for current and future residents over the long-term. RIHA recently broke ground for six new affordable in-fill homes in four Rock Island neighborhoods. Six more homes are scheduled for construction

beginning in 2005 for a total of twelve new affordable homes. These homes will be used as part of the RIHA Homeownership Program for displaced Valley Homes households.

Section 8 Program: Homeownership Opportunities Available. By implementing recommendations made by this Asset Management Plan regarding in-fill housing, more rental and homeownership housing opportunities will become available under the Section 8 program, providing additional options for current and future RIHA residents over the long-term.

Supportive Housing: Section 202 and Section 811. Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Non-Elderly Persons with Disabilities were specifically designed to provide funds for the construction and management of housing, including independent living projects, condominium units and small group homes with the availability of supportive services to meet the needs of these special populations.

Warehouse Redevelopment: Renovate Warehouse. The RIHA should complete plans to renovate the office building and affect a move of the administrative offices to this site. At the same time, efforts for the creation of rental housing units should proceed. Ownership of this property should be transferred to the not-for-profit.

Relocation: Develop Relocation Plan. HUD regulations require that any application for the disposition of property be accompanied by a relocation plan. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA).

In preparation for the relocation of Valley Homes households, RIHA has identified multiple replacement housing options. These include relocation to a privately owned rental property within Rock Island, relocation to other RIHA properties, relocation to another low-income property or unit, a Homeownership Option for qualified eligible households, and a Homebuyer Incentive Program. RIHA will conduct surveys, meetings, and one-on-one consultations to identify the support services, programs and assistance required to facilitate the successful relocation of each eligible displaced household.

Funding Resources. Multiple funding sources are available for each Asset Management strategy.

Timetable. The timetable required to implement the recommended Asset Management Plan is subject to securing adequate financing. In addition, any project requiring the relocation of residents will be handled within the guidelines set forth in the Uniform Relocation Act (URA).

The Rock Island Housing Authority is committed to building new communities based on transition and hope. By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. The revitalization of Rock Island communities and neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

5. Yes No Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If "Yes," list developments or activities below:

(see response to question d, above)

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 [42 U.S.C. 1437p]) in the plan Fiscal Year?

If "No," skip to Component 9; if "Yes," complete one activity description for each development.

2. Yes No: Activity Description. Has the PHA provided the activities description information in the optional Public Housing Asset Management Table?

If "Yes," skip to Component 9. If "No," complete the Activity Description table below.

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status Select one: Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission State date (dd/mm/yy):	
5. Number of units affected:	
6. Coverage of action Select one: <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

[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. Yes No Activity Description. Has the PHA provided all required activity description information for this Component in the optional Public Housing Asset Management Table?

If “Yes,” skip to Component 10. If “No,” complete the Activity Description table below.

Designation of Public Housing Activity Description

1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status Select one: Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission State daate (dd/mm/yy):
5. If approved, will this designation constitute a Select one: <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 7. Coverage of action Select one: <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act?

If "No," skip to Component 11; if "Yes," complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to Component 11.

2. Yes No Activity Description. 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

State date (dd/mm/yyyy):

- Conversion Plan approved by HUD on

State date (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

State date submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application

State date submitted or approved:.

- Units addressed in a pending or approved HOPE VI Revitalization Plan

State 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 Sub-component 11A: Section 8 only PHAs are not required to complete Sub-component 11A.

1. 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 Sub-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 Sub-component 11B.

2. Yes No Activity Description. Has the PHA provided all required activity description information for this Component in the optional Public Housing Asset Management Table?

If "Yes," skip to Component 12. If "No," complete the Activity Description table below.

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

B. Section 8 Tenant Based Assistance

1. Yes No Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982?

If "No," skip to Component 12. If "Yes," describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high-performer status. High performing PHAs may skip to Component 12.

2. Program Description:

- i. Yes No: Size of Program. 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 to 50 participants
- 51 to 100 participants
- More than 100 participants
- Other:

List below.

5 or fewer new homeownership applicant families at any given time.

- ii. Yes No PHA-established eligibility criteria. 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:

- The family does not owe money to the PHA.
- The family has not committed any serious or repeated violations of a PHA-assisted lease within the past 5 years.

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Yes No Cooperative agreements. 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?

State date (dd/mm/yy):

2. Other coordination efforts between the PHA and TANF agency

Select all that apply.

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and 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

- i. 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.

- ii. Yes No Economic and social self-sufficiency programs. 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 Section 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description Include location, if appropriate	Estimated Size	Allocation Method Select from: Waiting list, Random selection, Specific criteria, Other	Access Select from: Development office, PHA main office, Other provider (state name)	Eligibility Select from: Public housing, Section 8 participant, Both
Project NOW Senior Center Meal Sites	50 12	Open to all	Spencer Towers Sunset Heights	Public Housing
Robert Young Center for Community Mental Health Transition Services	14 6	Clients of Center	Spencer Towers Sunset Heights	Public Housing
Alternatives for the Older Adult Support Services	18 10	Aged 60 or older	Spencer Towers Sunset Heights	Public Housing
4H Club	15	Aged 18 or younger	Valley Homes	Public Housing
Expanded Food & Nutrition Education Program (EFNEP)	20	Aged 18 or younger	Valley Homes	Public Housing
Youthbuild Transitions, Rock Island, IL	8	HUD program – low income, no secondary credentials	Contact main PHA office	Both
Resident Councils	30	Open to all adults	Spencer Towers Sunset Heights Valley Homes	Public Housing
Resident Advisory Board	10	Representative, 1 per 100 units	Main PHA office	Both

2. Family Self Sufficiency Program/s

The Housing Authority of the City of Rock Island does not offer a Family Self-Sufficiency program at this time. Grant applications have been submitted for both public housing and Section 8 FSS programs.

i. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants Estimated, start of FY 2000	Actual Number of Participants As of (state date: dd/mm/yy):
Public Housing		
Section 8		

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

If “No,” list steps the PHA will take below:

C. Welfare Benefit Reductions

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

Select all that apply.

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

List below.

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents:

Select all that apply.

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

Describe below.

2. What information or data did the PHA 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 developments are affected

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.

Community Policing Program

2. Which developments are most affected?

List below.

All developments are affected

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.

3. Which developments are most affected?

List below.

All developments are affected

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.

This subcomponent is no longer applicable.

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

2. Yes No Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

3. Yes No This PHDEP Plan is an Attachment.

Attachment Filename: ____

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No Is the PHA required to have an audit conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 [42 U.S.C. 1437c(h)]?

If "No," skip to Component 17.

2. Yes No Was the most recent fiscal audit submitted to HUD?
3. Yes No Were there any findings as the result of that audit?
4. Yes No If there were any findings, do any remain unresolved?
If "Yes," how many unresolved findings remain? _____
5. Yes No Have responses to any unresolved findings been submitted to HUD?
If not, when are they due?

State below.

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

- 1.** Yes No Is the PHA engaging in any activities that will contribute to the long term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

- 2.** What types of asset management activities will the PHA undertake?

Select all that apply.

- Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other:

List below.

Comprehensive market study
Evaluation of long-term cost for physical improvements
Consultation with local governmental officials
Consultation with social service agencies
Consultation with realtors and real estate management organizations

- 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.

il018e02[jfh80]

Provided below:

3. In what manner did the PHA address those comments?

Select all that apply.

Considered comments, but determined that no changes to the PHA Plan were necessary

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other:

List below.

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

1. Yes No Does the PHA meet the exemption criteria provided by Section 2(b)(2) of the U.S. Housing Act of 1937?

If "No," continue to Question 2; if "Yes," skip to Sub-component 18C.

2. Yes No Was the resident who serves on the PHA Board elected by the residents?

If "Yes," continue to Section 3; if "No," skip to Sub-component 18C.

3. Description of Resident Election Process

i. 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.

ii. 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.

iii. Eligible voters

Select all that apply.

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

List.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction:

City of Rock Island, 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.

The intent of the Housing Authority of the City of Rock Island is to work with the City of Rock Island and other governmental and not-for-profit organizations in the area to provide a comprehensive solution to the housing problems of low-income residents of Rock Island. The RIHA is well suited to provide low-income rental housing in the form of public housing and Section 8 tenant-based rental assistance. This will continue to be extremely useful in helping to reduce the cost burden and other housing problems facing extremely-low income renter families, particularly female-headed families, elderly households, and disabled individuals.

Over the five-year period in which this Agency Plan is in effect, the RIHA will investigate other opportunities to provide high quality housing assistance to families in need. Because affordability, the substandard condition of older housing stock, and the high vacancy rate of existing housing stock are key issues identified in the Consolidated Plan, the RIHA will investigate and spearhead, where possible, partnerships designed to create new assisted-housing units for low-income households.

- Other:**

List below.

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires local housing authorities to conduct an Asset Management assessment for each of its properties. Responding to this requirement, the Rock Island Housing Authority conducted a nationwide search for a firm to perform the study and formulate the plan. In accordance with the RIHA procurement policy, Goodwin and Associates was selected to prepare the Asset Management Plan.

In formulating the plan, Goodwin and Associates sought input from all constituencies, meeting with the residents, commissioners, City staff, community leaders, RIHA staff, and citizens of Rock Island. In keeping with the input provided by these groups and the analysis of both the physical maintenance needs of the properties and the housing needs of current and future

residents, an innovative approach allowing all participants and stakeholders to benefit was developed.

The Executive Summary of the Asset Management Plan is an attachment to this PHA Plan (i1018f02). By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. By implementing this Asset Management Plan, RIHA will be in a position to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. The Rock Island Housing Authority is pursuing new and creative ways to meet the changing housing needs of Rock Island residents.

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

Describe below.

Page numbers refer to the 2003-2008 Consolidated Plan for the City of Rock Island, Illinois, which was submitted to the Department of Housing and Urban Development on July 1, 2003.

The City of Rock Island has developed a five-year strategic plan to address the city's community development needs and all anticipated resources. Priorities have been determined through analysis of multiple data sources. Priority groups to be addressed by this Consolidated Plan continue to include low- and moderate-income homeowners, low- and moderate-income renters, homeless persons, and non-homeless persons with special needs. These groups will be assisted through the following priority activities over the next five years: (pgs. 67-68)

Priority 1: Promote, Increase, and Maintain Homeownership for Households with Low and Moderate Incomes (30%, 50%, 80% MFI).

Priority 2: Provide Safe, Affordable, Decent Housing for Renters with Low and Moderate Incomes (30%, 50%, 80% MFI).

Priority 3: Provide Transitional & Permanent Supportive Housing, and Services for Homeless Persons.

Priority 4: Provide Supportive Services for Non-homeless Persons with Special Needs.

To meet the designated priorities over the next five years, the City of Rock Island and additional community partners will perform a broad range of activities. (pg. 68)

The provision of standard affordable housing to homeowners and renters is a key Component in the city's anti-poverty strategy. Without access to affordable housing, extremely-low and very-low income households will continue to pay large portions of their incomes on housing, leaving little left for other necessities such as food, transportation or insurance. Over the next five years, the City will continue to work closely with entities that provide greater housing options to Rock Island residents including the Rock Island Housing Agency (*sic*), the Rock Island Economic Growth Corp., and Project NOW Inc. In addition, the City's Housing Rehabilitation Programs assist low-income renters and homeowners by making critical repairs so families may remain in their homes. (pg. 79)

The RIHA can utilize its unique status to become an integral partner in the transformation of the City of Rock Island and a major player in the provision of quality housing. (pg. 42) The City will work closely with the RIHA in the implementation of its Asset Management Plan and other efforts to create affordable housing. (pg. 80)

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.



Admissions Policy for Deconcentration
Filename: il018a02



FY 2003 Capital Fund Program Annual Statement
Filename: il018b02



PHA Management Organizational Chart
Filename: il018c02



FY 2004 Capital Fund Program Five-Year Action Plan
Filename: il018d02



Comments of Resident Advisory Board or Boards
Filename: il018e02



Asset Management Plan Executive Summary
Filename: il018f02



Pet Policy
Filename: il018g02



Replacement Housing Fund 501 Grant Year 1999 Annual
Statements
Filename: il018h02



Capital Grant Program 709 Grant Year 1999 Annual Statements
Filename: il018i02



Capital Fund 501 Grant Year 2000 Annual Statements
Filename: il018j02



Replacement Housing Fund 501 Grant Year 2000 Annual Statements
Filename: il018k02



Capital Fund 501 Grant Year 2001 Annual Statements
Filename: il018l02



Replacement Housing Fund 501 Grant Year 2001 Annual Statements
Filename: il018m02



Capital Fund 501 Grant Year 2002 Annual Statements
Filename: il018n02



Replacement Housing Fund 501 Grant Year 2002 Annual Statements
Filename: il018o02



Capital Fund 501 Grant Year 2003 Annual Statements
Filename: il018p02



Replacement Housing Fund 501 Grant Year 2003 Annual
Statements
Filename: il018q02



Capital Fund 502 Grant Year 2003 Annual Statements
Filename: il018r02



Replacement Housing Fund 501 Grant Year 2004 Annual
Statements
Filename: il018s02



Homebuyer Incentive Program (HIP) Plan
Filename: il018t02



Homeownership Activities Policy
Filename: il018u02

PHA Plan Table Library

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

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

Capital Fund Grant Number 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	Homeownership Component 11a	Other (describe) Component 17
Manor Homes IL018002 2601 7 th St. Rock Island, IL	102 Walk-Up Units	Capital Fund Program Annual Statement (i1018b02) and Five-Year Action Plan (i1018d02) is attached	Asset Management Plan Executive Summary is attached (i1018f02)				Authority-wide Homebuyer Incentive Program (HIP) has been approved by Board of Commissioners and added to Agency Plan; application planned at unspecified future date; HIP plan is attached (i1018s02) . Section 32 purchase-and-sale program is being considered; Homeownership Activity Policy is attached (i1018t02) .	Asset Management Plan, including comprehensive market study, and evaluation of long-term cost, conducted in consultation with local governmental officials, social service agencies, and realtors and real estate management organizations, was completed April 22, 2003; executive summary is attached (i1018f02)
Lincoln Homes IL018003 801 6 th St. Rock Island, IL	45 Walk-Up Units							
Sunset Heights IL018004 3130 9 th St. Rock Island, IL	141 Elevator Units							
Valley Homes IL018005 1003 25 th St. Rock Island, IL	57 Walk-Up Units			Demolition application was approved, on September 16, 2004, for the entire development; demolition will be completed by 2006				

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of Units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / Disposition <i>Component 8</i>	Designated Housing <i>Component 9</i>	Conversion <i>Component 10</i>	Homeownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Spencer Towers IL018006 111 20 th St. Rock Island, IL	199 Elevator Units				Entire development has been designated for occupancy by only elderly families and families with disabilities			

DECONCENTRATION POLICY

A policy of deconcentration will help to achieve a more equitable distribution of families between Rock Island Housing Authority developments. The Housing Authority shall determine the average income of all families residing in each covered development by using the Established Income Range (EIR) method. The RIHA will try to achieve an equitable distribution of families on the Authority's waiting list by factoring household income into the site referral decisions after admission, while continuing to respect a family's decision to live at any of the other Housing Authority properties.

The Housing Authority encourages program participation by higher income families. In an effort to create mixed-income communities and lessen the concentration of extremely low and very-low income families within the Authority's public housing developments, the Rock Island Housing Authority will conduct outreach targeted to higher-income working families. Outreach may include printed material, radio advertising, public housing program list on the Housing Authority's web site, formal and informal discussions and meetings.

In order to achieve deconcentration, the RIHA Admission Policy allows the Authority to skip an applicant on the waiting list in order to house a higher-income family who is willing to accept a unit in a targeted development. The Admission Policy allows the Housing Authority to grant incentive rents (or other incentives) for the purpose of creating mixed-income communities and lessening the concentration of extremely-low and very-low income families in one area. The applicant family shall have the sole discretion in determining whether to accept the incentive, and the Rock Island Housing Authority shall not take any adverse action toward any eligible family for choosing not to accept an incentive.

CF 501 04 BUDGET

FFY 2004

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-04	FFY of Grant Approval: 2004
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[xx] Original Annual Statement [] Reserve for Disasters/Emergencies [] Revised Annual Statement/Revision Number__ [] Performance and Evaluation Report for Program Year Ending _____
 [] Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	190,776			
3	1408 Management Improvements	50,500			
4	1410 Administration	95,348			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	288,758			
10	1460 Dwelling Structures	151,000			
11	1465.1 Dwelling Equipment-Nonexpendable	75,000			
12	1470 Nondwelling Structures	40,000			
13	1475 Nondwelling Equipment	12,500			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$953,882	\$0		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Page 1 of 1

form HUD-52837 (10/96)

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	General site improv/landscape	1450	1	5,000				
	New HVAC System	1465	1	75,000				
	Total for IL.18-2, Rock Island Manor				80,000	0		
	Sub-total account 1465				75,000			
	Sub-total account 1450				5,000			
	Sub-total account 1460				0			
Total for IL.18-2, Rock Island Manor				80,000	0			

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Sidewalk Replacement/mud jacking Repair kitchens	1450 1460	1 45	80,000				
				50,000				
				130,000	0			
				80,000				
				50,000				
				130,000	0			
	Total for IL.18-3, Lincoln Homes							
	Sub-total account 1450			80,000				
	Sub-total account 1460			50,000				
	Total for IL.18-3, Lincoln Homes			130,000	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Replace Galvanized pipes	1460	1	101,000				
	Renovate office/community space	1470	1	40,000				
	Total for IL.18-4 Sunset Heights			141,000	0			
	Sub-total account 1450							
	Sub-total account 1460			101,000				
Sub-total account 1470			40,000					
Total for IL.18-4, Sunset Heights				141,000	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair/replace drive	1450	1	78,758				
	Total for IL.18-5, Valley Homes			78,758	0			
	Sub-total account 1460			78,758	0			
	Total for IL.18-5, Valley Homes			78,758	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Repair/Repave existing parking areas	1450		125,000				
	Total for IL.18-6, Spencer Towers			125,000	0			
	Sub-total account 1450			125,000				
	Sub-total account 1465			0				
	Total for IL.18-6, Spencer Towers			125,000	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408	1	15,000				
	Resident Training	1408	1	500				
	Marketing	1408	1	20,000				
	CPU software upgrade/training	1408	1	10,000				
	Studies/Plans	1408	1	5,000				
	Total for 1408 Management Improvements			50,500	0			
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475		10,000				
	Computer Hardware	1475		2,500				
	Total for 1475, Maintenance Equipment			12,500	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		79,448				
	Modernization employee benefits	1410		15,000				
	Modernization publications	1410		300				
	Modernization advertising	1410		500				
	Modernization legal fees	1410		100				
	Total for 1410, Administration Costs			95,348	0			
	OPERATIONS	1406		190,776				
	PHA-WIDE ARCHITECT/ENG. FEES	1430		50,000				
	CONTINGENCY	1508						
	WAREHOUSE PURCHASE/RENOVATION	1470						
	GRANT TOTAL			953,882	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2006			9/30/2008			
IL.18-3 Lincoln Homes	9/30/2006			9/30/2008			
IL.18-4 Sunset Heights	9/30/2006			9/30/2008			
IL.18-5 Valley Homes	9/30/2006			9/30/2008			
IL.18-6 Spencer Towers	9/30/2006			9/30/2008			
IL.18-7 Scattered Sites	9/30/2006			9/30/2008			
IL.18-9 Warehouse	9/30/2006			9/30/2008			
Management Improvement	9/30/2006			9/30/2008			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

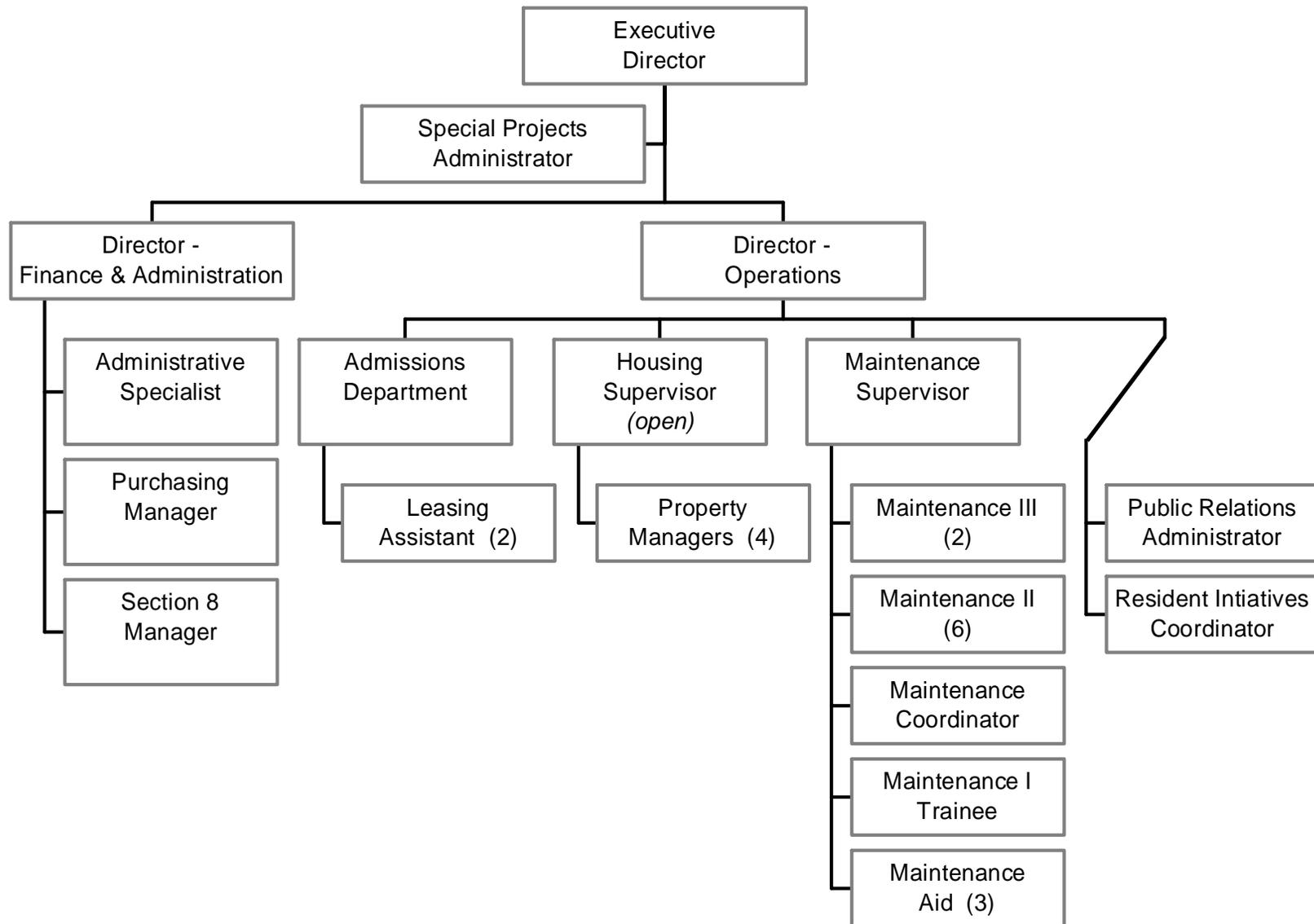
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Rock Island Housing Authority

Organizational Structure

Revised August 13, 2003



CF 501 04 BUDGET

FFY 2004

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-04	FFY of Grant Approval: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	210,651			
3	1408 Management Improvements	50,500			
4	1410 Administration	105,325			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	288,758			
10	1460 Dwelling Structures	188,023			
11	1465.1 Dwelling Equipment-Nonexpendable	80,000			
12	1470 Nondwelling Structures	60,000			
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,053,257	\$0		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	General site improv/landscape	1450	1	5,000				
	New HVAC System	1465	1	80,000				
	Total for IL.18-2, Rock Island Manor				85,000	0		
	Sub-total account 1465				80,000			
	Sub-total account 1450				5,000			
	Sub-total account 1460				0			
Total for IL.18-2, Rock Island Manor				85,000	0			

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Sidewalk Replacement/mud jacking Repair kitchens	1450 1460	1 45	80,000				
				50,000				
				130,000	0			
				80,000				
				50,000				
				130,000	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Replace Galvanized pipes	1460	1	138,023				
	Renovate office/community space	1470	1	60,000				
	Total for IL.18-4 Sunset Heights			198,023	0			
	Sub-total account 1450							
	Sub-total account 1460			138,023				
	Sub-total account 1470			60,000				
	Total for IL.18-4, Sunset Heights			198,023	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair/replace drive	1450	1	78,758				
	Total for IL.18-5, Valley Homes			78,758	0			
	Sub-total account 1460			78,758	0			
	Total for IL.18-5, Valley Homes			78,758	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Repair/Repave existing parking areas	1450		125,000				
	Total for IL.18-6, Spencer Towers			125,000	0			
	Sub-total account 1450			125,000				
	Sub-total account 1465			0				
	Total for IL.18-6, Spencer Towers			125,000	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408	1	15,000				
	Resident Training	1408	1	500				
	Marketing	1408	1	20,000				
	CPU software upgrade/training	1408	1	10,000				
	Studies/Plans	1408	1	5,000				
	Total for 1408 Management Improvements			50,500	0			
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475		10,000				
	Computer Hardware	1475		10,000				
	Total for 1475, Maintenance Equipment			20,000	0			

Signature of Executive Director & Date:
X

Susan Anderson

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		89,425				
	Modernization employee benefits	1410		15,000				
	Modernization publications	1410		300				
	Modernization advertising	1410		500				
	Modernization legal fees	1410		100				
	Total for 1410, Administration Costs			105,325	0			
	OPERATIONS	1406		210,651				
	PHA-WIDE ARCHITECT/ENG. FEES	1430		50,000				
	CONTINGENCY	1508						
	WAREHOUSE PURCHASE/RENOVATION	1470						
	GRANT TOTAL			1,053,257	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2006			9/30/2008			
IL.18-3 Lincoln Homes	9/30/2006			9/30/2008			
IL.18-4 Sunset Heights	9/30/2006			9/30/2008			
IL.18-5 Valley Homes	9/30/2006			9/30/2008			
IL.18-6 Spencer Towers	9/30/2006			9/30/2008			
IL.18-7 Scattered Sites	9/30/2006			9/30/2008			
IL.18-9 Warehouse	9/30/2006			9/30/2008			
Management Improvement	9/30/2006			9/30/2008			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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Rock Island Housing Authority

Resident and Participant Consultative Process

Agency Plan for Fiscal Year 2004-05

Resident Advisory Board

The Resident Advisory Board was involved in the review and revision process for the Fiscal Year 2004-05 Agency Plan for the Rock Island Housing Authority. The 2004 Board consisted of nine individuals representing three family sites, two high-rise buildings, and the Section 8 Housing Choice Voucher program.

The RAB met a total of three times for training and review and discussion of the Agency Plan. The Board also met with tenants at every public housing development and with participants in Section 8 program. The purpose of these meetings was to educate residents and participants concerning the consultative process and to solicit comments on the Agency Plan.

From these meetings, the RAB developed residents' concerns and recommendations, which were shared with the Board of Commissioners of the Rock Island Housing Authority on June 1, 2004; that document follows.

**Notes from the Report
of the Resident Advisory Board
of the Rock Island Housing Authority
on the Recommended Changes
to the Agency Plan**

**Presented to the Board of Commissioners
at a Public Hearing,
Tuesday, June 1, 2004**

Rock Island Housing Authority Boardroom

Chairman of the Resident Advisory Board and resident of Sunset Heights, Mike Staub, presented the report of the Resident Advisory Board. Mr. Staub discussed the process by which RAB members were presented with the recommended changes to the Agency Plan and their discussion of the various items contained therein. He reported the support of the Resident Advisory Board for the revisions.

The facilitator of the Resident Advisory Board, Rev. Dr. Melvin L. Grimes, addressed the hearing concerning the meetings with the RAB and with residents and participants in Housing Authority programs. Of particular interest were the three meetings with the residents of Valley Homes, who likely would be most immediately affected by the recommended Relocation of Displaced Households Policy because of the redevelopment of the Valley site. Approximately 105 resident attended the meetings, at which substantial time was allocated to discussion of the Relocation and the Homebuyer Incentive policies. Dr. Grimes reported his observation that the meetings allayed the questions and concern of Valley residents.

Written Comments

No written comments were received.

Public Hearing

At the public hearing, members of the Resident Advisory Board from Sunset Heights and Spencer Towers, and another Sunset Heights resident were in attendance, along with the RAB facilitator, Rev. Dr. Melvin L. Grimes. Notes from that meeting, which were submitted to the Board of Commissioners, follow.

NOTES FROM THE PUBLIC HEARING ON THE FISCAL YEAR 2005 AGENCY PLAN FOR THE ROCK ISLAND HOUSING AUTHORITY

Tuesday, June 1, 2004

Rock Island Housing Authority Boardroom

The entire Board of Commissioners of the Rock Island Housing Authority -- Chairperson Beth Mahlo; Vice-Chairperson Dr. Edward Littig; Commissioners Alderman Terry Brooks, Jim Haas, Rev. Joseph Williamson, and Vern Winter; and Resident Commissioner Leland Carlisle -- was in attendance for this public hearing, as was RIHA Executive Director Susan Anderson. Eight other people were in attendance, including members of the Resident Advisory Board (RAB) and other housing authority staff.

Chairperson Mahlo opened the meeting by welcoming the attendees. She explained that this is an information-gathering event to receive comments from the public about our Agency Plan for Fiscal Year 2004-05, which is to be submitted to HUD.

Director Anderson explained the nature of the Agency Plan and the PHA Plan. The purpose of an Agency Plan is to empower and equip the local housing authority to exercise optimum flexibility in meeting the housing needs of the community while being a proper steward of public funds. It outlines the Housing Authority's efforts in meeting the needs of the low- and very-low income population in our city. It serves as a management, operational, and accountability tool for the Authority.

The PHA Plan is a two-part document, which is required under the Quality Housing and Work Responsibility Act of 1988 to be submitted to the Department of Housing and Urban Development (HUD) for review, approval, and public access. Its Five-Year Plan is a strategic document that defines the mission, vision, and goals of the Housing Authority and outlines the planned utilization of Capital Funds during its scope. The Annual Plan is an action document that assists the Housing Authority in analyzing the needs of its clientele and the community at large and in implementing the Agency Plan in the subject fiscal year.

Ms. Anderson then outlined the process by which the Agency Plan is updated and the PHA Plan is submitted. The staff and management of the Housing Authority propose revisions to the Agency Plan. The Resident Advisory Board is convened to review the recommended changes. Meetings are held to explain these changes to residents of each housing development and to participants in the Housing Choice Voucher program, led by Housing Authority staff and attended by RAB members. This public hearing is held after a forty-five day comment period and a concurrent thirty days' notice. Following the public hearing, any changes must be approved by the Board of Commissioners in order to amend the Agency Plan. From the updated Agency Plan, the PHA Plan is prepared and submitted to HUD at least seventy-five days before the beginning of the new Housing Authority fiscal year.

Ms. Anderson briefly discussed the recommended changes to the Agency Plan. Two policies were updated to clarify or to remain consistent with HUD regulations. A minimum \$50 tenant rent contribution was proposed for participants in the Housing Choice Voucher Program in the Section 8 Administrative Plan. A lengthy Program Integrity section was added to the Admission and Continued Occupancy Policy (ACOP) to ensure correct rent contribution calculations for residents of RIHA public housing. The material for this section was extracted directly from new HUD regulations.

Three policies were either created or were substantially revised to reflect new opportunities within various new or existing Housing Authority programs. The Asset Management Plan, added to the Agency Plan for Fiscal Year 2003-04, anticipated the development of a Relocation of Displaced Households Policy to facilitate the renovation or redevelopment of public housing sites. A Homebuyer Incentive Policy has been created to expand prospects of homeownership for qualified public housing residents. The Homeownership Activities Policy was reworked to allow the Housing Authority to explore the implementation of a Section 32 purchase-and sell program.

Ms. Anderson gave a report on the status of the Asset Management Plan. This comprehensive blueprint, outlining the administration of Housing Authority programs and properties over the next twenty years, was presented to Housing Authority residents and participants and to the general public on April 22, 2003. It was approved for incorporation into the RIHA Agency Plan by the Board of Commissioners on June 3, 2003, and was accepted by HUD as a part of the PHA Plan submission last September. Development plans have been created and funding applications submitted for the Voss Bros. Lofts. Responses to Requests for Proposals for the sale of the six scattered site houses have been received, and apparent successful bidders have been identified. Closings on the sale of the units should be completed before the end of the current fiscal year, September 30, 2004. Approval has been received from HUD for the construction of four in-fill houses to be financed by Replacement Housing Funds; groundbreaking should occur this summer.

Chairman of the Resident Advisory Board and resident of Sunset Heights, Mike Staub, presented the report of the Resident Advisory Board. Mr. Staub discussed the process by which RAB members were presented with the recommended changes to the Agency Plan and their discussion of the various items contained therein. He reported the support of the Resident Advisory Board for the revisions.

The facilitator of the Resident Advisory Board, Rev. Dr. Melvin L. Grimes, addressed the hearing concerning the meetings with the RAB and with residents and participants in Housing Authority programs. Of particular interest were the three meetings with the residents of Valley Homes, who likely would be most immediately affected by the recommended Relocation of Displaced Households Policy because of the redevelopment of the Valley site. Approximately 105 resident attended the meetings, at which substantial time was allocated to discussion of the Relocation and the Homebuyer Incentive policies. Dr. Grimes reported his observation that the meetings allayed the questions and concern of Valley residents.

No other persons requested the opportunity to speak at the hearing. The Commissioners duly noted the comments received.

EXECUTIVE SUMMARY

of the

Recommended Asset Management Plan

Prepared For

Rock Island Housing Authority

By

Goodwin & Associates

April 2003

Rock Island Housing Authority Vision

RIHA provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. By implementing this Asset Management Plan, RIHA will be in a position to build new communities for residents based on transition and hope. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is pursuing new and creative ways to meet the changing housing needs of Rock Island residents and is committed to improving the quality of public and affordable housing by providing more choices for current and future residents.

As part of the Asset Management Plan each property has been evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommends options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property.

Rock Island Housing Authority

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth.

The RIHA provides rental assistance to families who pay no more than 30% of their income toward rent and utilities. RIHA is an independent, not-for-profit agency that receives most of its funding through the federal Department of Housing and Urban Development (HUD).

Under state law, RIHA is charged with the responsibility to provide affordable housing to Rock Island residents. To achieve that goal, RIHA will work closely with the City of Rock Island, ensuring the authority's strategies support and compliment the City's Comprehensive Plan.

RIHA Properties

The Rock Island Housing Authority owns and manages 550 units of low-income conventional public housing. It operates a Housing Choice Voucher Program with 167 units of subsidized Section 8 housing. In total, it provides homes for seven hundred families – nearly 1200 persons.

Table 1. Development characteristics.

Site	Number of Units	Monthly Rent Roll	Occupancy Rate	Year Built
Spencer Towers	199	32,268	89%	1972
Sunset Heights	141	23,316	91%	1968
Valley Homes	57	5,551	88%	1969
Manor Homes	102	11,275	92%	1952
Lincoln Homes	45	4,377	100%	1954
Scattered Sites	6	<i>n/a</i>	17%	(various)

Note: Rent roll information withheld for scattered sites to protect confidentiality.

The public housing units are located on five sites, Spencer Towers, Sunset Heights, Valley Homes, Lincoln Homes, and Manor Homes, and six single-family homes located on scattered sites. Spencer Towers and Sunset Heights are high-rise structures. Spencer primarily houses the elderly and the non-elderly disabled; and Sunset, the general adult population. Valley, Lincoln, and Manor Homes are family sites.

Quality Housing and Work Responsibility Act of 1998

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires local housing authorities to conduct an Asset Management assessment for each of its properties. The purpose of the plan is to review the present and future use and value of each property. As part of an Asset Management Plan, a decision must be made to keep and maintain, to keep and upgrade, or to demolish each property.

Periodically, public housing authorities (PHAs) determine that some housing units should be removed from inventory. In these cases, public housing may be torn down or sold. Because of public investment, specific rules (Section 18 of the 1937 Act, Section 531 of the QHWRA) guide the process for removing properties from stock.

All activities regarding the removal of properties must be authorized in the PHA's annual Agency Plan. The applications are sent to HUD's Special Applications Center in Chicago. A relocation plan covering all families in residence at each property is required. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA).

Either an entire or a partial public housing development may be demolished if it conforms to these criteria:

- The project is physically obsolete and is unsuitable for housing use
- No reasonable rehabilitation program will return it to housing use
- For partial development applications, the demolition will help ensure the useful life of the rest of the development

For disposition, an application must meet one of these two criteria:

- Keeping the property is not in the best interests of the residents
- Funds from the disposition will enable the agency to improve, develop or purchase other more suitable property

The agency may determine that the disposition is appropriate because it is in the best interest of the agency and its residents and is consistent with the goals of the Agency Plan.

Agencies are required to consult with residents and prepare a relocation plan that provides alternative housing choices to residents that are of an appropriate bedroom size and as similar as possible in type and cost to their current dwelling.

RIHA is committed to revitalizing the communities and neighborhoods in which their properties exist by evaluating their continued longevity and ultimately replacing them with quality affordable housing.

Relocation

The Rock Island Housing Authority will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents may transfer to other RIHA properties, receive a temporary Section 8 Housing Choice Voucher, or qualify for a permanent voucher. Relocation expenses will be paid.

A Housing Choice Voucher allows the holder to find housing anywhere in Rock Island. Eligible residents dislocated from a RIHA site may have the opportunity to return to the site once reconstruction is completed.

Neither this plan nor RIHA intend to dislocate people from their neighborhoods, but rather to enhance their housing options including the opportunity to achieve the American Dream of homeownership, allowing residents to gain self-sufficiency and economic independence. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

The Asset Management Plan

The Rock Island Housing Authority provides affordable, decent, and sanitary housing opportunities to low- and moderate-income families, including elderly and disabled persons, while supporting programs to foster economic self-sufficiency and personal growth, breaking the welfare cycle. The creation of affordable housing that is indistinguishable from market-rate housing in the surrounding area will move RIHA toward becoming the provider of housing of choice rather than the housing of last resort. RIHA is committed to improving the quality of public and affordable housing and providing more choices for current and future residents.

As part of the Asset Management Plan each property has been evaluated based on its present and future value for current and future residents, the City, the community and RIHA. This Plan recommends options and suggestions to keep and maintain, to keep and upgrade, or to demolish and replace each RIHA property.

The Rock Island Housing Authority is committed to revitalizing the communities and neighborhoods in Rock Island. This Asset Management Plan allows RIHA to proactively evaluate their properties for their continued value and longevity.

This Plan provides RIHA residents with more options, more choices, and more control over where they live. The Plan provides an opportunity for residents to break the welfare chain, gain economic independence, and increase self-sufficiency with the opportunity to own their own home, achieving the American Dream. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

Current & Future Residents

Current and future residents of the Rock Island Housing Authority benefit from this plan through the creation of more affordable housing opportunities in Rock Island. Affordability indicates that a household spends no more than thirty percent of its annual income for housing. Families who pay more than thirty percent of their income for housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

Families benefit through the expansion of affordable housing, allowing some households the opportunity to participate in the American Dream of homeownership. These opportunities present themselves in a variety of ways in which residents may participate, including lease/purchase programs, credit analysis and corrective actions, “seasoning” loans through use of guarantees, and below-market interest rates.

Residents benefit by having newer modern housing units with energy-efficient heating and cooling systems, amenities such as carpeting, carports/garages and yards, privacy, and the comfort, pride and independence of owning their own home.

Residents benefit as a result of recommended replacement housing, including single-family detached homes and rental communities consisting of no more than fourteen units. They benefit due to the removal of the public housing stigma and the immersion into smaller neighborhood sites, providing enhanced quality of life.

By implementing this plan, residents can gain a sense of belonging to a community with many other homeowners. They gain economic independence and have the opportunity and support required to break the welfare cycle. These opportunities are consistent with HUD’s initiative for more accountability and self-sufficiency of both PHAs and their residents.

Non-for-Profit Corporation

Create a Non-for-Profit Corporation. The Rock Island Housing Authority should create a not-for-profit corporation for purposes of housing development. This entity would be a vehicle that can incur debt, purchase and dispose of property, and manage and operate mixed-income rental housing. The not-for-profit would also qualify for Community Reinvestment Act (CRA) rates from lenders.

The not-for-profit would give the housing authority greater flexibility in the development and management of rental properties. This corporate structure would enhance the basis for computing tax credits that would not be available to RIHA. Funds generated by the corporation will be invested to develop additional affordable rental and homeownership housing opportunities within the community for current and future residents.

The not-for-profit is the strategically appropriate owner for the redevelopment of Spencer Towers, the in-fill housing, the new RIHA office, retail and residential areas of the warehouse, and the development of affordable housing for occupancy by Section 8 Housing Choice voucher holders and all Section 811 and 202 housing.

Spencer Towers

Keep and Upgrade. Spencer Towers should be kept in the RIHA inventory in some form and developed into a mixed-income housing opportunity. Ownership of the property should be transferred to the not-for-profit, which could develop the project either wholly owned or as a joint venture. Cash flow from the transfer will enable the agency to improve, develop and/or purchase other suitable property.

Sunset Heights

Keep and Maintain. Sunset Heights has many remaining years of service, however, significant modifications must occur for this property to reach its full potential. The installation of air conditioning and cosmetic enhancements, such as paint, wallpaper, accent touches, and carpeting treatments, will enhance appeal. Decisions relative to tenant profile and composition need to be considered for the long-term. Sunset will be used as part of the relocation plan for Spencer Towers residents in the short-term.

Manor Homes

Maintain and Monitor. While this property is not physically obsolete, it is rapidly approaching the point where no reasonable rehabilitation program will return it to housing use. However, the property can continue to be maintained over the next 5 years and utilized as part of the relocation plan-of-action. At that time, the property should be reevaluated to determine its long-term value and sustainability as a viable property.

Lincoln Homes

Maintain and Monitor. This property is an anchor for its neighborhood. With some maintenance and cosmetic changes for marketing purposes, this development should be capitalized upon as part of redevelopment activities in the community. Lincoln Homes could also be used as part of the relocation plan-of-action. It should be noted that due to its age, Lincoln Homes would need to be reevaluated in the next 5 – 10 year period to determine its long-term value and sustainability as a viable property.

Valley Homes

Demolish and Replace. Modifications required to maintain the useful life of Valley Homes exceed 90 percent of the Total Development Costs (TDC) for that property. Valley Homes is physically obsolete and has reached the end of its viable life. It poses multiple obstacles; the RIHA would be better served to tear it down and rebuild using better design and construction methods. No reasonable rehabilitation program will return it to housing use and additional Capital Funds invested will not resolve density issues, overall construction concerns, or enormous maintenance costs associated with poor design and quality.

Because of its location, the best usage of this property would be the construction and sale of affordable single-family homes. The housing authority should initiate discussion with the owners of the apartment complex to the south of Valley Homes and of the vacant land to the east of the property to expand the six-acre site. Depending on building type (townhouse, single-story, condominium) and market demand, up to 40 mixed-income units could be constructed. Construction could start at the current playground area and additional units could be constructed as other buildings are demolished.

In-Fill Housing

Acquire Existing and/or Develop New. The Rock Island Housing Authority should acquire existing and/or develop new housing opportunities, stabilizing neighborhoods in Rock Island and providing additional options and opportunities for current and future residents over the long-term.

Scattered Sites

Disposition. To benefit the greatest number of families, the sale of these units is appropriate. Obtaining rehabilitation financing, abating the lead-based paint hazard, and renovating the structures would be as time consuming as the development of several new-construction projects.

Section 8 Program

Homeownership Opportunities Available. By implementing recommendations made by this Asset Management Plan regarding in-fill housing, more rental and homeownership housing opportunities will become available under the Section 8 program, providing additional options for current and future RIHA residents over the long-term.

Supportive Housing

Section 202 and Section 811. Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Non-Elderly Persons with Disabilities were specifically designed to provide funds for the construction and management of housing, including independent living projects, condominium units and small group homes with the availability of supportive services to meet the needs of these special populations.

Warehouse Redevelopment

Renovate Warehouse. The RIHA should complete plans to renovate the office building and effect a move of the administrative offices to this site. At the same time, efforts for the creation of rental housing units should proceed. Ownership of this property should be transferred to the not-for-profit.

Relocation

Develop Relocation Plan. HUD regulations require that any application for the disposition of property be accompanied by a relocation plan. RIHA will provide displaced residents multiple options for relocation in accordance with the Uniform Relocation Act (URA). Residents may transfer to alternate RIHA properties, receive a temporary voucher, or could qualify for a Section 8 Housing Choice Voucher.

Funding Resources

The asset management strategies presented in this Plan are not unique; numerous PHAs have successfully implemented them nationwide. Funding options for these proposed strategies may include:

Tax Credits. Federal, State and Historical tax credits are available under this program in the form of a grant for as much as 50% of the cost of the project.

Trust Fund. Long-term, low- or no-cost loan with a balloon payment that is forgivable provided that the project remains as affordable housing for the entire term of the loan agreement.

Mixed Finance Option. Includes multiple funding sources. Special funds from HUD are available provided that one new public housing unit is created for every ten removed from inventory.

Conventional Financing. Direct loans through financial institutions.

Section 202. A HUD grant program developed to construct and operate housing for the elderly.

Section 811. A HUD grant program developed to construct and operate housing for non-elderly persons with disabilities.

HOME Funds. A federal housing program operated by the state that includes a wide range of match funding options to develop affordable housing.

Foundation Funding. Includes loans and grants from philanthropic organizations.

Donations. Property and financial gifts from persons, corporations, organizations and units of local government.

Bonds. Special loans, some with government repayment guarantees.

Replacement Housing. HUD funds available for replacing demolished public housing units. *Note: Available only for special and limited circumstances.*

Community Housing Development Organization (CHDO). Special non-profit organizations, which receive at least 15% of available HOME funds.

Capital Fund Program. A formula-funded HUD grant for renovating an authority's public housing properties.

Renovation Tax Credits. A special tax credit program available for the renovation of housing properties at a lower rate than new construction.

HOME Renovation Funds. Part of the HOME program providing for renovation rather than new construction.

Historical Preservation Tax Credits (HPTC). Available for renovation of designated historical properties.

Timetable

The timetable required to implement the recommended Asset Management Plan is subject to securing adequate financing. In addition, any project requiring the relocation of residents will be handled within the guidelines set forth in the Uniform Relocation Act (URA).

THIS IS NOT HAPPENING TOMORROW

Based on a very aggressive schedule, RIHA could conceivably create 50 to 100 new housing opportunities per year. Based on that schedule, it would take from 5 to 10 years to replace all 550 RIHA units.

A general timetable has been developed for the purposes of the recommended Asset Management Plan and projects have been placed in three groups. The three groups are not sequential. For example, all of the projects in Group I may not be entirely completed before beginning activities identified in Group II. Depending upon available financing, activities in more than one group may progress simultaneously.

GROUP I

- Warehouse development: Phase I and II
- Scattered sites
- In-fill housing (on-going)
- Homeownership (on-going)

GROUP II

- Section 202 and Section 811 Programs
- Sunset Height renovation
- Spencer Towers
- In-fill housing (on-going)
- Homeownership (on-going)

GROUP III

- Family developments
 1. Valley Homes
 2. Manor Homes
 3. Lincoln Homes
- In-fill housing (on-going)
- Homeownership (on-going)

Rock Island Housing Authority

RIHA is committed to building new communities based on transition and hope. By evaluating the long-term benefits of each of its properties, RIHA is in the position to make the changes required to provide current and future residents more options and more opportunities for affordable housing than ever before. The revitalization of Rock Island communities and neighborhoods through these initiatives will have a positive long-term impact on the quality of life for the entire community. RIHA is committed to pursuing new and creative ways to continue to meet the changing housing needs of the diverse population of Rock Island.

Attachment G
ROCK ISLAND HOUSING AUTHORITY
PET POLICY

INTRODUCTION

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 tenants to clean, quiet, and safe surroundings. This policy explains the RIHA's policies on keeping pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this PHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the RIHA.

A. ENABLING REGULATIONS

“Section 526 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) provides that residents of public housing may own one (1) or more common household pets. This is subject to the reasonable requirements of the PHA. The resident must maintain each pet responsibly and in accordance with applicable State and local public health, animal control, and animal anti-cruelty laws and regulations and with the policies established in the agency plan for the PHA. To this end, the Rock Island Housing Authority has adopted ‘reasonable’ pet requirements...”

These “Reasonable Pet Requirements” incorporate the various state and local laws governing pets that include inoculating, licensing, and restraint, and provide sufficient flexibility to protect the rights and privileges of other residents who chose not to own pets.

In the event of an emergency or building evacuation it is the responsibility of the pet owner to remove the animal.

B. TYPE OF DWELLING UNITS PERMITTING PETS

All residents of RIHA are eligible for pets according to the “Pet Policy.”

C. TYPE OF PETS AND NUMBER PER UNIT

A common household pet is defined as being a cat, dog, goldfish or tropical fish, canary, parakeet, cockateel, lovebird, hamster, gerbil, guinea pig or rabbit. Examples of animals that are not considered common household for purposes of this policy include: reptiles, amphibians, insects, mice, rats or other animals not listed above. No dangerous or intimidating pets, i.e. pit-bull dogs, rottweilers, or doberman pinchers, will be permitted.

The following number of pets to a unit will be permitted: two cats, one dog, one fish bowl or tank, one cage with no more than two birds, two hamsters, two guinea pigs, one gerbil, one rabbit.

D. REGULATION REQUIREMENTS PRIOR TO ADMISSION (EXHIBIT I)

All pets must be registered with Management before permission is granted. Registration must show type of pet, recent picture, name, age, license number, and current inoculation information, name and address of the pet's veterinarian, plus a signed responsibility card showing the names of three (3) persons to call to come get the pet in the event of the tenant's illness or death.

Residents will be refused pet registration if management determines the tenant is unable to fulfill their past or future obligations as a pet owner, unable to adhere to the terms of the lease, or house pet rules, the animal does not meet the definition of common household pet, or the temperament of the animal is considered dangerous.

A pet damage deposit at time of submission of "Pet Permit Application" in the amount of fifty dollars (\$50.00) will accompany the application. This amount will be applied on the one hundred fifty dollar (\$150.00) pet deposit if the pet application is approved. The pet deposit is to be used to cover cost of damages or fumigation as the result of pet ownership. The pet deposit will be refunded minus any applicable charges within thirty (30) days after resident vacates the unit or the pet is permanently removed from the unit.

In the event the pet owner is incapacitated or no longer available to care for the pet, the person designated on the registration form must remove the pet. In absence of the designated person's availability, management will place the pet with the Rock Island County Humane Society.

E. PET RESPONSIBILITY CARD (EXHIBIT I)

Prior to pet admission, the owner must fill in and sign a written responsibility form showing name, address and phone number of three (3) local persons who will come and get the pet in the event of a tenant's illness, vacation, or death. The responsibility form must be renewed each year by June 30th. Persons so named will be responsible in the order of their names on the responsibility card.

F. PET DAMAGE DEPOSIT

A "Pet Damage Deposit" will be required for dogs and cats only, however, all pet owners must comply with registration rules for all other pets. The "Pet Damage Deposit" 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 "Pet Damage Deposit" will be one hundred fifty dollars (\$150.00) for hi-rises and family developments. Tenant will pay fifty dollars (\$50.00) at the time of application and remaining balance at time of application approval. If this creates a financial hardship, the remaining balance may be paid in full by six (6) months. Upon vacancy or pet has

been permanently removed the Pet Damage Deposit will be refunded minus repairs or damage or necessary fumigation incurred by the pet.

Residents liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse the project for the amount for the real cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.

All units occupied by a dog or cat will be fumigated upon being vacated, the cost of which will be born by the security deposit. Infestation of a unit by fleas carried by his/her pet shall be the responsibility of the pet owner.

G. DOG OWNER REQUIREMENTS

Any dog must be no less than six (6) weeks old.

Dogs must be spayed or neutered by six (6) months of age and proof must be furnished to the Housing Manger.

Each dog must be licensed by proper Authority and proof of license renewal must be furnished by the tenant each year by June 30th to his or her Housing Manager.

The dog must wear a collar at all times showing license and owner's name and address.

Each year by June 30th, the tenant must show proof that the dog has had the proper Parvo shots and distemper and rabies shots; the proof must be signed by a veterinarian.

A dog cannot be over twenty (20) inches tall at the top of the shoulder, or weigh over thirty (30) pounds when it is considered full-grown.

A dog must be on a leash at all times when outside owners apartment unless it is in an approved locked pet carrier. The leash must be no longer than six (6) feet long. Any city, county or state rules governing the leashing of animals shall also apply.

Dogs cannot be exercised on Rock Island Housing Authority property between 9:00 a.m. and 4:30 p.m.

The pet owner must have a utensil such as a "Pooper Scooper" to use to remove any waste from his pet as soon as it is deposited on Rock Island Housing Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.

IMPORTANT: Only one pet is allowed in an elevator at a time. If one pet is in the car when it stops at a floor, the pet owner must wait for a car without a pet.

No dog may stay alone in an apartment for more than twelve (12) hours. It is the responsibility of the tenant if they have to leave suddenly and be away for more than (12) hours to take the pet elsewhere until they return. If a pet is found alone, see Pet Removal policy.

Pet owner must designate an alternative residence for the pet before management approves pet.

Pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances where damages occur to the Housing Authority property due to pet or removal of pet feces by staff

Pet owners shall be charged ten dollars (\$10.00) for their first offense of not removing the feces of their pet, the second time the pet owner shall have a written warning placed in their tenant file and must meet with their Housing Manager, and the third time the pet owner will permanently remove the pet from the unit. Failure to comply can result in termination of their lease.

Pet owners are not to allow their pet to urinate on bushes.

Clean-up of common areas required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all costs incurred if their pet inflicts bodily injuries to a person.

Pet owners will be responsible for all costs incurred if their pet damages property belonging to RIHA or another tenant.

H. CAT OWNER REQUIREMENTS

Cats may be not less than six (6) weeks old

All cats must be litter-trained before admission.

Proof that the cat has been declawed front claws (only) and spayed or neutered by six (6) months and proof must be shown to the Housing Manager.

The cat must wear a collar at all times showing owner's name and address plus a flea collar.

Proof must be shown before admission and each year by June 30th that the cat has had the proper FVR-CP and rabies and distemper shots. This proof must be signed by a veterinarian.

Cat must be on a leash at all times when outside of the owner's apartment unless is in an approved locked pet carrier. The least must be no longer than six (6) feet. Any city, county, or state rule governing the leashing of animals shall apply.

Tenant must use a Rock Island Housing Authority approved type litter box, which is kept clean daily. Litter must be put in a sealed plastic bag and disposed of daily.

No cat can be over eight (8) inches tall at the shoulders and weigh over fifteen (15) pounds.

Cats may be exercised on the Rock Island Housing Authority property.

No cat may stay alone in an apartment overnight for more than twenty-four (24) hours. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, see Pet Removal policy.

The pet owner must have a utensil such as a "Pooper Scooper" to use to remove any waste from his pet as soon as it is deposited on Rock Island Housing Authority property. The waste must then be placed in a plastic bag, sealed tightly, and disposed of as trash.

The flea collar must be changed every three (3) months.

All animal waste or litter from cat litter boxes shall be picked up immediately by the pet owner and disposed of in a sealed plastic bag and placed in trash bins. Cat litter shall be changed at least twice a week.

Cat litter shall not be disposed of by flushing down toilets. Charges for unclogging toilets or clean-up of common area required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their pet inflicts bodily injuries.

Pet owners will be responsible for all cost incurred if their pet damages property belonging to RIHA or another tenant.

I. BIRD OWNER REQUIREMENTS

No monthly maintenance fee unless a problem exists.

No more than (2) birds to a unit will be permitted, canaries, parakeets, cockateels or lovebirds, only. No parrots.

The cage must be no larger than five (5) feet high and four (4) feet wide.

Cages must be cleaned and debris disposed of in a plastic bag to be put in the trash immediately.

Birds must be healthy and free of disease at all times.

Birds that do not have their wing clipped must be in a cage when inside of the resident's apartment or entering or leaving the building.

Birds must be in a cage when entering or leaving the building.

Birds are not permitted to be left alone in an apartment over twenty-four (24) hours unless arrangements for daily care has been made by the owner.

Clean-up of common areas required because of attributable pet nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all costs incurred if their pet inflicts bodily injuries.

Pet owners will be responsible for all costs incurred if their pet damages property belonging to RIHA or another tenant.

J. FISH OWNER REQUIREMENTS

Monthly maintenance charge of two dollars (\$2.00) for fish tanks over ten (10) gallons to be paid with the rent by the fifth of each month in a facility where the tenant does not pay for electricity. No charge for fish tanks under ten (10) gallons.

One (1) fish tank only permitted to a unit and must not be bigger than twenty (20) gallon size, or one (1) large gold fish bowl no more than one (1) gallon size.

Fish may not be alone in the unit over one (1) week unless the owner has made arrangements for daily care.

Pet owner must be aware when cleaning of filling fish tanks that water damage done to tenant's apartment or apartments under him will be billed to the pet owner and any charges must be paid within thirty (30) days of the incident.

Clean-up of common area required because of attributable aquarium nuisance shall be billed to and paid by the resident pet owner within thirty (30) days of incident.

Pet owners will be responsible for all cost incurred if their aquarium damages property belonging to RIHA or another tenant.

L. GENERAL POLICY FOR AUTHORIZED PETS

Pets must go directly from their floor to the elevator and down to first floor to the outside and back the same way.

Only one pet is allowed in elevator at a time. If one pet is in the car when it stops at a floor, the pet owner must wait for a car without a pet.

Pets are not permitted on floors other than first floor or their own apartment floor.

Pets are never permitted in the public rooms, i.e.: office, community room, laundry room, lounge, or smoking room.

Pets are not permitted in hallways except for proceeding directly to the elevator or apartment when entering or exiting.

Any pet suffering illness must have an appointment within two (2) days to a veterinarian for diagnosis and treatment. The Rock Island Housing Authority must, upon demand, be shown a statement from the veterinarian indicating the diagnosis. Any pet suspected of suffering symptoms of rabies or any other disease considered to be a threat to health must be immediately removed from the premises until signed evidence from a veterinarian can be produced to indicate that the animal is not so afflicted.

Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to other tenants. Failure to so control pet noise may result in the removal of the pet from the premises.

PUBLIC HOUSING AUTHORITY SHALL TAKE ALL NECESSARY ACTIONS UNDER THE LAW TO REMOVE ANY PET THAT CAUSES BODILY INJURY TO ANY TENANT, GUEST, VISITOR, OR STAFF MEMBER

All resident pet owners shall provide adequate care, nutrition, exercise, and medical attention for his/her pet. Pets which appear to be poorly cared for or which are left unattended for longer than the required designated time as specified under the described pet requirements for that pet will be reported to the Humane Society and will be removed from the premises at the pet owner's expense.

In the event of a tenant's sudden illness the resident pet owner agrees that management shall have discretion with respect to the provision of care to the pet consistent with policy guidelines and at the expense of the resident pet owner unless written instruction with respect to such area are provided in advance by the resident to the project office and all care shall be at the resident's expense.

Unwillingness on the part of named caretakers of a pet to assume custody of the pet shall relieve management of any requirement to adhere to any written instruction with respect to the care or disposal of a pet and shall be considered as authorization to management to exercise discretion in such regard consistent with policy guidelines.

Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets or be easily frightened by such animals. The resident, therefore, agrees to exercise common sense and common courtesy with respect to such other resident's right to peaceful and quiet enjoyment of the premises.

Tenants shall not alter the interior of their unit, patio, or balcony to create enclosure for an animal or bird.

Tenants shall not tie pets outside of the dwelling unit.

Doghouses are not allowed on Housing Authority property.

No visitor or guest will be allowed to bring pets on the premises at anytime. Residents will not be allowed to pet sit or house a pet without fully complying with this policy.

Tenants shall not feed stray or unregistered animals. This shall constitute having pet without permission of the Authority.

M. PET REMOVAL

Management may move to require the removal of a pet from the premises on a temporary or permanent basis for the following causes:

- a. Creation of a nuisance after proper notification consistent with this Pet Policy. Notice shall be within a forty-eight (48) hour period.
- b. Excessive pet noise or odor with proper notification.

- c. Unruly or dangerous behavior.
- d. Excessive damage to the resident's apartment unit.
- e. Repeated problems with vermin or flea infestation.
- f. Failure of the tenant to provide for adequate care of his/her pet.
- g. Leaving a pet unattended for more than the designated time as described under the Pet Owner requirements.
- h. Failure of the tenant to provide adequate appropriate care.
- i. Tenant serious illness and/or death.
- j. Failure to observe any other rule contained in this section and not here listed upon proper notification.

ROCK ISLAND HOUSING AUTHORITY
PET POLICY

EXHIBIT I

PET PERMIT APPLICATION (con't)

Color Photograph Attached: _____

Date application received: _____ by: _____

Policy explained to tenant by: _____

Apartment inspected for housekeeping: _____ Yes _____ No

Approved by: _____

Rejected by: _____

Reason(s): _____

Date Permit Issued: _____ Permit Number: _____

ROCK ISLAND HOUSING AUTHORITY
PET POLICY

EXHIBIT II

PET PERMIT No. _____

1. **Parties and dwelling unit:** Parties are the ROCK ISLAND HOUSING AUTHORITY, referred to as the management /landlord, and _____ referred to as the tenant. The Landlord leases to the tenant unit number _____ located at _____
2. **Length of Time (Term):** The term of this permit shall begin on _____ and end as per the Pet Policy.
3. **Pet Security Deposit:** The tenant has deposited \$_____ with the landlord. The landlord will hold the pet security deposit for the period the tenant occupies the unit. After the tenant has moved from the unit or the pet has been permanently removed, the landlord will determine whether the tenant is eligible for a refund of any or all of the pet security deposit, and make such within thirty (30) days.
4. The tenant agrees to file a copy of any Municipal registration or license with the landlord, and to keep same current.
5. The tenant agrees to keep the pet properly inoculated for rabies and distemper, and to file proof that such inoculations or vaccinations are current.
6. The tenant agrees to assume all personal financial responsibility for damages to any personal or project property caused by the pet, and assumes personal responsibility for personal injury to an party, caused by the pet.
7. The tenant hereby certifies and agrees to the general terms and conditions of the management of this pet by the tenant, and understands and acknowledges that the Pet Permit can be revoked for failure to follow and abide by the Pet Policy.
8. The tenant agrees to make the apartment available for inspection, during normal working hours, upon thirty (30) minutes' notice.
9. The tenant agrees to have a pet use outside relief area, if pet is dog or cat, or cats may use approved kitty litter container in apartment. Tenant further agrees to pay for the cost of any clean up as the result of "accidents" by the pet.
10. The tenant agrees to dispose of pet waste and kitty litter by placing in double plastic bags and putting bag in trash receptacle daily.

11. The tenant agrees and understands that the Pet Policy is a part of the lease and this permit.
12. The tenant agrees to file a "Pet Emergency Card Plan" with the Landlord and agrees to hold the landlord and employees harmless of any liability in connection with the Pet Emergency Card Plan.

**AS A CONDITION OF THE APPLICATION FOR A PET PERMIT ON _____,
I, _____ UNDERSTAND AND AGREE TO THE TERMS
AND CONDITIONS OF THE PET POLICY.**

Landlord

Date

Tenant

Date

**CF 501 99 BUDGET RHF
FFY 2000**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-99	FFY of Grant Approval: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0	0		
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	97,262	97,262		
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$97,262			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
---	---

- 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000								
	Replacement Housing	1490		97,262	97,262			
	Renovations	1460		0	0			
	GRANT TOTAL			0	97,262			

Signature of Executive Director & Date:

X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-3 Lincoln Homes	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-4 Sunset Heights	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-5 Valley Homes	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-6 Spencer Towers	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-7 Scattered Sites	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-9 Warehouse	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
Management Improvement	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

CGP 709 BUDGET

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
 APPENDIX 6-1

HA Name: **Housing Authority of the City of Rock Island, Illinois** Comprehensive Grant Number: **IL06P018709-99** FFY of Grant Approval: **1999**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	133,094	126,328	126,328	126,328
4	1410 Administration	94,877	94,877	94,877	94,877
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	47,709	46,491	46,491	46,491
8	1440 Site Acquisition	0			
9	1450 Site Improvement	18,616	18,616	18,616	18,616
10	1460 Dwelling Structures	1,024,999	1,025,604	1,025,604	1,025,604
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	4,654	12,033	12,033	12,033
13	1475 Nondwelling Equipment	7,000	7,000	7,000	7,000
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-18)	\$1,330,949	\$1,330,949	\$1,330,949	\$1,330,949
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date:

 Susan Anderson, Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	Exterior building improvements	1460	2 bldgs	757,761	778,230	778,230	778,230	Retainage left to expend
	Install closet doors	1460	102	61,820	61,820	61,820	61,820	Complete
	Install GFI's	1460	102	2,308	2,308	2,308	2,308	Complete
	Install Doorbell's	1460	102	9,163	9,163	9,163	9,163	Complete
	General Site Improvement/landscape	1450		3,225	3,225	3,225	3,225	Complete
	Total for IL.18-2, Rock Island Manor			834,277	854,746			
	Sub-total account 1450			3,225	3,225			
	Sub-total account 1460			831,052	851,521			
Total for IL.18-2, Rock Island Manor			834,277	854,746				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Exterior Modifications	1460	2 Bldg	50,185	49,638	49,638	49,638	Complete
	Install closet doors	1460	45	24,475	24,475	24,475	24,475	Complete
	Install door bells	1460	45	6,756	6,756	6,756	6,756	Complete
	General Site Imp/Landscaping	1450	site	10,039	10,039	10,039	10,039	Complete
	Provide Garbage Enclosures	1450	site	0	0	0	0	
	Total for IL.18-3, Lincoln Homes			91,455	90,908			
	Sub-total account 1450			10,039	10,039			
	Sub-total account 1460			81,416	80,869			
Total for IL.18-3, Lincoln Homes			91,455	90,908				
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Install GFT's	1460	1 L/S	7,620	7,620	7,620	7,620	Completed
	Landscape Ganeral Site Repairs	1450	site	5,343	5,343	5,343	5,343	Completed
	Install Door Closures	1460	141	11,323	5,310	5,310	5,310	Completed
				24,286	18,273			
	sub-total account 1450			5,343	5,343			
	sub-total account 1460			18,943	12,930			
Total for IL.18-4 Sunset Heights				24,286	18,273			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Install GFT's	1460	1 L/S	0	0			
	Construct Family Investment Center	1470	1 L/S	0	0			
	Playground Equipment	1450	site	0	0			
	General Site Repairs	1450	site	9	9	9	9	Complete
	Repair Fire Escapes	1460	site	2,827	2,827	2827	2827	Complete
	Emergency Water Main Break	1460	Site	2,300	2,300	2300	2300	Complete
	Total for IL.18-5, Valley Homes			5,136	5,136			
	Sub-total account 1450			9	9			
	Sub-total account 1460			5,127	5,127			
	Sub-total account 1470			0	0			
Total for IL.18-5, Valley Homes			5,136	5,136				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Repair emergency call stations	1460	199	0	0			
	Install Door Closers	1460	199	15,236	6,781	6,781	6781	Complete
	Remodel old offices for res/service use	1470	1	4,654	5,267	5,267	5267	Complete
	Remodel Hallway	1460	1	73,225	68,376	68,376	68376	Contracts, Proposals signed
	Total for IL.18-6, Spencer Towers			93,115	80,424			
	Sub-total account 1460			88,461	75,157			
	Sub-total account 1470			4,654	5,267			
Total for IL.18-6, Spencer Towers			93,115	80,424				
IL.18-7 Scattered Sites	Annual Renovations	1460	6	0	0			In Disposition Stage
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
1999	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Resident job training	1408		282	282	282	282	On going
	Security	1408		9,601	9,601	9,601	9,601	Complete
	Marketing	1408		57,132	45,166	45,166	45,166	On Going
	Staff Training	1408		20,979	26,179	26,179	26,179	From 5 year plan
	Studies and Plans	1408		20,000	20,000	20,000	20,000	From 5 year plan
	CPU Software Upgrade/training	1408		25,100	25,100	25,100	25,100	
	Total for 1408 Management Improvements			133,094	126,328			
	PHA-WIDE EQUIPMENT							
	None	1475		7,000	7,000	7,000	7,000	
	Total for 1475, Maintenance Equipment			7,000	7,000			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
1999	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		76,935	76,935	76,935	76,935	On going
	Modernization employee benefits	1410		17,069	17,069	17,069	17,069	On going
	Modernization publications	1410		114	114	114	114	Complete for this phase
	Modernization advertising	1410		759	759	759	759	Complete for this phase
	Modernization legal fees	1410		0	0			No legal fees for this phase
	Total for 1410, Administration Costs			94,877	94,877			
	OPERATIONS	1406		0	0			
	PHA-WIDE ARCHITECT/ENG. FEES	1430		47,709	46,491	46,491	46,491	
	CONTINGENCY	1508		0	0	0	0	
	WAREHOUSE PURCHASE/RENOVATION	1470		0	6,766	6,766	6,766	
	GRANT TOTAL			1,330,949	1,330,949			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2001			9/30/2002			
IL.18-3 Lincoln Homes	9/30/2001			9/30/2002			
IL.18-4 Sunset Heights	9/30/2001			9/30/2002			
IL.18-5 Valley Homes	9/30/2001			9/30/2002			
IL.18-6 Spencer Towers	9/30/2001			9/30/2002			
IL.18-7 Scattered Sites	9/30/2001			9/30/2002			
IL.18-9 Warehouse	9/30/2001			9/30/2002			
Management Improvement	9/30/2001			9/30/2002			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

CGP 501 BUDGET

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)

APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-00	FFY of Grant Approval: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	240,548	240,548	240,548	240,548
3	1408 Management Improvements	101,556	101,556	101,556	101,556
4	1410 Administration	125,786	125,786	125,786	125,786
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	80,287	80,287	80,287	80,287
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	30,956	30,956	30,956	30,956
10	1460 Dwelling Structures	396,830	396,830	396,830	396,830
11	1465.1 Dwelling Equipment-Nonexpendable	86,835	86,835	86,835	86,835
12	1470 Nondwelling Structures	97,481	97,481	97,481	97,481
13	1475 Nondwelling Equipment	42,464	42,464	42,464	42,464
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency (May not exceed 8% of line 19)	0	0	0	0
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,202,743	\$1,202,743	\$1,202,743	\$1,202,743
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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- 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 2 To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)
ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	Exterior building improvements	1460	3 bldgs.	52,948	52,948	52,948	53528	Completed
	General Site Improvement/landscape	1450	L/S	11,378	11,378	11,378	11,378	Completed
	Renovations	1460	L/S	41,916	41,916	41,916	41,196	Completed
	Closet Doors	1460	L/S	9,535	9,535	9,535	9,535	Completed
	Remodel Kitchen	1460	L/S	24,595	24,595	24,595	24,595	Completed
	Remodel Bathrooms	1460	L/S	4,488	4,488	4,488	8,841	Completed
	CO2 and Smoke Detectors	1460	L/S	3,035	3,035	3,035	3,035	Completed
	Total for IL.18-2, Rock Island Manor			147,895	147,895			
	Sub-total account 1450			11,378	11,378			
	Sub-total account 1460			136,517	136,517			
Total for IL.18-2, Rock Island Manor			147,895	147,895				
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
Susan Anderson				X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-3 Lincoln Homes	Exterior Modifications	1460	2 Bldg	17,445	17,445	17,445	17,445	Completed	
	Remodel Kitchens	1460	45	11,354	11,354	11,354	11,354	Completed	
	Remodel Bathrooms	1460	45	1,980	1,980	1,980	1,980	Completed	
	Renovations	1460	L/S	12,025	12,025	12,025	12,025	Completed	
	Closet Doors	1460	L/S	4,206	4,206	4,206	4,206	Completed	
	Total for IL.18-3, Lincoln Homes				47,010	47,010			
	Sub-total account 1460 Total for IL.18-3, Lincoln Homes				47,010	47,010			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Renovations	1460	L/S	1,188	1,188	1,188	1,188	Completed
	Site Improvements	1450	L/S	0	0	0	0	
	Air Conditioners	1465	L/S	49,350	49,350	49,350	49,350	In process
	New Roof	1460	L/S	79,160	79,160	79,160	79,160	Completed
	New Entry Doors	1460	L/S	4,150	4,150	4,150	4,150	Completed
	Total for IL.18-4 Sunset Heights			133,848	133,848			
	Sub-total account 1465			49,350	49,350			
	Sub-total account 1450			0	0			
	Sub-total account 1460			84,498	84,498			
	Total for IL.18-4, Sunset Heights			133,848	133,848			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Storm Screen Doors	1460	1 L/S	22,644	22,644	22,644	22,644	Completed
	Renovations	1460	L/S	300	300	300	300	Completed
	Site Improvements	1450	L/S	1,090	1,090	1,090	1,090	In process
	Security System Upgrade	1460	L/S	13,900	13,900	13,900	13,900	95% Complete
	Total for IL.18-5, Valley Homes			37,934	37,934			
	Sub-total account 1470			1,090	1,090			
	Sub-total account 1460			36,844	36,844			
Total for IL.18-5, Valley Homes			37,934	37,934				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Landscape/Beautification	1450	L/S	18,488	18,488	18,488	18,488	Completed
	Hallway Remodel	1460	L/S	18,254	18,254	18,254	18,254	Complete
	Renovations	1460	L/S	0	0	0	0	
	Windows	1460	L/S	0	0	0	0	
	Refrigerators	1465	L/S	19,600	19,600	19,600	19,600	Completed
	Air Conditioners	1465	L/S	17,885	17,885	17,885	17,885	Completed
	Community Room Kitchen	1460	L/S	4,472	4,472	4,472	4,472	Completed
	New Roof	1460	L/S	69,235	69,235	69,235	69,235	Completed
	Total for IL.18-6, Spencer Towers			147,934	147,934			
	Sub-total account 1450			18,488	18,488			
	Sub-total account 1465			37,485	37,485			
	Sub-total account 1460			91,961	91,961			
	Total for IL.18-6, Spencer Towers			147,934	147,934			
IL.18-7 Scattered Sites	605 10th Street	1460	1	0	0			
	812 45th Street	1460	1	0	0			
	1016 23rd Avenue	1460	1	0	0			
	1216 12th Avenue	1460	1	0	0			
	1511 9th Street	1460	1	0	0			
	1919 10th Avenue	1460	1	0	0			
	Total for IL.18-7, Scattered Sites			0	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

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2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Resident job training	1408		650	650	650	650	Completed
	Marketing	1408		2,926	2,926	2,926	2,926	Completed
	Staff Training	1408		29,545	29,545	29,545	29,545	Completed
	Computer Software Upgrade / Training	1408		10,013	10,013	10,013	10,013	In process
	Studies and Plans	1408		58,422	58,422	58,422	58,422	Waiting for report
	Total for 1408 Management Improvements			101,556	101,556			
	PHA-WIDE EQUIPMENT							
	Computer Hardware	1475		20,153	20,153	20,153	20,153	Completed
	Maint Radio System	1475		11,926	11,926	11,926	11,926	Completed
	Maintenance Equipment	1475		10,385	10,385	10,385	10,385	Completed
	Total for 1475, Maintenance Equipment			42,464	42,464			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		106,215	106,215	106,215	106,215	complete
	Modernization employee benefits	1410		19,441	19,441	19,441	19,441	Complete
	Modernization publications	1410		130	130	130	130	Complete
	Modernization advertising	1410		0	0	0	0	
	Modernization legal fees	1410		0	0	0	0	
	Total for 1410, Administration Costs			125,786	125,786			
	OPERATIONS	1406		240,548	240,548	240,548	240,548	
	PHA-WIDE ARCHITECT/ENG. FEES	1430		80,287	80,287	80,287	80,287	
	CONTINGENCY	1508		0	0	0	0	
	WAREHOUSE PURCHASE/RENOVATION	1470		89,359	97,481	97,481	97,481	
	GRANT TOTAL			1,194,621	1,202,743			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2002			9/30/2003			
IL.18-3 Lincoln Homes	9/30/2002			9/30/2003			
IL.18-4 Sunset Heights	9/30/2002			9/30/2003			
IL.18-5 Valley Homes	9/30/2002			9/30/2003			
IL.18-6 Spencer Towers	9/30/2002			9/30/2003			
IL.18-7 Scattered Sites	9/30/2002			9/30/2003			
IL.18-9 Warehouse	9/30/2002			9/30/2003			
Management Improvement	9/30/2002			9/30/2003			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**CF 501 00 BUDGET RHF
FFY 2000**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-00	FFY of Grant Approval: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	149,947			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$149,947			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Page __1__ of __1__

form HUD-52837 (10/96)

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2000	Replacement Housing	1490		149,947				
	GRANT TOTAL			149,947				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-3 Lincoln Homes	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-4 Sunset Heights	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-5 Valley Homes	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-6 Spencer Towers	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-7 Scattered Sites	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
IL.18-9 Warehouse	9/30/2003	1/30/2006		9/30/2003	1/30/2008		
Management Improvement	9/30/2003	1/30/2006		9/30/2003	1/30/2008		

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**CGP 501 01 BUDGET
FFY 2001**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-01	FFY of Grant Approval: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number____ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	246,000	246,000	246,000	246,000
3	1408 Management Improvements	34,457	34,457	34,457	34,457
4	1410 Administration	112,462	112,462	112,462	112,462
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	30,000	30,000	30,000	30,000
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	24,000	24,000	5,567	5,567
10	1460 Dwelling Structures	148,787	148,787	127,636	127,636
11	1465.1 Dwelling Equipment-Nonexpendable	0	0		
12	1470 Nondwelling Structures	627,948	627,948	627,948	627,948
13	1475 Nondwelling Equipment	6,442	6,442	6,442	6,442
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,230,096	\$1,230,096	\$1,190,512	
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	General Ste Improv/landscape	1450	L/S	5,567	5,567	5,567	5,567	
	Exterior building improvements	1460	3 bldgs.	0	0			
	Remodel Kitchens	1460	L/S	23,920	23,920	23,920	23,920	
	Remodel Bathrooms	1460	L/S	53,985	53,985	53,985	53,985	
	Total for IL.18-2, Rock Island Manor			83,472	83,472			
	Sub-total account 1450			5,567	5,567			
	Sub-total account 1460			77,905	77,905			
Total for IL.18-2, Rock Island Manor			83,472	83,472				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Landscaping	1450	L/S	13,433	13,433			
	Repair Kitchens	1460	45	12,646	12,646	8,328	8,328	
	Repair Bathrooms	1460	45	15,947	15,947	15,947	15,947	
	Total for IL.18-3, Lincoln Homes			42,026	42,026			
	Sub-total account 1450			13,433	13,433			
	Sub-total account 1460			28,593	28,593			
	Total for IL.18-3, Lincoln Homes			42,026	42,026			

Signature of Executive Director & Date:

X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Sand and Paint all exterior railings/fixtures	1450	L/S	4,000	4,000			
	Repair/Replace Boiler	1460	L/S	16,833	16,833	8250	8250	Moved from 5 year plan
	Replace Domestic Hot Water Heaters	1460	L/S	11,771	11,771	11771	11774	To reflect actual
	Repair Bathrooms	1460	L/S	3,460	3,460	3460	3460	Moved from 5 year plan
	Total for IL.18-4 Sunset Heights			36,064	36,064			
	Sub-total account 1460			32,064	32,064			
	Sub-total account 1450			4,000	4,000			
	Total for IL.18-4, Sunset Heights			36,064	36,064			
Signature of Executive Director & Date:				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
X Susan Anderson								

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair drywall and paint all unit interiors	1460	L/S	0	0			Moved from 501 00
	Security Equipment Upgrade	1460	L/S	0	0			
	Family Investment Center	1470	L/S	0	0			
	Site Improvement	1450	L/S	1,000	1,000			
	Total for IL.18-5, Valley Homes			1,000	1,000			
	Sub-total account 1450			1,000	1,000			
	Sub-total account 1470			0	0			
	Sub-total account 1460			0	0			
Total for IL.18-5, Valley Homes			0	1,000				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-6 Spencer Towers	Outdoor Screen Area	1450	L/S	0	0				
	Replace Roof, Cant, Flashing	1460	L/S	10,225	10,225	10225	10225	Moved from 501 00 Extra work	
	Total for IL.18-6, Spencer Towers				10,225	10,225			
	Sub-total account 1450				0	0			
	Sub-total account 1460				10,225	10,225			
	Total for IL.18-6, Spencer Towers				10,225	10,225			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X					

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2001	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408		15,335	15,335	15,335	15,335	To reflect actual
	Resident Training	1408		0	0			
	Satellite Training System	1408		0	0			
	Marketing	1408		19,122	19,122	19,122	19,122	To reflect actual
	Total for 1408 Management Improvements			34,457	34,457			
	PHA-WIDE EQUIPMENT							
	Computer Hardware	1475		6,177	6,177			
	Maintenance Equipment	1475		265	265			
	Total for 1475, Maintenance Equipment			6,442	6,442			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2001	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		100,841	100,841	100,841	100,841	To reflect actual
	Modernization employee benefits	1410		10,838	10,838	10,838	10,838	To reflect actual
	Modernization publications	1410		160	160	160	160	To reflect actual
	Modernization advertising	1410		623	623	623	623	To reflect actual
	Modernization legal fees	1410		0	0	0	0	To reflect actual
	Total for 1410, Administration Costs			112,462	112,462			
	OPERATIONS	1406		246,000	246,000	246,000	246,000	
	PHA-WIDE ARCHITECT/ENG. FEES	1430		30,000	30,000	30,000	30,000	
	CONTINGENCY	1508		0	0	0	0	
	WAREHOUSE PURCHASE/RENOVATION	1470		627,948	627,948	627,948	627,948	
	GRANT TOTAL			1,230,096	1,230,096			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2003			9/30/2004			
IL.18-3 Lincoln Homes	9/30/2003			9/30/2004			
IL.18-4 Sunset Heights	9/30/2003			9/30/2004			
IL.18-5 Valley Homes	9/30/2003			9/30/2004			
IL.18-6 Spencer Towers	9/30/2003			9/30/2004			
IL.18-7 Scattered Sites	9/30/2003			9/30/2004			
IL.18-9 Warehouse	9/30/2003			9/30/2004			
Management Improvement	9/30/2003			9/30/2004			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**CF 501 01 BUDGET RHF
FFY 2001**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-01	FFY of Grant Approval: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	153,353	153,353		
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$153,353			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
---	---

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement form HUD-52837 (10/96)
2 To be completed for the Performance and Evaluation Report Page __1__ of __1__ ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2001	Replacement Housing	1490		153,353	153,353			
	GRANT TOTAL			153,353				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
IL.18-3 Lincoln Homes	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
IL.18-4 Sunset Heights	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
IL.18-5 Valley Homes	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
IL.18-6 Spencer Towers	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
IL.18-7 Scattered Sites	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
IL.18-9 Warehouse	9/30/2003	1/30/2006		9/30/2005	1/30/2008		
Management Improvement	9/30/2003	1/30/2006		9/30/2005	1/30/2008		

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Page 1 of 1

form HUD52837(10/96)

2 To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

**CF 501 02 BUDGET
FFY 2002**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-02	FFY of Grant Approval: 2002
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Original Annual Statement Reserve for Disaters/Emergencies Revised Annual Statement/Revision ____, Number__ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	226,795	226,795	226,795	226,795
3	1408 Management Improvements	66,046	87,391	77,495	77,495
4	1410 Administration	113,397	113,397	113,297	113,297
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	25,000	16,000	4,833	4,833
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	34,000	30,000		
10	1460 Dwelling Structures	447,937	369,016	137,881	102,358
11	1465.1 Dwelling Equipment-Nonexpendable	0	0		
12	1470 Nondwelling Structures	155,800	155,800	155,800	
13	1475 Nondwelling Equipment	65,000	135,576	135,576	135,576
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$1,133,975	\$1,133,975		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
---	---

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	Backyard Concept	1450	L/S	5,000	1,000			
	Playground Upgrade	1450	L/S	5,000	5,000			
	Pilot Rear Stair Access	1460	L/S	6,496	1,636			
	Security Cameras	1460	L/S	32,000	20,000			
	Remodel Kitchens	1460	L/S	50,000	20,000			
	Remodel Bathrooms	1460	L/S	50,000	17,939			
	Total for IL.18-2, Rock Island Manor			148,496	65,575			
	Sub-total account 1450			10,000	6,000			
Sub-total account 1460			138,496	59,575				
Total for IL.18-2, Rock Island Manor			148,496	65,575				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Sidewalk replacement/mud jacking	1450	L/S	10,000	10,000			
	Gen Site Improv/Perimeter Fencing	1450	L/S	10000	10000			
	Backyard Concept (Fenced play area	1450	L/S	1000	1000			
	Security Cameras	1460	L/S	100	100			
	Replace Rusty Furnace Stacks	1460	45	5,000	5,000			
	Total for IL.18-3, Lincoln Homes			26,100	26,100			
	Sub-total account 1450			21,000	21,000			
	Sub-total account 1460			5,100	5,100			
Total for IL.18-3, Lincoln Homes			26,100	26,100				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
IL.18-4 Sunset Heights	Sand and Paint all exterior railings/fixtures	1450	L/S	4,000	4,000				
	Replace galvanized domestic water risers	1460	L/S	92,841	60,787				
	Repair Kitchens	1460	L/S	50,000	25,000				
	Repair Bathrooms	1460	L/S	30,000	20,000				
	Encapsulate asbestos Floor Tile	1460	L/S	5,000	5,000				
	Replace domestic hot water heaters	1460	L/S	12,500	12,500				
	A/C Openings	1460	141 Ea	8,000	8,000				
	A/C Units	1465	141 Ea	0	0				
	Refurbish window seating areas	1470	L/S	10,000	10,000				
	Total for IL.18-4 Sunset Heights				212,341	145,287			
	Sub-total account 1470				10,000	10,000			
	Sub-total account 1465				0	0			
	Sub-total account 1460				4,000	4,000			
Sub-total account 1450				198,341	131,287				
Total for IL.18-4, Sunset Heights				212,341	145,287				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair drywall and paint all unit interiors	1460	L/S	5,000	5,000			
	Emergency Hot Water Heater for Boiler	1460	L/S	5,827	5827	5827	5827	
	Security Equipment Upgrade	1460	L/S	10,000	4173			
	Total for IL.18-5, Valley Homes			20,827	15,000			
	Sub-total account 1460			20,827	15,000			
Total for IL.18-5, Valley Homes			20,827	15,000				

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Repair Kitchens	1460	L/S	50,000	10,000	132054	96531	
	Repair Bathrooms	1460	L/S	30,000	10,000			
	Security Equipment Upgrade	1460	L/S	10,000	5,000			
	Elevator Upgrade	1460	L/S	132,054	132,054			
	Total for IL.18-6, Spencer Towers			222,054	157,054			
	Sub-total account 1450			222,054	157,054			
	Sub-total account 1460			222,054	157,054			
Total for IL.18-6, Spencer Towers			222,054	157,054				

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Staff Training	1408		10,000	23,130	23,130	23,130	
	Resident Training	1408		5,000	0			
	Marketing	1408		11,046	28,977	28,977	28,977	
	CPU Software upgrade/training	1408		40,000	35,284	25,387	25,387	
	Total for 1408 Management Improvements			66,046	87,391			
	PHA-WIDE EQUIPMENT							
	Computer Hardware	1475		30,000	31,335	31,335	31,335	
	Office Furniture/ Equipment	1475		0	65,860	65,860	65,860	
	Maintenance Equipment	1475		35,000	38,381	38,381	38,381	
	Total for 1475, Maintenance Equipment			65,000	135,576			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		89,518	99,206			
	Modernization employee benefits	1410		22,379	13,970			
	Modernization publications	1410		500	221			
	Modernization advertising	1410		500	0			
	Modernization legal fees	1410		500	0			
	Total for 1410, Administration Costs			113,397	113,397			
	OPERATIONS	1406		226,795	226,795			
	PHA-WIDE ARCHITECT/ENG. FEES	1430		25,000	16,000			
	CONTINGENCY	1508		0	0			
	WAREHOUSE PURCHASE/RENOVATION	1470		10,000	145,800			
	GRANT TOTAL			1,133,975	1,133,975			

Signature of Executive Director & Date:

X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2004			9/30/2006			
IL.18-3 Lincoln Homes	9/30/2004			9/30/2006			
IL.18-4 Sunset Heights	9/30/2004			9/30/2006			
IL.18-5 Valley Homes	9/30/2004			9/30/2006			
IL.18-6 Spencer Towers	9/30/2004			9/30/2006			
IL.18-7 Scattered Sites	9/30/2004			9/30/2006			
IL.18-9 Warehouse	9/30/2004			9/30/2006			
Management Improvement	9/30/2004			9/30/2006			

Signature of Executive Director & Date

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**CF 501 02 BUDGET RHF
FFY 2002**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-02	FFY of Grant Approval: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	157,939			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$157,939			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
---	---

- 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2002	Replacement Housing	1490		157,939				
	GRANT TOTAL			157,939				
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
IL.18-3 Lincoln Homes	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
IL.18-4 Sunset Heights	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
IL.18-5 Valley Homes	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
IL.18-6 Spencer Towers	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
IL.18-7 Scattered Sites	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
IL.18-9 Warehouse	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
Management Improvement	9/30/2004	1/30/2006		9/30/2006	1/30/2008		
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**CF 501 03 BUDGET
FFY 2003**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018501-03	FFY of Grant Approval: 2003
---	--	---------------------------------------

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	190,776	190,776	190,776	190,776
3	1408 Management Improvements	45,500	45,500	30,284	30,284
4	1410 Administration	95,388	95,388	94,488	71,707
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	30,000	30,000		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	160,000	160,000		
10	1460 Dwelling Structures	379,718	379,718		
11	1465.1 Dwelling Equipment-Nonexpendable	10,000	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	42,500	42,500	12,980	12,980
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1498 Mod Used for Development	0	0		
19	1502 Contingency (May not exceed 8% of line 19)	0	0		
20	Amount of Annual Grant (Sum of Lines 2-19)	\$953,882	\$943,882		
21	Amount of line 20 Related to LBP Activities	0	0	0	
22	Amount of line 20 Related to Section 504 Compliance	0	0		
23	Amount of line 20 to Security	0	0		
24	Amount of line 20 Related to Energy Conservation Measures	0	0		

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)
ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes	Genral Site Improvement	1450	1	5,000				
	Replace Sewer Drain and Trunk Lines	1450	1	40,000				
	Remodel Bathrooms	1460	102	27,648				
	Screens for Bathroom Windows	1460	102	3,570				
	Total for IL.18-2, Rock Island Manor			76,218	0			
	Sub-total account 1450			45,000				
	Sub-total account 1460			31,218				
Total for IL.18-2, Rock Island Manor			76,218	0				

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes	Repair Bathroom	1460	45	20,000				
	Repair Kitchens	1460	45	20,000				
	Vent Range Hood to Outside	1460	45	67,500				
	Total for IL.18-3, Lincoln Homes			107,500	0			
	Sub-total account 1450 Sub-total account 1460 Total for IL.18-3, Lincoln Homes			107,500	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights	Encapsulate Asbestos Floor Tile	1460	1	110,000				
	Repair Exterior Stair Concrete	1460	1	20,000				
	Replace Sewer Lines	1460	1	11,000				
	Replace Windows	1460	141	100,000				
	Total for IL.18-4 Sunset Heights			241,000	0			
	Sub-total account 1450			241,000				
	Sub-total account 1460							
	Total for IL.18-4, Sunset Heights			241,000	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes	Repair/Repave existing parking and sidewalks	1460	1	25,000				
	Repair/Replace Drive	1460	1	30,000				
	Total for IL.18-5, Valley Homes			55,000	0			
	Sub-total account 1460			55,000	0			
	Total for IL.18-5, Valley Homes			55,000	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement
2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Landscaping	1450	1	10,000				
	Repair Exterior Stair Concrete	1450	1	30,000				
	Repair/Replace Existing Parking Areas	1450	1	20,000				
	Air conditioners/Covers	1460	1	10,000				
	Total for IL.18-6, Spencer Towers			70,000	0			
	Sub-total account 1450			60,000				
	Sub-total account 1460			10,000				
Total for IL.18-6, Spencer Towers			70,000	0				
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Marketing	1408	1	15,000		14,137	14,137	
	Staff Training	1408	1	15,000		14,298	14,298	
	Resident Training	1408	1	500				
	CPU software upgrade/training	1408	1	5,000				
	Studie/Plans	1408	1	10,000		1,850	1,850	
	Total for 1408 Management Improvements			45,500	0			
	PHA-WIDE EQUIPMENT							
	Maintenance Equipment	1475	1	35,000		12,980	12,980	
	Computer Equipment	1475	1	2,500				
	Security Equipment	1475	1	5,000				
	Total for 1475, Maintenance Equipment			42,500	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization salaries/wages	1410		79,488		79,488	60,842	
	Modernization employee benefits	1410		15,000		15,000	10,865	
	Modernization publications	1410		300				
	Modernization advertising	1410		500				
	Modernization legal fees	1410		100				
	Total for 1410, Administration Costs			95,388	0			
	PHA-WIDE ARCHITECT/ENG. FEES	1430		30,000				
	CONTINGENCY	1508		0				
	OPERATIONS	1406		190,776		190,776	190,776	
	GRANT TOTAL			953,882	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2005			9/30/2007			
IL.18-3 Lincoln Homes	9/30/2005			9/30/2007			
IL.18-4 Sunset Heights	9/30/2005			9/30/2007			
IL.18-5 Valley Homes	9/30/2005			9/30/2007			
IL.18-6 Spencer Towers	9/30/2005			9/30/2007			
IL.18-7 Scattered Sites	9/30/2005			9/30/2007			
IL.18-9 Warehouse	9/30/2005			9/30/2007			
Management Improvement	9/30/2005			9/30/2007			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**CF 501 03 BUDGET RHF
FFY 2003**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-03	FFY of Grant Approval: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	103,413			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$103,413			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement form HUD-52837 (10/96)
2 To be completed for the Performance and Evaluation Report Page __1__ of __1__ ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	Replacement Housing	1490		103,413				
	GRANT TOTAL			103,413				

Signature of Executive Director & Date:

X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

1 To be completed for the Performance and Evaluation Report of a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2005			9/30/2007			
IL.18-3 Lincoln Homes	9/30/2005			9/30/2007			
IL.18-4 Sunset Heights	9/30/2005			9/30/2007			
IL.18-5 Valley Homes	9/30/2005			9/30/2007			
IL.18-6 Spencer Towers	9/30/2005			9/30/2007			
IL.18-7 Scattered Sites	9/30/2005			9/30/2007			
IL.18-9 Warehouse	9/30/2005			9/30/2007			
Management Improvement	9/30/2005			9/30/2007			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance and Evaluation Report

**CF 502 03 BUDGET
FFY 2003**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06P018502-03	FFY of Grant Approval: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 06/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	43,316			
4	1410 Administration	21,658			
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	50,000			
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	101,609			
19	1502 Contingency (May not exceed 8% of line 19)				
20	Amount of Annual Grant (Sum of Lines 2-19)	\$216,583	\$0		
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
---	---

- 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 2 To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)
ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-2 Manor Homes								
	Total for IL.18-2, Rock Island Manor			0	0			
	Sub-total account 1450			0				
	Sub-total account 1460			0				
	Total for IL.18-2, Rock Island Manor			0	0			

Signature of Executive Director & Date:

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-3 Lincoln Homes								
	Total for IL.18-3, Lincoln Homes			0	0			
	Sub-total account 1450			0				
	Sub-total account 1460			0				
	Total for IL.18-3, Lincoln Homes			0	0			

Signature of Executive Director & Date:
X

Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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Office of Public and Indian Housing

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-4 Sunset Heights								
	Total for IL.18-4 Sunset Heights			0	0			
	Sub-total account 1450			0				
	Sub-total account 1460							
	Total for IL.18-4, Sunset Heights			0	0			

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

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OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-5 Valley Homes								
	Total for IL.18-5, Valley Homes				0	0		
	Sub-total account 1460				0	0		
	Total for IL.18-5, Valley Homes				0	0		

Signature of Executive Director & Date:

X Susan Anderson

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

X

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Office of Public and Indian Housing

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IL.18-6 Spencer Towers	Total for IL.18-6, Spencer Towers Sub-total account 1450 Sub-total account 1465 Total for IL.18-6, Spencer Towers							
				0	0			
				0				
				0	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE MANAGEMENT IMPR. (MAXIMUM OF 20% OF CGP TOTAL)							
	Marketing	1408	1	21,658				
	Grant Writing	1408	1	21,658				
	Total for 1408 Management Improvements			43,316	0			
	PHA-WIDE EQUIPMENT							
	Total for 1475, Maintenance Equipment			0	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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Office of Public and Indian Housing

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2003	PHA-WIDE ADMINISTRATION (MAXIMUM OF 10% OF CGP TOTAL)							
	Modernization HomeOwnership Assistance	1410		21,658				
	Total for 1410, Administration Costs			21,658	0			
	MOD USED FOR DEVELOPMENT	1498		101,609				
	PHA-WIDE ARCHITECT/ENG. FEES	1430						
	CONTINGENCY	1508						
	MAINTENANCE SHED	1470		50,000				
	GRANT TOTAL			216,583	0			
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	2/13/2006			2/13/2008			
IL.18-3 Lincoln Homes	2/13/2006			2/13/2008			
IL.18-4 Sunset Heights	2/13/2006			2/13/2008			
IL.18-5 Valley Homes	2/13/2006			2/13/2008			
IL.18-6 Spencer Towers	2/13/2006			2/13/2008			
IL.18-7 Scattered Sites	2/13/2006			2/13/2008			
IL.18-9 Warehouse	2/13/2006			2/13/2008			
Management Improvement	2/13/2006			2/13/2008			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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**CF 501 04 BUDGET RHF
FFY 2004**

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

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

OMB Approval No. 2577-0157 (exp. 07/31/98)
APPENDIX 6-1

HA Name: Housing Authority of the City of Rock Island, Illinois	Comprehensive Grant Number: IL06R018501-04	FFY of Grant Approval: 2004
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number__ Performance and Evaluation Report for Program Year Ending 6/30/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost/2	
		ORIGINAL	REVISED	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	0			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment-Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	146,697			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency (May not exceed 8% of line 19)	0			
20	Amount of Annual Grant (Sum of Lines 2-19)	\$146,697			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Signature of Executive Director & Date: Susan Anderson, Executive Director	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part II: Supporting Pages**

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

OMB Approval No.2577-0157(exp. 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
2004	Replacement Housing	1490		146,697				
	GRANT TOTAL			146,697				
Signature of Executive Director & Date: X Susan Anderson				Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X				

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Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

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

OMB Approval No. 2577
 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Dates - 2
	Original	Revised - 1	Actual - 2	Original	Revised - 1	Actual - 2	
IL.18-2 Rock Island Manor	9/30/2006			9/30/2008			
IL.18-3 Lincoln Homes	9/30/2006			9/30/2008			
IL.18-4 Sunset Heights	9/30/2006			9/30/2008			
IL.18-5 Valley Homes	9/30/2006			9/30/2008			
IL.18-6 Spencer Towers	9/30/2006			9/30/2008			
IL.18-7 Scattered Sites	9/30/2006			9/30/2008			
IL.18-9 Warehouse	9/30/2006			9/30/2008			
Management Improvement	9/30/2006			9/30/2008			
Signature of Executive Director & Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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Rock Island Housing Authority

Agency Plan 2004-05

RECOMMENDED ORIGINAL HOMEBUYER INCENTIVE PROGRAM POLICY

I. OBJECTIVE

The objective of this Homebuyer Incentive Program Policy is to provide the mechanism by which low-income public housing families may be prepared to become homebuyers, with a strong emphasis on successful, long-term ownership of the home.

II. PLAN SUMMARY

Public housing residents will prepare to become homebuyers by participating in the Homebuyer Incentive Program (HIP). After meeting the minimum HIP requirements, program participants are given classroom and real-world living experiences that may prepare them to become homebuyers. HIP assesses each family's needs, develops a plan for strengthening identified weaknesses, and assists each family with implementing its personal plan. Real-world experiences occur as the result of requiring families to function as homeowners.

Families take an active role in the care and maintenance of their unit, paying all utilities, budgeting their income to handle routine, as well as meeting unexpected, expenses.

III. ELIGIBLE PARTICIPANTS

A. As the 2003 Asset Management Plan identified that certain properties should be revitalized or demolished, residents displaced as a result of such action will receive priority for admission to the program. If units remain after all qualified displaced residents have been assigned, residents of other RIHA low-rent public housing developments will be considered.

B. Minimum Qualifications

1. Current resident of RIHA low-rent public housing developments
2. Continuous RIHA residence for minimum of one year

3. Must be in good standing with RIHA management. Factors which will be considered include:
 - i. Prompt payment of rent
 - ii. Good neighbor, no substantiated complaints
 - iii. Complies with lease agreement
 - iv. No unusual resident-caused damage to unit
 - v. No major housekeeping complaints
 - vi. No criminal activity for a minimum of three years
4. Interested in homeownership and in participating in the HIP program

IV. SELECTION

A. Waiting lists

1. Separate waiting lists will be maintained for each unit size (number of bedrooms) for which the household is qualified.
2. If the household is eligible for more than one unit size, the family must declare the desired unit size at the time of application.

B. Organization of waiting lists

1. Within each waiting list, priority will be given to displaced households
2. Within displaced households, those households continuously occupying since the date of Initiation of Negotiation (HUD approval of application for revitalization or demolition) a displacement dwelling will receive priority.
3. Within each occupancy group, priority will be given to households based on income.
 - i. Households with income equal to or greater than 50% but less than 80% of the median income for the Davenport-Moline-Rock Island metropolitan area for the household size.
 - ii. Households with income equal to or greater than 30% but less than 50% of the median income.
 - iii. Household with income less than 30% of the median income.
4. Within each income group, priority will be given based on the household's initial date of continuous occupancy of any RIHA low-rent public housing unit (original move-in date).

- C. Income thresholds are published by HUD and are revised each year. For Fiscal Year 2004, the thresholds are as follows:

Income Limits by Household Size
Federal Fiscal Year 2004
Davenport-Moline-Rock Island, IA-IL Metropolitan Statistical Area

Household Size	Low-Income	Very-Low Income	Extremely Low-Income
	80% of MFI	50% of MFI	30% of MFI
1 Person	\$ 11,800	\$ 19,650	\$ 31,450
2 People	13,500	22,500	35,950
3 People	15,150	25,300	40,450
4 People	16,850	28,100	44,950
5 People	18,200	30,350	48,550
6 People	19,550	32,600	52,150
7 People	20,900	34,850	55,750
8 People	22,250	37,100	59,350

Median Family Income (MFI), \$56,200

Source: U.S. Department of Housing and Urban Development
Office of Policy Development & Research
Revised January 28, 2004

- D. Certain changes in the household may affect priority position on the waiting lists. Upon any of the following events, the household will be placed in the proper position on the proper waiting list. The household's repositioning may result in the household being offered a unit sooner or later than it would have before the repositioning, or could result in the household not being offered a unit at all.
1. If the household composition changes, and that change is reported to the Relocation Specialist, its qualification for unit size or income group may be affected.
 2. At the time of application processing, household composition and income will be verified, and the qualification of the household for unit size or income group may be affected.

V. TIME FRAME

- A. Participants must complete their HIP program and complete a home-purchase transaction within five years of moving into a HIP unit; however, the Executive Director or his/her designee may extend this timetable if the household is making adequate progress toward homeownership for a period of one year on up to two

occasions. In no event should a household participate in the HIP program for more than seven years.

- B. Should a HIP participant household be determined by the Executive Director or his/her designee to fail to make adequate progress in a 24-month time period, it will be removed from the program and be required to move from the HIP unit. The household will be allowed to retain its Section 8 Housing Choice Voucher.

VI. ROUTINE HOME MAINTENANCE

- A. Every HIP participant will be responsible for the care and maintenance its home and yard as if the household owned the property.
- B. HIP participants will learn interior and exterior care and maintenance activities, such as:
 - 1. Maintaining good housekeeping
 - 2. Painting
 - 3. Resetting circuit breakers
 - 4. Testing smoke and fire detectors
 - 5. Unclogging plumbing fixtures using a plunger
 - 6. Changing central heat/air conditioning filters
 - 7. Keeping the outside air conditioning unit clean and free of debris or obstruction
 - 8. Mowing grass
 - 9. Watering the lawn, shrubs and plants
 - 10. Edging walks and drives
 - 11. Trimming around trees, buildings and fences
 - 12. Trimming shrubs
 - 13. Planting and cultivating flowers
 - 14. Cleaning gutters
 - 15. Removing snow from all sidewalks
 - 16. Locating water shutoff valves
 - 17. Locating water heater shutoff valve
 - 18. Conserving energy

VII. COUNSELING AND TRAINING

- A. HIP participants will receive counseling and training in the following aspects of household financial management and self-sufficiency
 1. Budgets
 2. Credit history
 3. Mortgage affordability
 4. Homebuying
 5. Homebuying terminology
 6. Mortgages and interest rates
 7. Homebuyer rights
 8. Real estate agents
 9. Home selection
 10. Appraisals
 11. Homeowners' insurance
 12. Settlement and closing costs
 13. Importance of consistent monthly loan payments
 14. Home maintenance
 15. Foreclosures
 16. Good housekeeping
- B. Training will be provided by RIHA staff augmented by contracted community resources.

VIII. TERMINATION AND GRIEVANCES

- A. Households who fail to make adequate progress in its HIP program as determined by the Executive Director or his/her designee will be removed from the program and will have to vacate its unit. The household may retain its Section 8 Housing Choice Voucher and move to another residence.
- B. Households with serious or repeated lease violations will be removed from the program and will have to vacate its unit. The household may forfeit its Section 8 Housing Choice Voucher.
- C. If a participant feels that unfavorable action is taken by RIHA, it may appeal the action. The participant should follow the procedures in the RIHA Grievance Policy.

SECTION XIII

HOMEOWNERSHIP ACTIVITIES

The Quality Housing and Work Responsibility Act of 1998 allows an Authority to sell public housing units to residents. The Rock Island Housing Authority is considering the development of a homeownership program under Section 32 of the Housing Act of 1937 as allowed by the Quality Housing and Work Responsibility Act of 1998 (QWHRA), or some similar program.